



The Core Strategy (2007)

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Horsham District Local Development Framework

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Chapter 1 INTRODUCTION

The Local Development Framework

- 1.1 This document is one of a series of 'Local Development Documents' which together will make up the Local Development Framework for Horsham District. The Planning and Compulsory Purchase Act 2004 requires the preparation of such documents in order collectively to deliver the spatial planning strategy for the future of the District. The Local Development Framework will comprise a portfolio of local development documents, of which the Core Strategy is key and is normally the first development plan document to be produced.
- 1.2 In due course the Council will prepare other development plan documents that will be part of the statutory development plan, and supplementary planning documents which expand policies set out in a development plan document or provide additional detail. The Local Development Framework also includes the Council's:
 - Statement of Community Involvement; (submitted to the Secretary of State in June 2005);
 - Local Development Scheme (the public statement of the Council's programme for the production of local development documents);
 - Annual Monitoring Report (which will assess the implementation of the Local Development Scheme and the extent to which policies in the Local Development Documents are being achieved - see Chapter 5 'Monitoring and Implementation Framework').
- 1.3 The Core Strategy sets out the key elements of the planning framework for the District, primarily over the period to the end of March 2018, but with a view to providing the basis for a longer term spatial strategy within which the economic, social and environmental needs of the District can be met. In specifying the intended long term vision for the District and the strategic policies required to deliver that vision, the Core Strategy indicates broad locations for delivering the housing and other strategic development requirements in accordance with the overall philosophy.
- 1.4 The policies set out in the Core Strategy do not, for the most part, include cross-reference to other policies. This is because **all the policies are inter-related to one another and the document should be read as a whole, including the vision, spatial objectives and spatial strategy.**



Community Involvement

- 1.5 We have consulted extensively on issues relating to the future spatial planning of Horsham District and the potential vision and objectives for the area. In June 2004 we published the 'Planning for Our Future: Issues and Options' preliminary consultation document and sought to involve the community and stakeholders in considering the issues raised. That document aimed to move the debate on possible approaches forward from more general considerations to the examination of the potential means of delivering the objectives identified. It set out the suggested ways forward both in terms of site specific proposals and broader policy approaches, on the basis of our evaluation up to that time of the appropriate options.
- 1.6 A total of over 800 separate responses were received in the consultation period which amounted to around 2,000 individual comments being recorded. These comments, together with the earlier contributions to assessing the relevant issues, were carefully considered in moving to 'preferred options' for further consultation. The Sustainability & Strategic Environmental Assessment Draft Final Report prepared by the Council also addressed the social, environmental and economic effects of the initial options considered and those proposed in the 'preferred options'.
- 1.7 In February 2005, in the light of the feedback previously given, the Council prepared the 'Preferred Options' Core Strategy with the aim of giving as much guidance as possible on the proposed vision, objectives and strategic policies for the District, and in order to facilitate public debate on the proposals indicated. It was made clear that the Council was not committed to the potential provisions set out in the document and that the consultation represented an opportunity for communities and stakeholders to respond to the suggested 'preferred' strategy or to bring forward alternatives. It was indicated that we would wish to review the proposals in the light of the further response received and that we may draw different conclusions in the context of the circumstances then prevailing.
- 1.8 The response to the consultation on the 'Preferred Options' was extensive. A total of some 2,330 comments was received on the four documents published (not solely the Core Strategy), from over 1,350 individuals and organisations. These responses were analysed and considered carefully as part of the process for agreeing the content of the Submission Core Strategy. A number of the issues raised resulted in further studies being undertaken and led to amendments or additions to the strategy. A Statement of Compliance (Response to



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Representations) Report indicating the response to the objections or issues raised has been prepared, as reflected in the content of the Submission Core Strategy.

- 1.9 The Council agreed to submit the revised Core Strategy in September 2005. As part of this process, the decision was taken to cover the period to 31 March 2018 in the provisions of the Core Strategy, but with a view to the longer term time horizon in the evolving South East Plan. The Submission Core Strategy was sent to the Secretary of State for independent examination on 4 November 2005. Representations were invited within the specified six week period by 16 December 2005. All the representations received during this period were summarised and the summaries made available on the Council's website.

Examination Stage and Adoption

- 1.10 The Submission Core Strategy has been subject to scrutiny by independent Inspectors, including at Hearing Sessions held in September 2006, in order to test its soundness and to consider the representations made on the basis of whether its approach and proposals were sound. The Inspectors appointed by the Secretary of State to conduct the examination produced a report with recommendations which are binding on the Council in January 2007. As a result, the Council has incorporated the changes required by the Inspectors and has adopted the Core Strategy as the formal development plan document, which is part of the Local Development Framework for the District.

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INTRODUCTION



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Chapter 2 CONTEXT FOR THIS DOCUMENT

Issues facing the District

- 2.1 In order to inform the Core Strategy there needs to be a good understanding of the needs, constraints and issues facing the District. We have been able to draw on a range of studies, providing comprehensive survey and monitoring information, to assess these issues and establish the necessary evidence base. The key reports or documents produced are set out for reference in Appendix 2 to the final Sustainability Appraisal & Strategic Environmental Assessment Report, with an indication of the information which they provide.
- 2.2 The final Sustainability Appraisal & Strategic Environmental Assessment Report also sets out the 'baseline' information about the District to help identify the environmental and sustainability issues affecting the area. This includes key facts about the District and the implications for the future. In summary, the context for the future strategy is essentially one of seeking to maintain the delicate balance between the various interests or values within and influencing the District, in order to continue to improve the quality of life for all. There will be a need for innovative approaches, founded on the solid base already established, with flexibility to respond to the changing needs and circumstances.
- 2.3 There are certainly many factors affecting the future of the District, at different levels and in a variety of ways. In establishing the context for the Core Strategy it is important to focus on what is or may be changing within the District, the key pressures for change and what is needed to encourage beneficial change or prevent that which is harmful. It is also considered important to address economic, social and environmental issues together in order to understand the interrelationship between the challenges faced.
- 2.4 The District has been recognised as operating at a pivotal point of a triangle of large urban communities between Crawley/Gatwick and Portsmouth and Brighton on the coast. It is important to cherish the strong identities of our long-established rural communities whilst coping with the dynamics of change, particularly as generated by a world airport serving a major European city (London). The continued ability to maintain the momentum for economic growth and prosperity, or otherwise to move to potential relative stagnation in the local economy, is finely balanced. There is a need to support local businesses, particularly given the complex inter-relationships with local and regional economies, but the low Government support funding in this area and the lack of access to other external support is a constraint in business terms. Despite



current low unemployment levels in the District, there are specific sensitivities in the local economy and continuing concerns about skills shortages in certain areas. These sensitivities and concerns need to be addressed to ensure the provision of a highly qualified and trained labour force, in order to add value to the local economy.

- 2.5 It is of critical importance to weld together the disparate challenges that emerge from a mixed urban/rural environment, whilst maintaining and enhancing the natural beauty of the area. The role and influence of Horsham town as the major centre within the District is key. The need to manage change within the District also remains a priority. The diversity of the landscapes, townscapes and settlement pattern which characterises the District is an environmental and cultural asset of great value which needs to be respected and enhanced in planning and land management decisions. Managing 'growth' generated primarily from the national and regional agenda raises special issues, including the marked difference between residents who have lived in the District for a substantial part of their lives and those new to the area, as well as a need for new infrastructure, largely funded by new development, to serve a growing population. The District also has its own rural issues, not least in terms of access to services within rural areas and the future of the rural economy in such a changing context.
- 2.6 A sustainable future for the District means taking a long term view and having a clear understanding of where the priorities lie locally, with the initial focus being on the period to 2018. The District will face many challenges in the future, many of which cannot be predicted now. However, we do know that the pressures for development, particularly for new housing, will continue and may intensify. The evolving strategy for the South East region to 2026 (see below in relation to 'Regional Planning Policy') is likely to result in the need to identify further land for development within the District, in addition to that which has already been indicated as necessary for release in earlier policy frameworks, particularly in the West Sussex Structure Plan . We have to be mindful of the incentive for growth emanating from the Crawley/Gatwick area, at the centre of the 'Gatwick Diamond', and the potential implications for the northern and eastern parts of the District of sub-regional policies for the Gatwick Area. Gatwick Airport itself is one of the main generators of economic growth and there is a continuing emphasis on concentrating major development as far as possible at or adjoining Crawley, supporting the town's role as a transport hub and regional centre.
- 2.7 There will also be a role for development elsewhere in the District, other than on the edge of Crawley, not least because the need for affordable housing provision to meet the needs of our residents cannot reasonably



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be met purely by development at Crawley. Horsham town as the major centre and area of greatest need is likely to experience the most pressure for change; the potential for expansion of the town needs to be seen in this context, as well as against the environmental constraints in many locations around the town. The future long term role for Southwater and Billingshurst is also an issue which needs to be addressed. There will need to be a balance struck in the role which limited development might play in the smaller towns and villages, given the implications of Government guidance on sustainable communities in rural areas (Planning Policy Statement 3 'Housing', as amended) and the potential to address identified local needs without fundamentally altering local character. Both the different neighbourhoods of the town and other communities within the District have a variety of local needs which should be addressed wherever possible; these needs are currently being well articulated through Parish Plans, Rural Town Action Plans and the Horsham Town Neighbourhood Appraisal.

- 2.8 Although the quality of the environment within the District is generally very high, there are sites or locations where improvements could be achieved, and would be beneficial, through redevelopment initiatives. The former Shoreham Cement Works site is one such case; its future use has already been the subject of much debate and has not been resolved as yet. The issue to be addressed within the District is the extent to which the scope for such improvements in particular locations should influence the overall strategy for the future. Similarly, we need to be capable of responding in the most appropriate way to changes brought about by economic or social circumstances. For example, the decision by a major local firm to relocate from its existing site is likely to raise the concern of how best to respond, both in terms of the local economy (by seeking to retain the firm and the employment within the District) and the 'redundancy' of the existing land and buildings (which may or may not be appropriate for any re-use or redevelopment), with the resultant possible impacts on the local community. A further key issue facing the District, therefore, is the extent to which it is appropriate to recognise and accommodate change, whilst weighing that against the need to protect, and where possible enhance, the District's essential character.
- 2.9 We have explored these issues through our studies and consultations to date and we have received helpful feedback. We have now confirmed the intended approach in order to move forward. Given this current overall context for the District, a clear strategy for the future planning of the District taking account of these issues is essential.



Impact of other Policies/Strategies

2.10 The Core Strategy is influenced by a range of national, regional and local policies or strategies.

1) National Planning Policies

The Strategy works within, and takes account of, the national land use policy framework. This is largely provided through Planning Policy Statements (PPSs), or Planning Policy Guidance notes (PPGs), which set out the Government's national policies on different aspects of planning. The role of the planning system is seen as being to regulate the development and use of land in the public interest, especially through development plans, including reconciling the demand for development with the protection of the environment. Planning policies should not replicate, cut across, or detrimentally affect matters within the scope of other legislative requirements.

National planning guidance encompasses the principles of sustainable development and requires Local Development Frameworks to pursue the Government's strategy based on five guiding principles which should be pursued in an integrated way:

- Living within environmental limits (respecting the limits of the planet's environment, resources and biodiversity, now and in the future)
- Ensuring a strong, healthy and just society (Promoting well being and inclusion, creating equal opportunity for all, now and in the future)
- Achieving a sustainable economy (provides prosperity and opportunities for all, efficiency incentives and where social and environmental costs fall on the imposers)
- Promoting good governance (promote effective and participative government for all and engaging with people)
- Using sound science responsibly (policies implemented on strong scientific evidence, accounting for uncertainty and public attitudes)



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Local Planning Authorities are required under the Planning and Compulsory Purchase Act 2004 to undertake their functions with a view to contributing to the achievements of sustainable development.

The re-use of previously-developed land is an important supporting objective for creating a more sustainable pattern of development. In particular, the Government has emphasised the need to:

- concentrate development for uses which generate a large number of trips in places well-served by public transport; and
- develop as a preference land within urban areas, particularly on previously-developed sites, provided that this creates or maintains a good living environment, before considering the release of greenfield sites.

The concept of 'well-being' was introduced in the Local Government Act 2000 as part of the Government's wider approach to modernisation of local government. It recognises that local authorities have a greater responsibility towards their communities than simply providing the usual range of public services. It also enables them to consider how they could look beyond their immediate service delivery responsibilities to the wider economic, social and environmental well-being of their area. In achieving this goal, local authorities are allowed to spend money, enter into arrangements or agreements, give financial assistance, co-ordinate activities and provide staff, goods, services and accommodation.

2) Regional Planning Policy

The Government has also prepared regional planning guidance, providing an overarching framework for the preparation of development plans in each region. The Local Development Framework is required to be in general conformity with regional planning policy. Horsham District is within the South East Region. The current Regional Planning Guidance for the South East (RPG9), which covers the period to 2016, was published in March 2001. As well as adding the regional dimension to national planning policies, it sets the housing requirement for each county based on a 'plan, monitor and manage' approach to the release of land for housing; for West Sussex the requirement



is 2,890 homes (net) a year which equates to 46,500 homes (gross) over the period to 2016. A key policy theme affecting Horsham District is the Western Policy area, which includes the Horsham/Crawley/Gatwick/M23 area. RPG9 also requires the local authorities in the area to explore how Brighton and other coastal towns could benefit from economic growth in the Crawley/Gatwick area.

Under the Planning and Compulsory Purchase Act 2004, RPG9 is to be replaced by a new Regional Spatial Strategy (RSS), the South East Plan. The Plan is a major piece of work being carried out by the South East England Regional Assembly (SEERA). It will set out a vision for the region through to 2026, balancing economic, social and environmental needs to help deliver communities that are sustainable. The initial draft of the Plan was drawn up during 2004 and published for wider public consultation between 24th January 2005 and 15th April 2005. SEERA agreed in July 2005 to plan for an economic growth rate of 3% for the first ten years (2006-2016). This is broadly in line with current levels of economic performance. An annual average of 28,900 homes are to be built in the South East in the next 20 years, with a higher number in the first ten years to help reduce homelessness and provide for about 35% affordable housing. SEERA has also agreed a breakdown by sub-regions and counties, which is being used for allocating housing to District Council areas. West Sussex is indicated as having a total of 2,900 homes each year, with 1,400 in the Gatwick Area Sub-Region, 1,100 in the Sussex Coast Sub-Region, and 400 in the 'rest of the County'. Consultation on the 'district' allocations has been undertaken just prior to the submission of this Core Strategy and advice was submitted to the Assembly in December 2005. SEERA is also aiming to maintain a good quality of life for South East citizens. It will continue to make the case to Government for investment in infrastructure reducing congestion, supporting housing and improving access to public services for a growing population. Future development in the region will be planned in line with the preferred spatial strategy, including a focus on:

- Development that supports urban renaissance
- Rural development to provide for thriving and mixed communities



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- Improving poorer areas by addressing economic and social differences within the region
- Housing and economic development in existing Growth Areas (Thames Gateway, Ashford, Milton Keynes/Aylesbury Vale) and in South Hampshire

The full final draft of the Plan was submitted to the Government in March 2006. This was followed by a further period of consultation and a public examination of the Plan's content programmed from November 2006 to March 2007. It is expected that the final plan will receive Government approval in 2008.

The evolving South East Plan is, therefore, an important aspect of the context for this Core Strategy. It is necessary to be mindful of its evolving provisions but it is not possible at this stage to take full account of development provisions affecting Horsham District, which have not been finalised or agreed. In terms of ensuring early delivery of housing, particularly the necessary affordable housing, and progress towards the intended strategy, it is preferable to continue with the preparation of the Local Development Framework, and this Core Strategy, on the basis of the information available rather than to delay and await final approval of the South East Plan. An early review of the Core Strategy may, however, be appropriate.

3) West Sussex Structure Plan 2001-2016

The Structure Plan, covering the period to 2016, was adopted by West Sussex County Council in October 2004. Although the Local Development Framework does not have to conform to the Structure Plan (only to regional planning policy), the Structure Plan represents the most recent articulation of regional planning policy in West Sussex and is a material consideration. It is part of the 'development plan' pending the finalisation of the South East Plan. As such, the initial basis for the Local Development Framework, and this Core Strategy in particular, has been heavily influenced by the terms of the Structure Plan, although (as indicated above) it remains important for the Strategy to 'look above the horizon' to the longer term provisions being addressed in the evolving South East Plan.

The development strategy of the adopted Structure Plan, over the period to 2016, has three elements which are to:



- regenerate the coast;
- support and encourage appropriate economic growth in the rest of - West Sussex, particularly in the North East of the County around Crawley/Gatwick; and
- meet the local needs of rural communities.

For Horsham District the Structure Plan requires provision to be made for 9,335 dwellings over the period from 2001-2016 (an annual average rate of 620 dwellings) and also for 190,000 square metres of employment floorspace. The Structure Plan indicates that, in accordance with national planning policy guidance the basis for this provision should be a sequential approach to the identification of land for development; first on 'brownfield' sites within urban areas, second as greenfield urban extensions, and third as greenfield development around transport interchanges in good public transport corridors. The target in Horsham District is for just over 4,000 dwellings to be provided on previously developed land, equating to 48% of the proposed provision when existing 'commitments' (sites under construction, with planning permission or previously allocated for development) are taken into account. Of the remaining requirement up to 2016, the Structure Plan indicates that major development should take place at two 'Strategic Locations' within the District; the explanatory memorandum refers to 2,500 homes west of Crawley and 1,000 homes south-west and/or west of Horsham. Further, more limited development can take place in the small towns and villages in the District, subject to an assessment of the need, suitability, scale and rate of growth appropriate in order to meet the local social and economic needs and support facilities and services.

4) Horsham District Local Plan

The policies of the adopted Local Plan (1997) have been 'saved' for three years under the provisions of the Planning and Compulsory Purchase Act 2004. The policy framework remains generally valid, although the site specific provisions have largely been implemented or superseded by subsequent national and regional planning policy changes. It is intended that these policies of the Local Plan will be replaced by those contained within the local development documents comprising the Local Development



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Framework. The Local Plan objectives and strategy provide an important background to the preparation of the spatial strategy for the District and the proposed core policies.

The proposals of the adopted Local Plan are supplemented by the Local Plan 'Position Statement 2001-2006', published in December 2001. The Position Statement informs the planning process in the District by applying the principle of Government planning policy guidance on housing to the provisions of the adopted Local Plan as far as the period to 2006 is concerned.

5) Community Strategy for Horsham District

The Horsham District Community Partnership has prepared the Community Strategy as a practical tool for joining up services to address local issues and priorities and to make more efficient use of available resources. The Community Partnership is a broad partnership of groups and organisations, covering a wide range of public, private, voluntary and community interests, with the common aim of working together to secure a better quality of life for all in the District. It was set up to bring agencies and organisations together to identify key issues of local interest and to co-operate with each other to reduce problems of common concern. The principal aim of the Community Strategy is to improve the economic, social and environmental well-being of the local area and to contribute to achieving sustainable development. The Community Strategy sets out the Partnership's vision for the future, the principles it is working to, and the actions of the Theme Groups in working towards the delivery of their annual Action Plans.

The Local Development Framework (LDF) gives spatial expression to those elements of the Community Strategy that relate to the use and development of land. A comprehensive evaluation of the Community Strategy and Action Plan for 2005/6 has therefore been undertaken to identify land use related elements that are deliverable through the LDF and the Core Strategy in particular. The role the LDF can play in addressing the wider spatial and quality of life issues raised in the Community Strategy has also been reviewed. It is important that the LDF should have regard to the need for community facilities and services as



expressed in the Community Strategy and annual Action Plans and to consider how these can best be reflected in its Core Strategy policies.

6) Complementary Strategies and Plans

Within Horsham District, the LDF and this Core Strategy work alongside other strategies and plans, including:

a) The Local Transport Plan for West Sussex: sets out transport policy and translates the national, regional and Structure Plan policy framework into a five-year plan tackling transport issues. The first five year plan for the period 2001/02 - 2005/06 was published in July 2000. The objectives of the Local Transport Plan are, broadly, to deliver the Government's integrated policy locally, including by widening travel choice and promoting the most sustainable transport modes. The County Council had produced an Annual Progress Report on how the plan has been progressing, the most recent of which was published in July 2004. The process for developing the next Local Transport Plan is already well underway. The West Sussex Transport Plan 2006-2016 has been prepared as a Provisional Plan and published for public consultation. It sets out the following key objectives for the whole county:

- Delivering better accessibility to services and improving public transport
- Achieving safer roads
- Reducing pollution
- Tackling congestion

In line with Government policy (set out in the White Paper 'The Future of Transport') the County Council is striving to find new ways of approaching and delivering these key objectives. The County Council is planning (subject to Government financial backing) further safety improvements along the A24: upgrading and realignment of the road between Horsham and Capel, gap closures between Ashington



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and Southwater; and junction improvements at Buck Barn, Dial Post and at the B2135 Steyning Road.

It is also acknowledged that much of the traffic travelling east and west through Horsham on the A264, A281 and the B2139 through Storrington is avoiding the traffic congestion on the A27 at Arundel. The Highways Agency is carrying out further investigation to find an environmentally acceptable way of providing a bypass around Arundel. It will report to the Secretary of State when this work is complete.

b) Horsham Area Transport Plan - West Sussex County Council has prepared the Horsham Area Transport Plan, August 2005 to reflect local views on transport in Horsham District and help determine the County Council's actions over the next ten years. The Plan looks at all methods of travelling in the District and shows what it is planned to do to make such travelling better. The Plan identifies seven priority transport issues for the District and includes an action plan for each of the following:

- Bus services
- Parking
- Interchanges
- Cycling
- Walking
- School Travel
- Road Safety

Each issue has targets and actions that the County Council and its partners, including this Council, will work together to achieve. Each year an annual review will be produced to show what has been achieved against these targets. An updated version of the Plan will be produced every three years to reflect any changes in local opinion and needs. The provisions of the Horsham Area Transport Plan are important as part of the context for this Core Strategy and need to be reflected where appropriate.



c) The Horsham District Council Economic Development Strategy 2005-2008: examines the progress since the previous Strategy for 2002/5 and identifies overarching priorities for economic development in the District in terms of:

- Support for local businesses
- Support for rural communities
- Making the best use of the assets of the District
- Taking action through partnerships

These objectives and the subsequent actions being taken within these headings are explained more fully in the Economic Development annual work programme (2005-2006). The Strategy takes account of the West Sussex Economic Strategy prepared by the County Council. The goal of "Promoting a strong and diverse economy" has been identified as a priority for the future work of the County Council. Within this context, aspirations for the economy are identified in terms of three main broad spatial themes:

- regenerating the economy of coastal communities
- a commitment to the importance of Gatwick Airport in the economy, particularly in the north east of the county
- a viable rural economy

Other themes include the commitment to promote sustainable business practices and support to sectors, particularly tourism.

d) A Tourism Strategy for the Horsham District: provides a broad framework of guidance and a unified strategy for the development of sustainable tourism in the District. The initial strategy, published in June 1999, set out specific policies to implement the tourism strategy, under the 'Mission' statement:



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"Horsham District Council will work in partnership with other organisations to foster the development of sustainable tourism for the benefit of visitors and local residents alike, while balancing the need for the enhancement of the local economy with the protection of the natural environment"

In 2004 consultants were commissioned to develop a revised Tourism Strategy and advice on the actions likely to be most effective in raising the profile of tourism in the District. Key findings were that Horsham should concentrate on attracting day visitors and developing a 'visitor economy'. The consultants identified a range of activities on which the Council could focus.

e) The Horsham District Cultural Strategy ('A Vision for Culture - Life, Leisure and Recreation in the Horsham District': December 2002): identifies how cultural and leisure activities such as the arts, sport, recreation, heritage, parks, open spaces and the countryside, all contribute to making the District a better place to live, work and visit. The current strategy sets objectives; including building stronger communities (through cultural and leisure activities) and making sure that everyone can use the cultural facilities and take part in cultural activities.

f) The Horsham District Council Biodiversity Action Plan (June 2003): sets out an overall aim to help enable the effective conservation and enhancement of biodiversity in the District, and thereby to contribute to biodiversity conservation on a regional, national and international scale. It includes a series of objectives to support this aim and sets priorities for action accordingly.

g) Landscape Character Assessment: 'A Landscape Character Assessment and Strategy for West Sussex (2003)' provides a broad assessment of the different character areas in



the county together with a strategy for its protection. The Horsham District Landscape Character Assessment provides background information on the different character areas in the District and identifies issues that land use planning and land management policies will need to address.

h) The Housing Strategy for the Horsham District 2003-2008 ('Progress Through Partnership'): the Strategy (supplemented by the Update in 2004) is intended to set a clear direction for the development of the housing service in the District, almost entirely built with partnerships. It sets a number of priorities for action in a detailed Action Plan, including ensuring the availability of land to secure the provision of affordable housing (a minimum of 80 dwellings each year) and increasing the supply of affordable housing in the smaller rural communities. The Council has also prepared an Empty Homes Strategy and a Homelessness Strategy.

i) Horsham District Youth Strategy September 2002-September 2005: is based on the views of young people in the District and sets out a number of actions that can realistically be achieved to meet their needs and aspirations. Key issues are identified and the Strategy sets priorities for action. Youth issues cut across many different areas and incorporate different agendas. Many of the key issues identified by young people are also seen as national and regional priorities. A revised strategy is currently being prepared.

j) Older Persons' Strategy and Action Plan 2002-2005 (Updated January 2004) (Life is for Living - Improving the Quality of Life for Older People): sets out key issues and objectives to meet the needs of older people and sets priorities for action.



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- 2.11 All these factors have been taken into account in developing the spatial vision and objectives for the District and in determining the spatial strategy.

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Chapter 3 SPATIAL VISION AND OBJECTIVES

Community Strategy Vision

3.1 The Horsham District Community Partnership has set out its vision for the District as the basis for the Community Strategy it has prepared, as follows:

"A dynamic district where people care and where individuals from all backgrounds can get involved in their communities and share the benefits of a district that enjoys a high quality of life."

The vision is expressed in more detail as:

"Horsham - a district where people...

- have fair and equal access to services throughout the district
- feel part of a local community and have excellent opportunities to participate and socialise where they live
- have a high level of social responsibility, supporting each other in their daily lives
- are supported in living independent lives
- have the opportunity of a secure, affordable and pleasant home to live in
- live healthy lives and have the highest standards of health and social care
- have access to excellent leisure and cultural facilities and services
- have excellent opportunities for lifelong learning
- are safe and live free from the fear of crime
- have access to a healthy and sustainable economy that is diverse and supported by a broadly skilled workforce which enables local business to succeed
- enhance, protect and value both rural and urban environments
- have affordable, frequent and safe travel choices throughout the district
- use resources effectively, efficiently and sustainably."



Spatial Vision for the District

- 3.2 The Council has endorsed the Community Strategy and it is intended to adopt the vision of the Community Partnership in this Core Strategy, as the basis for the spatial vision. There have been few objections raised to this approach through the consultations undertaken and there appears to be a general acceptance that this vision genuinely represents the community's aspirations.
- 3.3 However, it is appropriate to supplement this broad vision to provide the long term spatial vision for the District, to 2018 and beyond. This is particularly relevant in terms of the economic health, character and sustainable development elements, in pursuance of the overall quality of life objectives from the land use and spatial planning perspectives.
- 3.4 We want to see a District where the focus of managing change is constructive and proactive rather than purely negative around the adverse impacts of development. We believe we will need to plan positively and in an integrated way in order to address the issues facing the District and to meet local needs. The intention should be to create certainty as far as possible but to remain innovative in the approaches adopted. There is a need to stretch normal expectations in order to nurture and enhance the physical and environmental assets of the area for the benefit of its existing and future residents.
- 3.5 We will, over the period to 2018 and beyond, work with our partners to ensure that the District continues to experience a high quality environment and that its local distinctiveness is recognised and promoted. The intrinsic character of the District as being essentially rural in nature with one major town and an established pattern of smaller towns, villages and hamlets will be maintained, although it is recognised that there will be a need for some change, particularly so far as the growth of Crawley and Horsham town is concerned. We recognise in this context that the north-eastern part of the District has a role to play in meeting the objectives for the Gatwick Area Sub-region centred on Crawley and Gatwick Airport. The south-eastern corner of the District may also have a role in supporting the sustainable economic growth and regeneration of the Sussex Coast Sub-region. The majority of the District will not be the main focus for change and development but will still need to foster economic vitality and appropriate small scale development where this would reinforce the distinctive local character and meet identified needs.
- 3.6 Where development is necessary and appropriate we will seek to direct that development so that it is sustainable and contributes as much as possible towards the needs of the community, either within specific



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settlements or within the District as a whole. We will seek to ensure that the development proposed is deliverable and is also as comprehensive as possible so that small scale development does not pre-empt longer term decisions that ought most appropriately to be taken in the future in the context of the circumstances then applying. We are committed to ensuring that a high quality of development is a priority, with proposals based on a clear understanding of local context and the contribution of better design to achieving sustainable development objectives.

- 3.7 In recognising the growth momentum emanating from Crawley/Gatwick and enabling the westward expansion of Crawley, it is important that Crawley does not 'outgrow' its overall infrastructure and that the distinct and separate identities of Crawley and Horsham, and the intervening communities, are maintained. It will be important to establish clearly the appropriate long term limits to the westward expansion of Crawley. We will continue to work with our neighbours in Crawley to achieve the appropriate balance and ensure that any new development as an expansion of Crawley reflects the neighbourhood character of the town, with the proper mix of uses and facilities.
- 3.8 While acknowledging Crawley's growth requirements to this extent, we want to focus particularly on maintaining and enhancing the role of Horsham town as the major centre within the District. We wish to protect the setting of the town, with its close relationship to the adjoining countryside, to the east and south, and to contain the built area within the A264 northern bypass, in order to avoid issues of lack of integration or 'detachment' from any existing community. By 2018, major change will have taken place to the west of the town through the comprehensive development of the area between the A264, the River Arun, the A24 and the Arun Valley railway line (east of the A24). We envisage an integrated approach to the masterplanning of a high quality mixed use development in this area, with the A24 continuing to distinguish the separate identity of the town and an expanded Broadbridge Heath. We will continue to enhance the vitality of Horsham town centre but, given that the prime locations have been improved and redefined already, the ability to shift further its market position is constrained. We will, therefore, concentrate on making the most of existing retail space and reinforcing the town centre's appeal by ease of access and the overall quality of the visit. We will also want to explore ways of improving and enhancing the visitor attraction and the quality of the main employment areas within the town.
- 3.9 Our aim will be to protect the distinctive character of the smaller towns, villages and hamlets within the District, accepting that some communities have already experienced major change in recent years and that, for Broadbridge Heath in particular, further change is inevitable. In the



longer term this may also apply to Southwater and Billingshurst, depending on the scale of development necessary within the District and the sub-regional policy objectives being addressed. For the majority of the smaller towns and villages, the emphasis on protecting and enhancing their intrinsic character will be balanced with the benefits of allowing for continued small-scale growth, where appropriate or necessary to meet local needs, particularly in terms of affordable housing for local people or additional community facilities. We will address positively the economic, social and cultural changes that emerge during the next twenty years or so, but we would expect the amount of new development in most communities to be limited and in accordance with sustainable development principles which reflect the vision and objectives of local communities.

- 3.10 We acknowledge that this spatial expression of our vision needs to be tested, particularly with regard to sustainability appraisal, either within the context of the strategy and proposals set out later in this document or in response to changing circumstances and the need to consider alternatives in the future. However, these views and those that follow, represent the genuine vision for the 'future picture' of the District so that the kind of environment and quality of life that the local community aspires to achieve in the future are clearly understood.
- 3.11 We attach great importance to protecting and enhancing the diverse character of the countryside within our District. Any change needs to respect the character and diversity of the countryside and there will be times when greater priority needs to be given to the protection of the nationally and locally important natural and historic environment, even at the cost of foregoing some short term socio-economic benefits. However, we will encourage a more diverse rural economy wherever appropriate, whilst ensuring as far as possible that the countryside continues to be managed effectively. We shall also continue to work closely with the bodies responsible for the two Areas of Outstanding Natural Beauty (AONB) within the District (or the National Park Authority should the South Downs National Park be confirmed).
- 3.12 We will work with the County Council to progress the initiatives and actions set out in the Horsham Area Transport Plan. We will particularly work with public transport operators to provide an improved bus and rail network, supported by appropriate community-based transport initiatives. New development west of Horsham will incorporate bus priority measures and we expect the park and ride scheme for the town to be extended by the addition of an additional site within this area before 2018, as the need for the management of town centre parking increases. We will continue to support initiatives to make the A24 safer where it passes through the District, including the proposed Horsham



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to Capel improvement, the safety measures between Ashington and Southwater, and the necessary improvements to key junctions, including the Hop Oast junction.

- 3.13 We will seek to create a 'climate' that enables enterprise and private sector interest and investment to be harnessed, supported by public sector involvement where appropriate. We believe that there are specific opportunities for development at the former Shoreham Cement works site, securing the satisfactory restoration of the site with major environmental and landscape improvements compatible with its sensitive location within the AONB, which is also part of a broader regeneration initiative within the Sussex Coast Sub-region.
- 3.14 In the period to 2018 and beyond, the high quality of life across the whole District will be maintained or improved by a programme of environmental enhancements, educational and leisure projects, healthcare schemes and other initiatives promoted or supported by the District Council, working with the County Council, Primary Care Trusts, and a wide range of other organisations. The specific needs of the elderly, young people, minority groups and those with special needs will receive special attention as part of the pursuit of our vision for the District.
- 3.15 It is recognised that realising the vision as set out depends on partnerships with other organisations and that it is likely to be subject to changes arising at the national, regional and local levels. However, it is considered that this will provide the basis for residents, businesses, developers and utility/service or other infrastructure providers to make their plans for the future in a co-ordinated context.

Spatial Objectives

- 3.16 We have defined a set of spatial objectives that aim to deliver the vision set out above. They build upon national and regional planning policy objectives, as well as having regard to other development plan documents, particularly the West Sussex Structure Plan. The objectives also provide the basis for the preferred spatial strategy for the District, including the core policies which are necessary to secure the delivery. The objectives are not just about development needs and delivery but are intended as a clear statement of what needs to be done to deliver outcomes such as facilitating sustainable development, what needs to be conserved and what should be improved. The objectives have been deliberately presented in an order to emphasise the conservation and management of the environment, enhancing the quality of life, and facilitating development in the right place at the right time in



order to deliver the intended benefits to the environmental and quality of life assets. Delivery of development is important but only set within the appropriate context.

3.17 The objectives stemming from the spatial vision are set out below.

CORE STRATEGY SPATIAL OBJECTIVES	
1)	To protect and enhance the diverse character and local distinctiveness of the District - this will be addressed through the application of policies which will ensure that both the quality and key characteristics of the District's biodiversity and landscape character areas, including the distinct and separate character of settlements, are retained and, where possible, enhanced.
2)	To integrate the need for protection of the natural, built and historic environment (including the natural resources) of the District with the need to allow the continued evolution of both the countryside and the character and environment of settlements - this will be achieved through the high quality management of the environment and the application of appropriate policies and careful control over new development as the countryside and the settlements change and adapt to economic and social needs.
3)	To ensure that new development in the District is of high quality - it is intended to ensure a better form and inclusive design of new development which optimises the potential of land that has to be developed, is accessible to all sections of the community, complements the character and heritage of the District and contributes to the sense of place.
4)	To enable the provision of a sufficient number of dwellings to meet the requirements of regional planning policy to 2018, including that specified by the West Sussex Structure Plan 2001-2016 - this will include ensuring that there is an appropriate mix of types, sizes and tenures, particularly to address affordable housing needs. Provision will be based on the application of the sequential approach to development, with the priority towards redevelopment of previously-developed land and major development in strategic locations, with the programmed release of land for development as necessary.



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CORE STRATEGY SPATIAL OBJECTIVES

5)	<p>To provide for business and employment development needs, particularly for existing local businesses - this will include provision for the development of sufficient employment floorspace to meet the requirements for the period to 2018, including that identified in the West Sussex Structure Plan 2001-2016, and to enable a range of sizes and types of employment sites and premises to meet modern business needs.</p>
6)	<p>To meet the diverse needs of the communities and businesses of the District - it is necessary to ensure that there is provision for appropriate new development, particularly for existing local businesses and affordable housing for local people, which is supported by the necessary infrastructure, facilities and services; and that existing local facilities or services are protected or enhanced wherever possible.</p>
7)	<p>To promote and enhance community leisure and recreation facilities, and to assist the development of appropriate tourism and cultural facilities - appropriate protection of existing facilities and new or enhanced provision will be secured through the application of relevant planning policies derived from the analysis of needs within communities and generally within the District.</p>
8)	<p>To enhance the vitality and viability of Horsham town centre and the centres of the smaller towns and villages in the District - it is intended to enable their continued evolution and increased diversity through the application of appropriate policies for retail or related development, including in terms of the evening economy where applicable.</p>
9)	<p>To reduce the expected growth in car based travel by seeking to provide choice in modes of transport wherever possible - this will be addressed in land use terms by regulating the location of new development relative to transport modes and by setting a hierarchy for new development which gives preference to people and sustainable modes of transport, rather than the car.</p>





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Chapter 4 SPATIAL STRATEGY AND CORE POLICIES

Strategy Principles

- 4.1 The spatial strategy for the District to 2018 and beyond flows from the identified vision and objectives, with the key emphasis being on the positive management of change. Government guidance in Planning Policy Statement 1 (PPS1) 'Delivering Sustainable Development' states that, in preparing spatial plans, planning authorities should:

“Consider the needs and problems of the communities in their areas and how they interact, and relate them to the use and development of land. They should deal not only with what can be built where and in what circumstances, but should set out also how social, economic and environmental objectives will be achieved through plan policies.”

- 4.2 The strategy proposed for Horsham District has an essential role to play in achieving the appropriate balance between protection and improving the quality of life for all, including ensuring that necessary change and development is sustainable in the interests of future generations. We are committed as a priority to protecting and enhancing the quality of the natural and built environment of the District; the strategy has to accommodate change but, in so doing, the emphasis is on respecting the distinctive local character wherever possible. We shall, therefore, continue to encourage local communities to highlight the features or elements of character most important to them through Village or Parish Design Statements (and Neighbourhood Character Assessments in the town) and to set these within the context of accommodating change where necessary through Parish Plans/Rural Town Action Plans and the Horsham Town Neighbourhood Appraisal.
- 4.3 The strategy is based on the application of positive policies on issues such as design, conservation and provision of public space in order to maintain and improve the local environment and also to help mitigate any effects of declining environmental quality in some locations. We will continue to provide a high level of protection for our most valued landscapes and townscapes, particularly those with local or national designations such as Conservation Areas and Areas of Outstanding Natural Beauty.



- 4.4 Within the context of the sustainable development principles, in providing for the necessary new development within the District the strategy is based on giving priority to locating new homes, jobs, facilities and services within Horsham town and where appropriate, the smaller towns and villages, particularly through the re-use of previously-developed land. The capacity of these built-up areas to accommodate additional development has been assessed in the Urban Housing Potential Study 2004-2018 but will be kept under review. There is still a need, however, for additional development on greenfield sites and the strategy concentrates most of this development into two large scale, mixed use 'urban extensions', to the west of Crawley and the west of Horsham.
- 4.5 Land west of Crawley is identified in recognition of the need to support economic growth in the Crawley/Gatwick area and to provide for Crawley's internally generated growth. The development of an appropriately sited new neighbourhood will maintain the local development pattern whilst meeting the social and economic needs of people wishing to live and/or work in this area. There are, however, significant constraints to development in the area west of Crawley and the strategy seeks to explore fully the impact of development both now and in the longer term, in order to be able to define the most appropriate localities and phasing of development. A new neighbourhood will need careful masterplanning and may take some time to commence but, given the joint commitment with Crawley Borough Council to proceed, the strategy assumes a total of up to 2,500 homes and appropriate employment provision, will be feasible in the period to 2018. Work will be undertaken as a priority on the Joint Area Action Plan for Land West and North-West of Crawley to bring forward the land necessary for the intended development. The development is intended to provide for the needs of Crawley as an expanding community, with the emphasis placed on the development being in the most suitable location relative to the location of employment (at Gatwick and the major employment areas in Crawley) and facilities or services within Crawley. It is not intended, therefore, to seek to replace any of this proposed development by additional housing or employment provision elsewhere within Horsham District, were the full scale of development not to be achieved for whatever reason within the period to 2018.
- 4.6 The development of the land west of Horsham represents the best means of planning comprehensively for the needs of the town and the wider area. The area cannot be satisfactorily developed in a piecemeal or partial way if the necessary infrastructure and community facilities are to be provided in a proper manner. The strategy is, therefore, based on taking a comprehensive view of this area and planning for the programmed release of all the land within the identified area over the period to 2018; 2,000 homes will be provided in this period. The



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contribution from this development towards meeting the identified affordable housing needs is a key element of the strategy. The scale of proposed development west of Horsham up to 2018 is a reflection of the relationship between the physical characteristics of the area involved and the need for specific infrastructure, including community facilities, as an integral part of the development process. It is also appropriate as the most sustainable development option which best addresses the housing requirements of the District. It is neither necessary nor appropriate at this stage to look beyond this provision to other less desirable locations for any significant level of development.

- 4.7 A further element of the strategy is, however, the limited release of smaller scale sites to meet identified local needs or enable the continued evolution of local communities. Such development needs to be clearly justified and should not undermine the essential form, setting and character of the settlements concerned, either indirectly or by the potential cumulative impact. The scale of this development will be limited both on a local basis and overall within the District. Whilst much of the development appropriate to meet local needs can be identified in advance and the strategy assumes that this will be the case, it is considered appropriate for the strategy to incorporate some flexibility to respond to changing local circumstances, including where the opportunity arises to achieve substantial environmental enhancement. The potential for an improved interchange at Pulborough Station with redevelopment of land in the vicinity is one possible such case.
- 4.8 The strategy recognises that some people in the District are unable to afford to meet their housing needs through the private housing market and require the provision of alternative, affordable forms of housing. The principle involved is that it is necessary to have a package of measures in place, including a requirement for a realistic proportion of new development to be provided as affordable housing, which will meet the needs of households in the District in the most cost-effective way.
- 4.9 In employment terms the strategy also focuses additional development on existing towns in order to promote sustainable patterns of development and, where appropriate, to make better use of previously-developed land. New provision will be included in the comprehensive planning of the large scale developments west of Crawley and west of Horsham. The strategy also allows for employment or leisure provision as part of the regeneration and restoration proposals for the former Shoreham Cement Works and for the re-use of land at the Warnham and Wealden Brickworks site.



- 4.10 The strategy supports the provision of community facilities, services and infrastructure to meet the District's needs; where appropriate, contributions from landowners and developers will be sought. The strategy seeks to maintain and facilitate the improvement of existing facilities wherever appropriate and to seek new provision to meet needs where possible. It is recognised that, in some cases, such as in relation to acute healthcare provision, the responsibility and basis for action lies beyond the direct influence of this strategy; however, in other cases, such as with regard to education, we can facilitate provision and follow up opportunities which arise to meet needs. The strategy is not based on working in isolation but rather drawing together partners and facilitating joined up working.
- 4.11 The strategy encourages a more diverse rural economy whilst seeking to ensure that the scale of development and level of activity is compatible with a countryside location. The strategy also seeks to ensure that the specific needs of the elderly, young people, minority and hard to reach groups, and those with special needs are given particular attention in meeting the needs of communities.
- 4.12 The strategy seeks to support and enhance the role of Horsham Town centre and the other town or village centres within the District. It is not considered to be appropriate to support further 'out of town' comparison shopping; Horsham town is well catered for at present and any further comparison goods shopping 'out of town' would undermine the vitality and viability of the town centre. There are no specific strategy provisions for new retailing at this stage but the position, particularly in relation to convenience retailing, will be kept under review and there may be some scope for change in line with the delivery of the west of Horsham development. The strategy does, however, aim to enhance the 'evening economy' of the town as appropriate in keeping with the character of the centre.
- 4.13 The strategy supports the need to minimise the effects of growth in travel by private car through providing for choice in modes of transport wherever possible in the District. It is recognised that the needs within the rural parts of the District will remain different from the more urban areas where alternative modes of transport are either available or can reasonably be enhanced. As a general principle, however, the encouragement of new development that is located and designed to reduce average journey lengths is viewed as an essential requirement, together with the promotion and support of investment that aims to achieve a rebalancing of the transport system in favour of non-car modes. The strategy also envisages pursuing the introduction of demand management techniques through, for example, such mechanisms as parking policy, to ensure that town and village centre parking, both



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on-street and off-street, concentrates on the needs of residents, shoppers and visitors rather than commuters. The strategy envisages supporting this approach with a further park and ride site to serve the western approach route into Horsham town; the timing of such a provision as part of the west of Horsham development will be subject to further consideration.

Sustainable Development Principles

4.14 The proposed spatial vision and objectives have full regard to the need to achieve sustainable development in the context of this District. We believe that it is important to establish the policy basis against which the use and development of land within the District will be measured. The process for measuring change against these policy principles will involve examination on both an individual and cumulative basis in order to further environmental well-being. We have not been challenged in general terms on the need to achieve sustainable development within the District or on the key principles of the approach. We have explored alternatives as far as possible, including the implications of not controlling development within the built-up areas or the countryside to the extent proposed and applying different policy 'tools' to the protection of the townscape and landscape character of the District. We believe that the approach of minimising any adverse effects of change or development and seeking positive enhancement wherever possible, coupled with efforts to continue improving the quality of new development, is the appropriate way forward (supplemented by the more specific articulation of particular development control policies in the General Development Control Policies Development Plan Document). The following core policies are therefore at the heart of this Core Strategy:

SPATIAL OBJECTIVE 1

"To protect and enhance the diverse character and local distinctiveness of the District."



POLICY CP 1

Landscape and Townscape Character

The landscape character of the District, including the settlement pattern, together with the townscape character of settlements will be maintained and enhanced. Activities which may influence character should only take place where:

- a. the landscape and townscape character is protected, conserved or enhanced taking into account key landscape and settlement characteristics, including maintaining settlement separation;
- b. protected landscapes, habitats and species are properly protected, conserved and enhanced; and
- c. the biodiversity of the District is conserved and enhanced.



Details of the monitoring targets and implementation responsibilities are set out on pages 88-89.

- 4.15 The countryside, villages and towns of Horsham District are very attractive and varied in character. 32 separate landscape character areas have been identified in the District, from those situated in the South Downs to those in river valleys and the Low and High Weald. The differing character of the 32 more detailed character areas has resulted from differences in a range of features including field and settlement patterns, biodiversity, soils, tranquillity, cultural heritage and local building materials. It is important that these different character areas of the District are conserved and enhanced, but this must be integrated with the need to accommodate change in order to address social or economic objectives and meet the needs of communities. In so doing it is, however, necessary to ensure that not only is harm to the environment minimised but that opportunities are taken to bring about improvements, where possible. This applies whether the initiative for change is brought about through land management decisions or new development. It is also important to be aware of the broader implications of gradual change through the cumulative effects on character, particularly in terms of the impact on more small-scale or local features. Consideration of the townscape character of settlements will include aspects of the historic and built environment and will be informed by broad-based studies of historic character (such as Historic Landscape Characterisation) as well as by Conservation Area appraisals and Village or Parish Design Statements (and the Horsham Town Character Assessments). The maintenance of the settlement pattern is a key objective and it is



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particularly important to maintain the 'strategic gaps' between Horsham and Crawley, and Horsham and Southwater. Similarly, the conservation and enhancement of the designated Areas of Outstanding Natural Beauty will be actively supported, particularly as defined in the adopted AONB Management Plans. Biodiversity within the District is also a major consideration, not only in terms of protection but also in exploring opportunities to achieve biodiversity objectives as set out in the Horsham District Biodiversity Action Plan. The intention will be to deliver net environmental gain through such mechanisms as planning obligations and through influencing land management practices to deliver biodiversity targets.

SPATIAL OBJECTIVE 2

“To integrate the need for the protection of the natural environment (including the natural resources) of the District with the need to allow the continued evolution of both the countryside and the character and environment of settlements.”



POLICY CP 2

Environmental Quality

The high quality management of the District's environment will be encouraged and supported through a combination of promotional measures, including grant aid where appropriate, and careful appraisal of development proposals to ensure that they provide for enhancement by:

- a. minimising the emission of pollutants, including noise, odour and light pollution, into the wider environment;
- b. having no adverse effects on water quality, reduce water consumption, reducing flood risk to new development and ensuring that flood risk to existing development is not increased;
- c. minimising waste generation and the consumption and use of energy, including fossil fuels, and taking account of the potential to utilise renewable energy sources;
- d. utilising sustainable construction technologies; and
- e. incorporating facilities for recycling of water and waste.



Details of the monitoring targets and implementation responsibilities are set out on pages 90-91

- 4.16 The quality of the environment around us, from air quality to waste and flooding, all impact on our standard of living. In general, the quality of the environment of the District is very good and it is important that it is maintained and enhanced for future generations. Sustainable natural resource management within the District means ensuring greater efficiency in our use of natural resources, the reduction of pollution and waste, and ensuring that features of importance are protected and enhanced, including landscape, townscape and biodiversity as set out in Policy CP 1. It will be important to promote appropriate natural resource management by everyone within the District, not least because of the growing threat posed by climate change. Climate change is potentially a key driver of change and, whilst a much wider issue in terms of reducing emissions of greenhouse gases, mitigation can be addressed through appropriate policies at the local level.
- 4.17 Development certainly has the potential to harm the environment; both directly, for example, through the release of pollutants from a factory into the surrounding environment; or indirectly, for example, through



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the need for electricity which requires the burning of fossil fuels offsite. We will therefore work to ensure that development does not lead to the pollution of the environment, or adversely affect the environment by increasing the risk of flooding. Development can add to the area of impermeable land which can then increase the risk and impact of flooding. Surface water must be managed to ensure no increased flood risk on site, or elsewhere. We will therefore require incorporation of Sustainable Drainage Systems and water retention methods in developments unless there are practical or environmental reasons for not doing so. We will also seek to minimise the more indirect effects of development on the environment by encouraging renewable energy technologies including passive solar design, solar water heating and photovoltaics, to be incorporated into developments and encouraging buildings to incorporate sustainable construction technologies, including water and energy conservation techniques. We will also seek to minimise the production of waste by requiring recycling facilities to be incorporated into developments with a particular emphasis on integrating waste management facilities for the strategic development locations.

- 4.18 Energy conservation and the generation of energy from renewable sources can help to reduce the need to rely on fossil fuels and nuclear energy. In addition to requiring the incorporation of high standards of energy efficiency in all development, we will encourage the development of renewable energy in appropriate locations within the District. The scope is relatively limited because of the potential impact of development on the landscape, particularly in the Areas of Outstanding Natural Beauty, but there may be scope for generating energy through various crops (biomass) within the District. Any such development will need to be located and designed to minimise adverse impacts on landscape, wildlife and amenity and will need to take account of the proximity of any biomass combustion plant to the fuel source and the adequacy of the local transport network.

SPATIAL OBJECTIVE 3

“To ensure that new development in the District is of high quality.”



POLICY CP 3

Improving the Quality of New Development

High quality and inclusive design for all development in the District will be required in order to raise standards and gain community support as a beneficial addition to the local environment. A robust design process with the use of skilled designers and appropriate pre-application discussions will be promoted so that proposals can be based on a clear understanding of the local, physical, social, economic, environmental and policy context for development. In particular, development will be expected to:

- a. provide an attractive, functional, accessible, safe and adaptable environment;
- b. complement the varying character and heritage of the District, particularly as defined in Village or Parish Design Statements, Horsham Town Neighbourhood Character Assessments, Area of Outstanding Natural Beauty Management Plans or other design statements produced to indicate principles of good design applicable to locally distinctive areas;
- c. contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit;
- d. optimise the potential of the site to accommodate development and contribute to the support for suitable complementary facilities and uses; and
- e. help secure a framework of high quality open spaces which meets the identified needs of the community.

- 4.19 Good design is a key element in sustainable development. We will, therefore, promote a high standard of urban design, architecture and landscape design. We will seek to ensure that development in the District enhances and protects the local distinctiveness and quality of life, including in design, landscaping (both within a scheme and regarding any impact on the surrounding landscape), and in ensuring that social and environmental dimensions are being considered alongside visual and functional concerns. We will encourage proposals that are designed to assist vitality and a definable 'sense of place' within communities.
- 4.20 Any development no matter how small can have an impact on an area. Developing an understanding of the characteristics of that area and the context of a development should always form part of the work undertaken before submitting a proposal for consideration and can help



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ensure that it makes a positive contribution to the local identity of the District. Overall, we want to ensure that new development enhances and complements local character, landscape and open spaces, and to increase awareness of the practical measures that can be taken to plan quality and sustainability into a development. It is important also to recognise adequately the ability of design to provide appropriate environmental mitigation. We will support this approach through the preparation of development briefs or design guides, particularly for the strategic development locations but also for other development sites where appropriate.

Development Strategy

a) Background

- 4.21 The proposed development strategy stems from the identified vision and objectives, particularly in that the strategy needs to translate the development requirements of regional planning policy, as expressed partly through the adopted West Sussex Structure Plan 2001-2016 and partly through the evolving South East Plan, into proposals which will bring forward the necessary land for development within the period to 2018. This Core Strategy identifies the principles involved in the strategic land allocations but otherwise only indicates the broad locations for development, which are then outlined in more detail in the Site Specific Allocations of Land development plan document. The more detailed provisions for the two strategic land allocations will be set out in the proposed Joint Area Action Plan for West and North West of Crawley and the Development Brief for West of Horsham
- 4.22 The adopted Structure Plan indicates (Policy NE1) that provision should be made in Horsham District for 9,335 dwellings and 190,000 square metres of employment floorspace in the period 2001-2016. This amounts to an annual average rate of house building in the District of some 620 homes. Given that this provision is part of a county total of 2,890 homes each year over this period and that the South East England Regional Assembly in the South East Plan has agreed a similar rate for West Sussex (2,900 p.a.) between 2006 and 2026, it is appropriate, at this stage, to 'roll forward' the annual provision for the District to cover the further two years in the period to 2018. This would result in the need to provide a further 1,240 homes in addition to that specified in the Structure Plan, giving an overall figure of 10,575 new homes required within the District in the period to 2018. Clearly, the requirement may change once the South East Plan process is complete but it is



considered appropriate to plan for at least this level of provision within the District and to review the situation as necessary once the South East Plan has been finally approved.

- 4.23 In relation to housing development it is important to recognise that a proportion of the total requirement has already been identified since the start of the period (2001). This comprises the dwellings built within the District by mid-2005 and those sites with planning permission or endorsed by the Council for release (in the former Local Plan and/or the subsequent Position Statement). These categories account for some 3,590 dwellings by 31st March 2005 (the last date for which comprehensive information is currently available; data for the year ending 31st March 2006 will be published shortly). Deducting this provision from the total requirement to 2018 leaves 6,985 dwellings still to be identified from 1st April 2005.
- 4.24 The Structure Plan gives priority to locating new houses and jobs within towns and villages; particularly through the re-use of previously-developed land. It is expected that local planning authorities will define built-up area boundaries for towns and villages and will assess the capacity of these built-up areas to accommodate additional development. These studies should consider the potential of underused, vacant and derelict sites and the scope for re-using existing buildings for housing. However, the Structure Plan indicates that no matter how efficiently previously-developed land is used, greenfield land will be required to meet the development needs identified.
- 4.25 The approach of the Structure Plan is that most of the new development should be concentrated in a relatively small number of large-scale, mixed-use, mixed-density developments (Strategic Locations). Two such locations are identified within Horsham District:
- west of Crawley
 - west and/or south-west of Horsham
- 4.26 It is for the District Council to determine the precise areas of land to be allocated in each case and to examine the issues involved in bringing the land forward for development.
- 4.27 The Structure Plan indicates that additional small scale greenfield development may be required to meet local needs, either in terms of limited extensions to the main towns in passenger transport corridors or to assist in the gradual growth and evolution of rural communities. The intention is that the size of any such small scale extensions to a town or village should relate to the size of the existing settlement and meet local needs identified through joint working with the local community.



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- 4.28 In relation to employment development, the Structure Plan indicates that some development is already planned for through land allocations or planning permissions granted, such as at Southwater, and that the provision of some of the new employment floorspace should be in the Strategic Locations. However, it does also seek to ensure that a range of types and sizes of sites and premises are provided to meet different needs, and that most existing employment areas are retained and renewed to provide improved employment accommodation.
- 4.29 The evolving South East Plan indicates that, within the region as a whole, over the 2006-2026 period, at least 60% of additional housing should be on previously-developed land and through conversions of existing buildings. Local development documents are expected to contribute to this regional target by encouraging housing development on previously developed land, having regard to local circumstances. The South East Plan also states that new housing to meet the District requirements - whether on previously developed land or on greenfield land - should be in sustainable locations which have the necessary infrastructure, services and community provision or where this provision is planned. In rural areas, it is indicated that some housing development will be needed in order to meet identified social or economic needs. With regard to sustainable economic development, the South East Plan expects the allocation of employment land to provide a range of sites and premises to meet the needs of new business start-ups, growing businesses and inward investors based on a series of criteria, including locations that minimise commuting and where the maximum use of public transport can be made.

b) Development Strategy for Horsham District

- 4.30 In interpreting both the Structure Plan strategy and the evolving South East Plan in development proposals at the local level, it is important to be clear on the main principles involved. These can be summarised as:
- provision for development over a 10 year period from adoption, based on rolling forward to 31st March 2018 the District's annual average housebuilding rate for 2001-2016 (620 homes per annum);
 - emphasis on the re-use of suitable previously-developed land (including the re-use or conversion of existing buildings) for housing;
 - provision for the westward expansion of Crawley in the form of a new neighbourhood of up to 2,500 homes, and appropriate employment provision, by 2018, in order specifically to meet the internally generated growth needs of Crawley;



- concentration of other new development within Horsham District in or immediately adjoining Horsham town, including the land south of Broadbridge Heath (2,000 homes by 2018);
 - provision for a limited number of small-scale development opportunities on the edge of some of the smaller towns and villages of the District where there are local needs to be addressed and in order to supplement continued evolution of communities through infilling and redevelopment within the existing built-up areas;
 - no provision before 2018 for any further large scale development at Billingshurst but recognition that this position may need to be reviewed in the future, particularly with regard to the need to relocate businesses and redevelop some of the existing industrial areas as part of a comprehensive planning strategy;
 - no provision before 2018 for any further large scale development at Southwater but recognition that this position may need to be reviewed in the light of the approval of the South East Plan and any requirements stemming from the final regional/sub-regional strategy to accommodate additional development in the District;
 - a clear intention to proceed on the basis of a plan, monitor and manage approach so that there is sufficient focus on delivering the necessary development requirements and putting in place mechanisms to respond to the results of monitoring. This is coupled with an acknowledgement of the potential need for an early review of the Core Strategy once the South East Plan has been finalised.
- 4.31 The strategy for the District is based on the premise that new development at appropriate locations within the District is inevitable but that it will be a priority to ensure that any such development takes full account of local character and circumstances. Development must be of a high quality, whatever it is for and wherever it is located, with the least harm caused and the most benefits to the environment and the local community secured. The strategy assumes a balanced approach towards the redevelopment of existing industrial/ commercial buildings or sites for residential purposes and their retention and improvement to provide better employment and accommodation in an enhanced environment.
- 4.32 Our approach towards meeting the development requirements stems from a number of studies, including the Urban Housing Potential Study 2004-2018, the Settlement Sustainability and Greenfield Site Allocations Study and the Employment Land Review. It follows the sequential approach promoted by Government policy and articulated in regional planning policy and in the adopted Structure Plan. In essence, the approach involves:



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- the definition of built-up area boundaries;
- the assessment of housing potential on previously developed land within these built-up area areas;
- the examination of the approach towards the two Strategic Locations ('urban extensions') and the scope for development in each case; and
- the identification of appropriate smaller scale allocations to address local needs.

4.33 In each case we have explored alternatives to this development strategy, particularly in the light of the extensive consultation process undertaken and the responses to both the Issues and Options Consultation Document and the Preferred Options Core Strategy. The key provisions in each case, and their justification in strategy terms, are set out below; the more detailed location and site specific requirements for the non-strategic proposals will be set out in the Site Specific Allocations of Land development plan document.

i) Built-up Area Boundaries

4.34 The definition of built-up area boundaries for towns and villages in the District is a long-standing policy tool which is used to identify the areas within which development is accepted in principle, including infilling, redevelopment and conversion. They do not necessarily include all existing 'developed' areas but they include any land allocated to meet the development requirements identified. Land outside a defined built-up area is considered to be in the countryside, where development is strictly controlled. The definition of appropriate 'built-up areas' with specific boundaries enables a clear and identifiable policy distinction related to the form and structure of settlements, which can then be used to assess the continuing potential for development on previously developed land within these settlements. The process for definition is based on examination of the role of settlements and how they function, rather than their size, and is related to access to facilities and services, such as employment, a primary school, general shop, health facilities, community hall and a reasonable level of public transport. In the context of the circumstances applying within this District, a judgement needs to be made as to the extent to which it is appropriate to define a built-up area in principle, and the 'Settlement Sustainability' studies have been instrumental in this process. The more detailed issue of the physical extent of boundaries in order to ensure that they are logical, consistent and reflect planning policy intentions is then a secondary exercise (which will be explained in detail in the Site Specific Allocations of Land document).



4.35 The settlements that are considered appropriate to have a defined built-up area are set out in Policy CP5. They are identified in two categories as a reflection of their relative position in a 'settlement sustainability hierarchy' by virtue of their potential ability to accommodate differing levels of additional development.

Category 1 Settlements

(towns and villages with a good range of services and facilities as well as some access to public transport - capable of sustaining some expansion, infilling and redevelopment).

Billingshurst	Pulborough
Broadbridge Heath	Southwater
Henfield	Steyning, Bramber & Upper Beeding
Horsham	Storrington/Sullington

Category 2 Settlements

(villages with a more limited level of services which should accommodate only small-scale development or minor extensions that address specific local needs)

Amberley	Partridge Green
Ashington	Rudgwick & Bucks Green
Barns Green	Rusper
Christ's Hospital	Slinfold
Codmore Hill	Small Dole
Coldwaltham	Thakeham, The Street & High Bar Lane
Cowfold	Warnham
Faygate	Washington
Lower Beeding	West Chiltington Common & Village
Mannings Heath	



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- 4.36 The priority will be to locate the appropriate form of new development within these built-up area areas as defined by their specific boundaries. Policy CP5 indicates that appropriate development within these areas will be permitted, including infilling, redevelopment and conversion, provided that the impact on the character of the area and the environment, resources and assets of the District is acceptable and, in the case of Category 2 settlements, the development addresses specific local needs. The consideration of what comprises relevant local needs, as set out in the policy, will be informed by the results of Parish Plans/Rural Town Action Plans and local housing need surveys.
- 4.37 The approach indicated has been explored in some detail in the study on 'Settlement Sustainability and Greenfield Site Allocations in the Horsham Local Development Framework' undertaken for the Council by Land Use Consultants, the results of which are set out in their report, published as a background paper. The study concludes that the Settlement Sustainability Hierarchy serves the required purpose and there is no compelling reason to re-categorise any of the settlements, although it should be stressed that development in Category 2 Settlements should be strongly justified by both need and sustainability criteria. It is therefore considered that the hierarchy and categorisation indicated provides a straightforward and robust policy approach.

ii) Previously Developed Land

- 4.38 The emphasis of regional planning policy, and the adopted Structure Plan, is on contributing to the regional/county housing provisions by encouraging housing development on previously developed land, having regard to local circumstances. Local planning authorities are expected to carry out and keep up to date Urban Housing Potential Studies.
- 4.39 We initially undertook a study of the housing potential on previously developed land, which was published, for consultation, in support of the Issues and Options consultation document. The study was undertaken in partnership with The Home Builders Federation, local planning agents, and the Council's Housing Services Department and had a base date of 30 June 2003. As a result of the consultation, a number of concerns were raised over some of the sites identified and some new sites were suggested. An updated position was, therefore, included in the Urban Housing Potential Study 2003-2016, published as a Background Document to the Preferred Options documents. The Urban Housing Potential Study has been further updated to include the period to 31 March 2018 and this has led to a revised assessment of the level of development likely to take place on previously developed land over this period. In summary, the expectation is now that some 2,740 dwellings



are expected to be provided on previously developed land between 2004 and 2018 of which 1,290 homes are to be provided on identified large sites (indicated in the Site Specific Allocations of Land document) and 1,450 homes are anticipated from as yet unidentified 'windfall' sites. The details of these assessments are set out in the Urban Housing Potential Study 2004-2018. In the light of the Study's findings, it is possible to conclude that, over the whole period from 2001-2018, 45% of the housing provision will be expected to be completed on previously developed land.

- 4.40 We are confident that this analysis represents a robust and defensible assessment of the potential development on previously developed land within the District over the period to 2018. The assessment assumes a proactive approach towards appropriate redevelopment opportunities, whilst taking into account issues relating to the character of local areas. In particular we will use the available powers to assemble land for redevelopment and to facilitate relocation of existing businesses where the opportunity for redevelopment arises. We believe that there will be other opportunities which we have not yet been able to identify specifically at this stage and which will contribute to the provision of housing development on previously developed land or compensate for any sites not coming forward as anticipated. Some of these additional sites are in the early stages of discussion but it is not appropriate as yet to identify or quantify the contribution they might make. This position reinforces the need for continuous monitoring of the housing provision arising from redevelopment of previously developed land (including re-use or conversions of existing buildings) with the potential need to adjust the timing of the release of greenfield allocations in the light of the results of the monitoring.
- 4.41 There is not generally any fundamental dispute over the emphasis on redeveloping previously developed land as a priority. The area of dispute is largely around the assessment of the likely contribution from this source, and particularly the specific sites identified in the Urban Housing Potential Study, with a questioning of the extent to which this might require additional land releases. We are confident that the level of development indicated is realistic and achievable; it would undermine the strategy to identify a greater proportion of greenfield land release at this stage and it must remain a fundamental principle to maximise the potential delivery of housing on previously developed land.
- 4.42 In this context two alternative approaches to maximise development on previously developed land have also been considered; the redevelopment of previously developed land in more isolated rural



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locations; and the comprehensive relocation of existing business uses within built-up areas with the wholesale redevelopment of that land for new homes.

- 4.43 It is certainly possible that redevelopment of previously developed land need not be restricted to that within built-up area areas only. As a result the redevelopment of rural buildings and land could potentially 'count' towards meeting this target. There are a large number of potential rural 'brownfield' sites in the District which include, for example, redundant pig farms and nurseries and sites occupied by business uses that are inappropriate in a rural location (even though some of these types of sites would not meet the Government's definition of previously developed land). Taken together, if they were all, or even a reasonable proportion of these sites, considered for redevelopment then there would be the potential for a significant level of residential development in the countryside. Such development would, however be contrary to the locational strategy for new development in the District, which seeks to provide new homes in the most sustainable locations. Development outside the proposed built-up area boundaries would be isolated from services and facilities, which would increase reliance on the private car for transport, contrary to Government policy. The cumulative impact of such redevelopments could also have a significant impact on the character and appearance of the countryside in this District.
- 4.44 The other alternative approach that has been considered is the comprehensive relocation of existing business uses that are in sustainable locations within the built-up area boundaries. Although the wholesale redevelopment of such sites for residential use would appear to be in accordance with the development strategy for sustainable development, it could in fact in the majority of cases lead to an equally unsustainable locational strategy as that suggested by the first alternative approach. Sustainable development encompasses social and economic considerations as well as environmental issues. It is important, therefore, that there is a mix of uses within built-up areas to allow the opportunity of living close to areas of work to minimise the need to use the private car. This approach would also require the development of greenfield land in less sustainable locations, for the relocation of employment use. These two alternative approaches, other than in very specific local circumstances, are therefore considered to be less appropriate than the approach set out in the paragraphs above and in Policy CP5.



iii) Strategic Locations

4.45 It is intended that the majority of new greenfield development before 2018 will be provided in two large-scale, mixed-use, mixed density developments, called Strategic Locations, on land west of Crawley and west of Horsham. This strategy sets out the principles of development applying in both locations and describes the approach in each case to meeting the development requirements. More detailed plans will be prepared in due course for each Strategic Location (in the case of land west of Crawley through a Joint Area Action Plan with Crawley Borough Council) which will provide further explanation of the areas involved for development, including the precise locations for development; the mix of uses and their distribution within the development; the scale and quality of new development; and the requirements for new infrastructure and services. The more detailed proposals will prioritise the development objectives and will include details of the intended development programme in order to address these objectives.

West of Crawley

4.46 The adopted Structure Plan identifies the principle of development west of Crawley in an area to the north of the A264 within a broad area of search including land both to the north and south of the railway line. It envisages that the location could accommodate 2,500 homes by 2016, including subsidised housing, together with other uses and high quality employment land. The development is justified as being close to Gatwick and major employment areas in Crawley, and supporting economic growth in the north east of the County. The Structure Plan also recognises that development in this location may be delayed or prevented, in whole or in part, due to the need to safeguard land for a possible second runway at Gatwick Airport. It is indicated that the precise amount and location of development will need to be finalised following further detailed assessment work once the position regarding the possible second runway becomes clearer.

4.47 There is little doubt that the position regarding development to the west of Crawley within Horsham District is complex. We have sought to explore the issues carefully and to consult on possible ways forward. The proposal set out in the Preferred Options documents for development on land north of Ifield West raised significant concerns and it is clear that we need to re-evaluate these specific proposals. It is also clear that the development of land west of Crawley will have an important role to play in the Gatwick Area Sub-Region and in meeting the needs of Crawley for growth and expansion. We have therefore concluded that, whilst we are not yet in a position to identify a specific area or areas of



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land for the necessary development, we will continue as a matter of urgency to work with Crawley Borough Council and the stakeholders involved in the area west of Crawley to address the issues positively and bring forward an appropriate form of development as soon as realistically practical. This strategy consequently identifies an area of study within which proposals will be finalised, through the programmed Joint Area Action Plan for West and North West of Crawley.

- 4.48 It is considered that this approach represents the most realistic and robust means of addressing the issues involved whilst securing the delivery of the necessary development at the earliest opportunity. It will enable full evaluation of the concerns and site specific alternatives which have been put forward in response to our proposals to date. The alternative is either to identify a specific area of land without the full analysis necessary to justify it as a 'sound' proposal, or to delay the appropriate further studies pending the outcome of wider sub-regional studies and debates. Neither of these alternative approaches is considered acceptable if the established objectives for development in this area adjoining Crawley are to be achieved. The principle of development on land west of Crawley has been agreed through the Structure Plan process and no alternatives exist within Horsham District which would secure the sustainable urban extension of the dynamic community of Crawley.

West of Horsham

- 4.49 Land west and/or south west of Horsham is identified by the adopted Structure Plan as a Strategic Location for development. We have considered the way forward in this area very carefully, including in the light of the Structure Plan Examination in Public Panel's conclusions that the assessment of this location should have regard to the possibility that there could be further needs beyond that initially indicated in this area, which this Council would need to consider. Through the studies and consultations undertaken we have focused on two main areas of land: between Tanbridge House School/Hills Farm Lane, the A24 and the railway; and land to the south of Broadbridge Heath, between the A264, the A24 and the River Arun. This overall area has been examined either for a combination of uses, including a potential location for the higher education campus for the University of Sussex, or for a phased development extending beyond 2016. It has always been considered that a comprehensive, long-term approach towards the future of this whole area west of Horsham is essential. The results of all the studies undertaken have confirmed that this is the most appropriate way forward. In the context of the need to 'masterplan' this whole area and



the development requirements within the District to 2018, we have concluded that this area west of Horsham should be brought forward for development.

- 4.50 It is considered that this approach represents the most justifiable and sustainable means of addressing development within this area. It will provide the necessary comprehensive approach from the outset and will enable the development period to be contained so as to avoid prolonged disruption during the construction stages. The alternative 'strategic' approach would be to spread development either over a wider area in the broad location west of Horsham or over a longer time period, with the development requirements being made up elsewhere in the District. The first alternative option is not considered appropriate on the basis that the only other strategic alternative in this area would involve the redevelopment of Rookwood Golf Course, which is not acceptable for the reasons explained in the Background Paper 'Land West of Horsham: Strategic Development'. Similarly, the alternative of delaying development within the west of Horsham area and meeting the development requirements elsewhere in the District would not accord with national, regional and Structure Plan policies because it would not be as sustainable and would not meet the intended sequential approach to development. The potential role of further development at Billingshurst and Southwater has been examined but it has been concluded that they should not be considered as strategic locations for development at this stage, given the opportunities which exist for a sustainable 'urban extension' at the main town of Horsham. Smaller scale development at all of these locations would not produce the form of comprehensive, sustainable development appropriate to meet national and strategic planning principles or the spatial objectives of this Core Strategy. The same considerations would apply to a number of smaller scale developments within the other smaller towns and villages of the District.
- 4.51 The need for a comprehensive approach to development in the identified area west of Horsham/south of Broadbridge Heath is reinforced by the overall infrastructure requirements. This is demonstrated best by the fact that a new junction on the A24 is required for any development in this area; it has particular technical requirements and implications leading to a pattern of development in the area. Detailed investigations are continuing into the most appropriate form of the new A24 junction and, whilst it is expected to be contained within the boundary shown, it may be necessary to utilise some additional land. As long as this is purely to accommodate infrastructure works, such small variations shall not be seen as inconsistent with the overall development proposals. The full explanation and the other masterplanning considerations will be set out in the Supplementary Planning Document (including a comprehensive Master Plan) to be prepared for the specific planning



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of the west of Horsham area. It should also be clear that it is not anticipated that the long term boundaries to development in this area as indicated (the railway line south-west of Horsham and the River Arun and its floodplain south of Broadbridge Heath) will be breached. Similarly, it is considered that the existing A281 and A264 roads provide a firm boundary to development to the west of Broadbridge Heath and it is not proposed to include any of this land to the west of the village, which would be remote from the village centre, either in the current proposals or for potential future growth of the community beyond the plan period.

iv) Small Scale 'Greenfield' Sites

4.52 The adopted Structure Plan allows for limited provision to be made for the small-scale gradual growth of villages and small towns spread over the plan period which will assist the evolution of rural communities by meeting identified needs for housing and economic activity and supporting local facilities and services. Similarly the evolving South East Plan recognises that in rural areas some housing development will be needed to meet identified social or economic needs. It indicates that local planning authorities should positively plan for limited small scale affordable housing, business and service developments in villages to meet defined local needs and protect or extend key local services. The principle embodied in the Core Strategy reflects this philosophy by enabling limited development where appropriate opportunities exist in a way which meets local needs but does not undermine fundamentally the qualities which make them or their countryside setting unique and special.

4.53 This approach is not driven so much by overall housing requirements, although the appropriate local development will contribute to the broader requirements, but equally should not be at a level where it would undermine the development strategy with the emphasis on previously developed land and the Strategic Locations. It is much more about appropriate local opportunities to address particular needs and to make efficient use of land within or adjoining particular settlements in order to help support local services and facilities. The appropriate small scale greenfield sites (to be set out in detail in the Site Specific Allocations of Land document) also need to be viewed in the context of the opportunities for redevelopment of previously developed land within other settlements, which themselves will contribute to gradual growth and evolution of these settlements.

4.54 The intended provision for small scale 'greenfield' allocations to meet identified local needs will be established from consultations and studies undertaken at the local community level and will be set out in the Site



Specific Allocations of Land Development Plan Document. The principle is that development will not be appropriate in areas where it is considered that the local infrastructure and facilities would be unable to cope with the additional strain that would be placed upon them by new development. Similarly, development will not be appropriate, even in relatively sustainable locations, where it is considered that the environmental impact is too great or that the scale of development would be too extensive in relation to the size of the existing settlement. Parish Plans and Village or Parish Design Statements will be used as a basis for the consideration of needs or opportunities wherever possible. It may also be necessary to commission specific studies to demonstrate that the development will achieve the desired intentions. Some sites may be capable of being brought forward purely to meet identified affordable housing needs, under the terms of the 'exceptions' policy which will be set out in the General Development Control Policies Development Plan Document.

Core Policies for Housing Provision

4.55 In the light of the principles of the development strategy set out above we consider that the following core policies represent the appropriate basis for applying the spatial strategy in terms of residential development.

SPATIAL OBJECTIVE 4

"To enable the provision of a sufficient number of dwellings to meet the requirements of regional planning policy to 2018, including that specified by the West Sussex Structure Plan 2001-2016."



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POLICY CP 4

Housing Provision

Provision is made for the development of at least 10,575 homes and associated infrastructure in the District within the period 2001-2018.

This includes:

- i. 2,200* completions between 2001-05;
- ii. 1,390* homes already permitted or agreed for release;
- iii. at least a further 2,250 homes on previously developed land from 2005-2018;
- iv. the westward expansion of Crawley with 2,500 homes;
- v. the development of land west of Horsham for 2,000 homes; and
- vi. up to 255 homes as the small scale gradual growth of the smaller towns and villages in the District.

To ensure that the strategic requirements for the District are met, additional land in the most sustainable locations will be identified through the Site Specific Allocations DPD, or a contingency DPD, to be held in reserve and for its release to be managed through Policy CP 9.

*Includes redevelopment on previously-developed land. A total of 1985 homes on previously developed land had been built or already permitted/ agreed for release as at 31st March 2004.



Details of the monitoring targets and implementation responsibilities are set out on page 92.

- 4.56 The proposed delivery of this housing provision is indicated in the Annex to this Core Strategy on the basis of the actual and projected housebuilding rates and in the form of Housing Trajectories. Trajectory A indicates that the expected provision from development within the District, excluding the land west of Crawley which is dealt with separately because of its different basis, is above the annualised strategic allocation until very late in the plan period. The position will be kept under review and annual monitoring reports will provide updates to the trajectory to demonstrate progress towards meeting housing targets.
- 4.57 The District wide Trajectory B includes development West of Crawley and will be used to monitor the progress of housing delivery in this Strategic Location.



In order to accommodate any potential shortfall in the forecast supply arising from the sources identified in CP 4 (i) to (vi), additional land will be identified at one or more Category 1 settlements to be held in reserve with any release managed under the terms of CP 9.

POLICY CP 5

Built-Up Areas and Previously Developed Land

Priority will be given to locating new development within Horsham town and the other towns and villages which have defined built-up areas in accordance with the hierarchy and criteria listed below. The boundaries of the following built-up areas are defined on the Proposals Map:

Category 1 Settlements (towns and villages with a good range of services and facilities as well as some access to public transport - capable of sustaining some expansion, infilling and redevelopment)

- **Billingshurst**
- **Broadbridge Heath**
- **Henfield**
- **Horsham**
- **Pulborough**
- **Southwater**
- **Steyning, Bramber and Upper Beeding**
- **Storrington/Sullington**



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Category 2 Settlements (villages with a more limited level of services which should accommodate only small-scale development or minor extensions that address specific local needs)

- Amberley
- Ashington
- Barns Green
- Christ's Hospital
- Codmore Hill
- Coldwaltham
- Cowfold
- Faygate
- Lower Beeding
- Mannings Heath
- Partridge Green
- Rudgwick & Bucks Green
- Rusper
- Slinfold
- Small Dole
- Thakeham (The Street & High Bar Lane)
- Warnham
- Washington
- West Chiltington Common and Village

The emphasis will be on the re-use of suitable previously developed land (including the reuse or conversion of existing buildings) for housing.

'Local need' in relation to Category 2 Settlements will be assessed on the basis of the contribution to meeting identified local requirements for housing, including affordable housing, the retention or enhancement of community facilities and services, and the extent to which the addition of new development will not reinforce unsustainable patterns.



Details of the monitoring targets and implementation responsibilities are set out on page 92.



POLICY CP 6

Strategic Location - West of Crawley

Development within the area west of Crawley north of the A264 will be permitted following the completion of studies to identify the precise form and nature of development and in accordance with the principles of development set out below, to be defined further in a Joint Area Action Plan for Land West and North West of Crawley. Development will be programmed in order to enable the completion of 2,500 homes and other uses, including employment provision, by 2018.

The provision for development to the west of Crawley is intended to meet the growth and development needs of Crawley and is not considered to be inter-changeable with sites or locations elsewhere within Horsham District.

The principles of development are:

- the new development should be integrated with the physical and social infrastructure of Crawley, and with the landscape;
- the development should take place on a 'neighbourhood' principle with the provision of a mix of uses which are likely to include shops, employment, a primary school, a library service, doctors surgery, public open space, local transport infrastructure as well as housing, including affordable homes;
- new development should be located and designed in such a way that the sense of separation between Horsham and Crawley is maintained and that the impact of development on this separation, especially on the Strategic Gap, is minimised;
- the development will need to take into account the implications of relocating any existing uses and the amenities of existing residents within the area;
- sufficient transport infrastructure should be provided to meet the needs of the new development whilst maximising the opportunities for sustainable travel, including reducing the dependency on the car by providing access to local facilities and services, providing high quality passenger transport links, such as Fastway to Crawley and/or a new interchange station and ensuring safe, alternative and convenient pedestrian and cycle routes between the development and Crawley and to the countryside;



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- the opportunity to provide new employment, beyond that required in a neighbourhood centre, including the possibility of an employment allocation within the area to be covered by the Joint Area Action Plan;
- the development should seek to minimise any increase in levels of traffic through the existing neighbourhoods of Crawley and where possible, relieve pressure on the existing road network;
- the development should provide up to 40% affordable housing, the tenure of which should be determined through the Joint Area Action Plan taking into account the local housing needs of both Crawley Borough and Horsham District;
- the western edge of the new development should provide a firm boundary which can be defended against further development;
- the development of any relief or link road would need to be met, in part, on land away from the development area should the need for it (along with its form and location) be determined in the Joint Area Action Plan;
- new development should protect and, where possible, enhance the setting of Ifield Village Conservation Area and avoid areas of flood risk and aircraft noise contours of 60dBA Leq or more (either as existing or as indicated in relation to the alignment of the potential second runway and 'safeguarded' area). The noise contour level is only an indication of the desirable upper limit for major new noise sensitive development, and regard will be paid to Government advice on the subject in determining the exact locations of development types;
- the development should be based on maximising the opportunities for the use of sustainable construction methods.



Details of the monitoring targets and implementation responsibilities are set out on page 92.



POLICY CP 7

Strategic Allocation - West of Horsham

Development within the area west of Horsham bounded by the A264 to the north west, the River Arun to the south west and the railway to the south east will be permitted in accordance with the principles of development set out below, to be defined further through the preparation of a Supplementary Planning Document produced with the involvement of stakeholders and the community, and including a comprehensive Master Plan. Development will be programmed in order to enable the completion of 2,000 homes and other uses within the defined area by 2018.

The comprehensive development of this area will be required to deliver the necessary infrastructure, facilities and services to meet the needs of the expanded communities.

The principles of development are:

- the development should be integrated with Horsham and Broadbridge Heath whilst taking account of their separate identities and should reflect the needs of the communities in terms of facilities and services;
- the impact of new development on the existing transport network should be minimised - development will require a new junction south of the existing Farthings Hill junction to be provided. In order to relieve congestion, particularly at the Farthings Hill junction, local traffic will need to be separated from through traffic using the A24 by way of a new link road, from the A264 south of its junction with the A281 to the proposed new junction on the A24, which will also join the existing A264 at Broadbridge Heath close to the entrance to the Tesco superstore/Leisure Centre;
- the current western part of the A264 Broadbridge Heath bypass will be closed or downgraded in order to help integrate the new development with the existing community;
- development should maximise the opportunities for sustainable travel, including reducing the dependency on the car by providing suitable access to local facilities and services, providing high quality passenger transport links the town centre and Horsham rail station from the outset, and ensuring safe, attractive and convenient pedestrian and cycle routes between the development and local facilities;



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- development should not have a negative impact on the existing local infrastructure, services and facilities - it should provide sufficient high quality community services and facilities to serve the development and should take full account of identified leisure requirements, including enhancement to the Leisure Centre facilities and the potential for specific provision to meet the needs of both Broadbridge Heath and Horsham Football Clubs (although a Horsham facility is only a desirable objective, not related to the development);
- the opportunities provided by the comprehensive approach to the development of this area should be maximised to enhance the environment, including the quality of open spaces and links to the countryside beyond (including to Denne Hill and the River Arun as a key part of the setting of the town), and enhancements to habitats and the local landscape generally;
- the provision as part of a mixed-use development of appropriate employment and business uses, in order to enable the opportunity of working locally and to reflect the needs of the local economy;
- the development should incorporate sustainable development principles and sustainable construction methods, including taking advantage of any changes in technology over the development period;
- the provision of improved shopping facilities to meet the additional needs of the expanded communities, subject to the nature and scale of development being justified by the need and there being no materially adverse impact on existing centres; and
- the outer boundaries to the development formed by the railway line south-west of Horsham, the River Arun and its floodplain south of Broadbridge Heath, and the existing A281 and A264 roads should provide a long term, firm boundary which can be defended against further development.



Details of the monitoring targets and implementation responsibilities are set out on page 93.



POLICY CP 8

Small Scale 'Greenfield' Sites

Limited provision may be made in the Site Specific Allocations of Land Development Plan Document for small scale extensions to the smaller towns and villages to meet identified local needs* and assist in the gradual evolution of these communities by enabling development which meets their needs but does not fundamentally undermine the qualities which make them or their countryside setting unique and special. Beyond this provision, permission will only exceptionally be granted where additional local, social or economic needs arise or where development would result in substantial environmental enhancement compatible with the character of the location.

* 'Local needs' will be assessed on the basis of the contribution to meeting identified local requirements for housing or other development, including affordable housing, the retention or enhancement of community facilities and services, and the extent to which the addition of new development will not reinforce unsustainable patterns.



Details of the monitoring targets and implementation responsibilities are set out on page 93.

POLICY CP 9

Managing the Release of Housing Land

The release of land for housing will be managed in order to deliver the level and nature of development indicated in Policy CP4 over the period to 2018 and to give the necessary priority to the reuse of previously developed land within built-up areas. The adequacy of housing land supply will be assessed through monitoring and will be addressed through the preparation of an Annual Monitoring Report.

Depending on the results of monitoring it may be necessary to adjust the pace of delivery of housing by bringing forward, or holding back, new development. Through a separate DPD, additional land may be identified to be held in reserve, and any release to be managed in accordance with specified criteria.



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4.58 The primary objective is to secure a sustainable pattern of development. Accordingly, the emphasis will be upon maximising the contribution to the District's housing needs from previously developed land and secondly, on securing the comprehensive development of the two strategic allocations. However, in order to ensure that sufficient land is identified to meet the annualised housing requirements in the short term and to accommodate any shortfall in the forecast rates of supply, land may be identified under Policy CP4 and held in reserve. Mechanisms will be set out for monitoring and managing the release of land, including identifying the circumstances under which such reserve land would be released.

v) Employment Provision

4.59 The spatial strategy is based on the need to sustain and enhance the District's economic performance. The Council's Economic Development Strategy 2005-2008 recognises that it is important to the District's economy to retain companies already in the District. These objectives are dependent, in part, on protecting or enhancing existing employment land and sites and allowing some new employment development to meet the changing and future needs of businesses. The policy approach also takes into account the pressure that is placed on the local economy because of the influence of Gatwick Airport and London.

4.60 The West Sussex Structure Plan 2001-2016 indicates that the District is expected to accommodate 190,000 square metres of new employment floorspace, including existing commitments, by 2016. Allowing for a similar projection of development to 2018, the expected provision could be as much as 210,000 square metres, including existing 'commitments' where planning permission has been granted and where sites or buildings are under construction. The Structure Plan's intention is that this total would include provision within the two Strategic Locations. A proportion of the employment allocation for the west of Crawley area could be located within Crawley Borough. Full details of the employment provisions at the Strategic Locations will be included in the detailed masterplans for these areas, including the Joint Area Action Plan for West and North West of Crawley. It is too early at this stage to identify precisely where or in what form the employment development will be provided. It is expected to include a variety of forms of employment sites and premises, which in the case of land adjoining Crawley could include the development of land to the north of Crawley. In addition to the provision within the Strategic Locations, new floorspace development within defined built-up areas, or exceptionally outside these areas where specific rural economy or environmental enhancement objectives can be met, may be considered appropriate. The provision of appropriate,



well-located additional employment floorspace is essential to ensuring the District's future economic wellbeing. We are committed to ensuring that, where appropriate, local businesses have the opportunity to expand or relocate within the District. We will also seek to protect and enhance the District's most sustainable and valued 'industrial' areas through their identification as Employment Protection Zones (EPZ) and the application of appropriate policies within the areas, particularly in terms of a sequential approach towards any redevelopment proposals. These areas will be identified on the Proposals Map after evaluating a selection of criteria which assess their suitability for continued employment use, based on qualitative and quantitative measures such as location, accessibility, the condition of sites and premises as well as the scope for change and management, and marketing conditions. The suitability of these sites for continued employment use must also take account of how well they are likely to respond to forecast future requirements for employment land or floorspace.

- 4.61 The consultation process has not identified any substantive alternatives to this approach towards employment provision. The business sector has made helpful contributions to the consideration of the issues involved but there is concern that the policy approach will need to be flexible enough to respond to changing circumstances in the local economy. We therefore consider that the following core policy (Policy CP10) represents the appropriate basis for applying the spatial strategy in terms of employment provision.

SPATIAL OBJECTIVE 5

"To provide for business and employment development needs, particularly for existing local businesses."



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POLICY CP 10

Employment Provision

Provision is made for the development of some 210,000 square metres of employment floorspace within the period 2001-2018. This includes:

- i. existing commitments in the form of sites with planning permission or completed since 2001;
- ii. development for business, industry or warehousing on existing sites, including extensions to existing buildings and/or to sites within the boundaries of an existing industrial estate, redevelopment or intensification of use;
- iii. employment development within the West of Crawley Strategic Location, to also meet the additional needs of Crawley/Gatwick, which will be examined in the Joint Area Action Plan for Land West and North West of Crawley;
- iv. employment development within the West of Horsham Strategic Allocation, in recognition of the intended mixed-use nature of the development and the potential contribution to the needs of the local (not District) economy, the details of which will be determined through the Supplementary Planning Document Master Plan exercise;
- v. employment development as part of the restoration of the former Shoreham Cement Works site in a manner compatible with its sensitive location within an AONB, and as part of a package potentially including leisure provision which will thereby contribute to the regeneration and economic needs of the Sussex Coast Sub-region, the details of which will be examined in the Site Specific Allocations of Land Development Plan Document;
- vi. employment development as allocated in the Site Specific Allocations of Land Development Plan Document; and
- vii. the use of agricultural or other rural buildings within the terms of the rural strategy (Policy CP15).



Details of the monitoring targets and implementation responsibilities are set out on page 94.



- 4.62 'Employment floorspace' refers to offices, industrial uses, warehousing and other commercial uses within Classes B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) of the Use Classes Order 2005. Although other uses, such as retailing and leisure, also provide employment opportunities, they are not included within the definition. Similarly, although home working will be facilitated and encouraged, it is not included as part of the specific provision intended. It is important to recognise that the overall provision indicated is a yardstick and is not prescriptive or inflexible; the sources of provision may have other justification, such as meeting the needs of the Crawley/Gatwick area in the case of the strategic location west of Crawley or contributing to the regeneration of the Coastal Area in the case of Shoreham Cement Works. Floorspace provision will be kept under review through the annual monitoring process and more or less floorspace may be necessary during the period to 2018 in order to maintain a balance between employment and resident working population.

POLICY CP 11

Employment Sites and Premises

A range of locations, types and sizes of employment premises and sites will be provided to meet the needs of the local economy, particularly having regard to the needs of specific sectors of the business community. More efficient use should be made of existing sites and premises which are not fully used because they are unsuited to modern business needs. Development which would result in the loss of existing employment sites or premises, particularly within areas defined as Employment Protection Zones, will not be permitted where their retention is justified by the need to protect the stock of premises in the area and minimise the development of greenfield sites.

The provision of employment floorspace in a form that meets the requirements of the sectors and types of firms which exist in the District, whilst respecting the environmental objectives, will be informed by the Employment Land Review study and by monitoring the provision made against the needs of the local economy.

Employment Protection Zones will be identified using a qualitative and quantitative assessment of need and the suitability of existing employment sites and premises for continued employment use. The detailed policy for Employment Protection Zones will be set out in the General Development Control Policies document.



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Details of the monitoring targets and implementation responsibilities are set out on page 94.

c) Meeting the Needs of Local Communities and Business

4.63 The basic sustainable development principles of controlling and managing the demand for development so that the quality of life can be improved, both now and in the future, by meeting social and economic needs without causing unacceptable damage to the environment, underpin our approach towards planning the future of our District. Meeting the local needs of communities means bringing affordable homes, jobs, facilities and services within close reach and supporting existing facilities and services.

4.64 Within the provision made for new homes in the District (Policy CP4), it is essential that the development should provide for a mix of housing sizes, types and tenures to meet the varied needs of our communities. The Housing Supply/Demand Analysis undertaken in 2003 shows that there is a shortfall in 1-bed properties in most of the District and a significant demand for 2-bed homes in much of the District. Development schemes of all sizes should address positively this need for smaller homes. Priority should also be given to the provision of affordable housing, including housing for key workers. On the basis of the studies undertaken, we will expect developments to include an appropriate proportion of subsidised housing to meet the needs of local people who are not able to compete in the general housing market. The 2003 Housing Needs Assessment was undertaken, on behalf of the Council, by David Couttie Associates. The affordable housing requirements have been derived from this robust analysis of housing need across the District. The study demonstrated a potential overall need of some 7,000 dwellings by 2011. It is clearly not possible to meet the assessed need in full, especially in terms of the overall scale of development requirements in the District and the limitations of the planning system in delivering new affordable housing in relation to the locational and funding considerations. Nevertheless, it is vital to attempt to meet needs as far as possible and to establish a realistic target that can be achieved to deliver as many new affordable dwellings as possible. The Housing Needs Assessment report recommended 40% subsidised affordable homes be negotiated on sites coming forward over the plan period and that consideration be given to the adoption of a threshold of 15 housing units or 0.5 hectare. We propose to adopt this approach. However, in settlements of less than 3,000 population where a local need is demonstrated for affordable housing, only schemes that provide solely for affordable housing will be permitted unless a local need for additional market housing is also clearly demonstrated. In such



circumstances the 40% target will apply with a lower threshold of 5 units (0.16 hectare). This is a reflection of the limited opportunities for, and desirability of, anything other than small scale development in these locations, consistent with the aim of achieving sustainable development.

- 4.65 We recognise the need for flexibility in our approach to the policy requirements but equally we must acknowledge that we will need to be innovative if we are to secure the delivery of the required level of affordable housing. We will place the emphasis on the developer to deliver the affordable housing; where possible, the obligation will be placed on the developer to provide built affordable units on-site, to be completed against first occupation within a set timescale. However, in the light of the study undertaken for the Council by Adams Integra 'Assessment of Development Viability and Impact of Affordable Housing Policy' (June 2005) we will view the 40% provision as a 'baseline' or target on the basis that developers will need to demonstrate why the particular targets could not be met if that were the case. The study concludes that a 40% policy target should be sustainable and help to deliver an increased proportion of affordable homes compared with current levels. It is noted that where sites are not burdened with abnormal costs or very high value competing uses, the 40% should be deliverable. In cases where such abnormal costs or particular localised circumstances indicate to our satisfaction that the viability of a site is jeopardised we will negotiate an appropriate provision based on open discussions with developers.
- 4.66 Commuted payments will normally only be accepted where there are exceptional reasons preventing the provision of affordable housing on an identified site or where the Council and the developer are satisfied that there is greater need in another part of the District which can be better met by provision on an alternative site. This may particularly apply in relation to the smaller schemes in the villages where it may be preferable to accept an 'off-site' contribution, in order to avoid issues relating to the relevant proportions in small schemes. The commuted sum should be sufficient to secure the equivalent in terms of number, type, size and tenure of affordable housing units on an alternative site as would have been provided on-site. We are also committed to continuing to encourage 'rural exception' sites to come forward in order to meet identified housing needs for local communities; these sites may be appropriate for the use of commuted payments in rural areas.
- 4.67 We consider that Policy CP12 below represents the appropriate basis for securing the necessary affordable housing provision in the District and that it also provides the necessary certainty to landowners, developers and local communities on the Council's requirements. Further



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details of the proposed approach to affordable housing will be included in a Supplementary Planning Document, which will be published separately.

- 4.68 There is clearly a need to ensure that new development does not make services and facilities worse for people elsewhere. We therefore support the provision of the physical and social infrastructure required to meet the needs of residents and businesses and particularly the principle of new development being required to ensure that the necessary infrastructure and services are in place at the right time. As a result, the development of sites for residential and employment use will be expected to contribute towards infrastructure and community facilities that have been, or will be, established as being necessary to accommodate development. We will draw on the results of consultation and of community involvement, particularly with regard to the provisions of Parish Plans, Rural Town Action Plans and the Horsham Town Neighbourhood Appraisal, in establishing the position. Where there are specific provisions for particular locations or sites these will be set out in the relevant policy in the Site Specific Allocations of Land document or in the more detailed 'masterplans' for the two Strategic Locations. In all other cases, particularly for 'windfall' sites, there is a requirement for contributions towards community facilities, including local community needs (e.g. village halls), leisure/open space, library, fire service, social services and health facilities, where development places an additional strain on existing facilities. New development will also be expected to fund any necessary new and/or enhanced infrastructure requirements, including contributions towards promoting more sustainable transport choices aimed at reducing the need to travel by car.
- 4.69 The economic and social needs of people who live and work in the countryside are also recognised and change must be accommodated. This objective must, however, be weighed against the need to protect and, where possible, enhance the countryside's essential character. The necessary approach, therefore, partly means limiting the further pressures for development within the countryside, and partly finding new ways of ensuring the on-going management of countryside to ensure that it delivers the quality of life that people require. We recognise the need for the continuing development and implementation of a rural strategy within the countryside and rural parts of the District. It would not be appropriate just to allow any form of 'rural diversification' to proceed largely uninhibited or, equally, to be very restrictive to the extent of resisting all proposals involving development within the countryside. Neither extreme of approach would give the balance which is considered appropriate in order to respond to needs brought about by changing circumstances, whilst protecting the character of rural



areas. We believe that an approach which encourages sustainable economic well-being, delivered in a way that also achieves environmental gain, is the appropriate way forward.

- 4.70 We therefore consider that Policies CP13, 14, 15 and 16 below represent the appropriate basis for addressing the needs of local communities and businesses, in addition to the provision for affordable housing (set out in Policy CP12).

SPATIAL OBJECTIVE 6

"To meet the diverse needs of the communities and businesses of the District".

SPATIAL OBJECTIVE 7

"To promote and enhance community leisure and recreation facilities, and to assist the development of appropriate tourism and cultural facilities."



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POLICY CP 12

Meeting Housing Needs

Development should provide a mix of housing sizes, types and tenures to meet the needs of the District's communities. Provision should particularly be made for smaller homes to meet the needs of existing and new households.

Residential developments of 15 dwellings or more (or on sites of 0.5 hectare and above) will be expected to include an appropriate proportion of affordable homes, with the target being 40% of the total, in order to meet the proven needs of people who are not able to compete in the general housing market. In settlements with a population of less than 3,000, permission will only be granted for schemes providing 100% affordable housing unless it is demonstrated that market housing is required under Policies CP 5 or CP 8. In such cases the target of 40% provision will apply to developments of five dwellings or more (or on sites of 0.16 hectare and above).



Details of the monitoring targets and implementation responsibilities are set out on page 93.

- 4.71 Affordable housing comprises that with a subsidy to enable the price or rent to be substantially lower than the prevailing market prices or rents in the District and where mechanisms exist to ensure the housing remains affordable for those who cannot compete in the existing housing market. The overall target is to provide 25% of the total as social rented properties with other forms, including shared ownership, shared equity and sub-market rent, comprising the rest of the affordable housing (15%). However, the tenure split on each site will be determined in the light of up-to-date information, particularly on local need and supply. Affordable housing should be provided as built units on-site normally in conjunction with Registered Social Landlords; in exceptional circumstances where there are overriding site constraints, where site specific issues inhibit the provision of affordable housing, or where provision can be better met on an alternative site in the District, off-site contributions may be accepted as an alternative. Proposals for employment provision or other commercial uses, as well as specific operations such as nursing homes or large educational establishments, will be encouraged to make appropriate contributions towards affordable housing needs, particularly for key workers. Retirement and sheltered



housing will also need to address affordable housing needs, either on part of the site involved or through commuted payments for use in alternative locations. Further advice on the provision of commuted payment and the mechanisms for the delivery of affordable housing will be included in a Supplementary Planning Document.

POLICY CP 13

Infrastructure Requirements*

The release of land for development will be dependent on there being sufficient capacity in the existing local infrastructure to meet the additional requirements arising from new development or suitable arrangements having been put in place for the improvement of the infrastructure, services and community facilities made necessary by the development. Where there is a need for extra capacity this will need to be provided in time to serve the development or the relevant phase of the development, in order to ensure that the environment and amenities of local residents are not adversely affected. Arrangements for provision or improvement, including in terms of access to facilities, to the required standard will be secured by planning obligation, or in some cases conditions attached to a planning permission, so that the appropriate improvement can be completed prior to occupation of the development, or the relevant phase of the development.

Proposals by service providers for the delivery of physical infrastructure to meet the needs generated by new development and by existing communities will be permitted, subject to other relevant policies.

* See Glossary for definition.



Details of the monitoring targets and implementation responsibilities are set out on page 94.

- 4.72 It is a fundamental principle that all new development, whether large or small, contributes to demands on existing infrastructure, community facilities and public services. Developers, working in conjunction with the Council, will therefore be required to demonstrate that there is adequate capacity both on and off site to serve the development and that it would not lead to problems for existing users. In some cases this may make it necessary for developers to carry out appropriate studies



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to ascertain whether the proposed development would lead to overloading of existing infrastructure, facilities or services. Where there is a capacity problem developers will be expected to fund or to contribute towards the necessary improvements or new provision to serve needs arising from their development. Development should not take place faster than the provision of infrastructure which its occupiers will need, thereby placing a strain on existing facilities and services. Development will only be permitted when agreement has been reached between the relevant parties on the programmed implementation of required on-site and off-site improvements, or such improvements have been secured by other means such as a condition. The Council's approach to planning obligations and this topic will be set out in more detail in an SPD.



POLICY CP 14

Protection and Enhancement of Community Facilities and Services*

New or improved community facilities or services will be encouraged in order to enrich the overall quality of life within the District and, particularly, where they meet the identified needs of local communities. These facilities or services should preferably be within defined built-up areas but exceptionally may be located outside such areas where this is the only practicable option and where a suitable site well-related to an existing settlement exists.

Development proposals that would result in the loss of sites and premises currently or last used for the provision of community facilities or services, leisure or cultural activities for the community will be resisted.

The loss of open space, sport and recreation facilities is dealt with in national planning policies (PPG17). For other circumstances, as a minimum it will be necessary to demonstrate that continued use as a community facility or service is no longer feasible having regard to appropriate marketing, the demand for the use of the site or premises, its usability, and the identification of a potential future occupier. Where it cannot be shown by these or other means that the community facility or service is surplus to requirements, such a loss may be considered acceptable provided that:

- a. an alternative facility of equivalent or better quality and scale to meet community needs is available, or will be provided at an equally accessible location within the vicinity; or
- b. a significant enhancement to the nature and quality of an existing facility will result from the redevelopment for alternative uses of an appropriate proportion of the site.

* See Glossary for definition.



Details of the monitoring targets and implementation responsibilities are set out on page 95.



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- 4.73 New or improved services and facilities for communities in the District, including recreational provision (see the definition of community facilities and services in the Glossary), will be required and they should be planned for and suitable land provided for them in appropriate and accessible locations.
- 4.74 It is equally important to protect community facilities and services that play an important role in the social infrastructure of the area. Prospective applicants for any proposals that involve alternative uses of sites and premises are advised to consider the qualitative, quantitative and accessibility requirements, including the possibility of a financial test, at the earliest opportunity.



POLICY CP 15

Rural Strategy

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 support their role in acting as a focus for meeting rural community needs.

In the countryside, development which maintains the quality and character of the area whilst sustaining its varied and productive social and economic activity will be supported in principle. Any development should be appropriate to the countryside location and should:

- a. contribute to the diverse and sustainable farming enterprises within the District or, in the case of other countryside-based enterprises and activities, contribute to the wider rural economy and/or promote recreation in, and the enjoyment of, the countryside; and either
- b. be contained wherever possible within suitably located buildings which are appropriate for conversion or, in the case of an established rural industrial estate, within the existing boundaries of the estate; or
- c. result in substantial environmental improvement and reduce the impact on the countryside particularly where, exceptionally, new or replacement buildings are involved.

Any development in accordance with this strategy should not harm the rural character of the area by virtue of the nature and level of activity involved and the type and amount of traffic generated (or by other effects such as noise and pollution).

* The smaller towns and villages in the District are all those listed in Categories 1 & 2 in Policy CP 5, with the exception of Horsham town.



Details of the monitoring targets and implementation responsibilities are set out on page 95.



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- 4.75 The principal purpose regarding the rural economy of the District is to ensure sustainable economic growth and to meet the social needs of people who live and work in rural areas. We are seeking to balance the development necessary to sustain and ensure future economic diversity and prosperity whilst maintaining the continued protection of the countryside's environment and character. It is also considered essential that the District's countryside is not blighted by economically unviable employment based development. Whilst farming provides just over 2% of the total employment and is relatively small in economic terms it does continue to perform an important role, particularly in helping to maintain the District's landscape character. Allowing farmers the ability (in terms of planning permission) to diversify for the benefit of the agricultural holding plays an important part in continuing their role of landscape management. The objective will be to see positive benefits from any appropriate diversification or development. The priority will, however, continue to be to minimise the amount and scale of new building in the countryside, compatible with the aim of sustainable rural economic development. We will seek to prepare further guidance in order to assist with the implementation of this core policy by indicating the means to assess rural economic or social needs and how development might contribute to the rural economy.

POLICY CP 16

Inclusive Communities

Positive measures which help create a socially inclusive and 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. **people with special needs, including the disabled or those with learning disabilities;**
- b. **the needs of an ageing population, particularly in terms of housing and health;**
- c. **the requirements of rural workers or essential workers in rural areas;**
- d. **the co-ordination of services to fulfil the needs of young people; and**
- e. **the specific needs of minority groups within the District, including gypsies and travellers.**



The monitoring targets and implementation responsibilities relevant to this policy are contained within the overall indicators set out on pages 92-95.

- 4.76 Communities will only be sustainable if they are fully inclusive and deliver the necessary standards of services. It is important that development should contribute towards meeting the needs of all sections of the community and help to encourage social cohesion. We will therefore seek to ensure that opportunities are taken to address identified needs and that the services which promote and support health and well-being are accessible and effective, having regard to the circumstances of the people for whom they are provided.

d) Vitality and Viability of Existing Centres

- 4.77 The maintenance and enhancement of the role of the town and village centres within the District, as a focus for activities which give them their distinct character, is fundamental to the achievement of sustainable development in the District. The emphasis in the past has tended to be on shopping facilities but it is clear that the centres are much more than merely a collection of shops; they also perform a valuable role in meeting the needs of local communities and visitors. The need for diversity and the ability to offer a range of choice in an attractive environment is key, with the approach towards retailing being a significant element of this.
- 4.78 Horsham town centre is identified by the evolving South East Plan as part of a network of strategic town centres within the region which will be the focus for larger scale development. It performs a sub-regional centre role. The District's larger village centres (Billingshurst, Henfield, Pulborough, Southwater, Steyning and Storrington) each have different issues relating to their role and function but are a focus for the local community and the wider area in a variety of ways. They clearly perform at a different level in the hierarchy and network of centres than Horsham town centre. We have sought to understand the respective roles of the town and village centres by specific studies and through engagement with the local communities on their Parish Plans/Rural Town Action Plans/Horsham Town Neighbourhood Appraisal. With regard to retailing, we have commissioned studies to understand better their performance and the key trends affecting them. The 'Retail Health Check' report prepared in February 2003 has informed the position and has been updated so far as Horsham town is concerned by 'The Horsham Retail Health Check Update', July 2005.



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4.79 The principal conclusion is that Horsham town centre is a vital and viable town centre providing a good range and choice of facilities but with scope for continued improvement, particularly in terms of management to minimise the loss of trade to other destinations. It is acknowledged that Horsham town centre could not compete with larger centres elsewhere in the sub-region on retail floorspace grounds and that it must reinforce its own identity to ensure it becomes a destination in its own right. There is minimal, if any, need for additional convenience retail floorspace in the plan period, although some additional provision may be justified as part of the west of Horsham development, but there is an existing and future need for additional comparison floorspace, if suitable opportunities can be found within the town centre. The strategy in terms of retailing is based on taking a positive but cautious approach to the District's centres, particularly in the short term, monitoring their performance and the potential needs which might arise over time rather than putting forward specific development proposals at this stage.

SPATIAL OBJECTIVE 8

"To enhance the vitality and viability of Horsham town centre and the centres of the smaller towns and villages in the District."



POLICY CP 17

Vitality and Viability of Existing Centres

Measures to improve Horsham town centre and the other town or village centres within the District, including appropriate development, will be encouraged provided that they help them to adapt and reinforce their role in meeting needs, acting as the focus for a range of activities, including retailing, leisure, cultural, business and residential uses, and do not cause unacceptable levels of disturbance to the local community or damage the townscape character.

The vitality of the existing retail centres within the District will be maintained and enhanced, in accordance with their identified role, through a combination of promotional or physical improvement measures and addressing retail development in the following ways:

- a. permitting appropriate new retail proposals;
- b. limiting proposals within existing town centres to under 2,500 square metres gross floorspace unless the relevant criteria in PPS6 are met;
- c. restricting retail development, except extensions under 200 square metres gross floorspace, outside the defined centres unless the relevant criteria in PPS6 are met;
- d. the definition in the General Development Control Policies document of Retail Frontages in Horsham, Billingshurst, Henfield, Pulborough, Southwater, Storrington and Steyning;
- e. controlling change of use from A1 (retail) to A2 (financial and professional services), A3 (restaurants and cafés), A4 (drinking establishments, A5 (hot food take away) or residential at ground floor level within the defined Primary and Secondary Retail Frontages, and within neighbourhood/village locations.



Details of the monitoring targets and implementation responsibilities are set out on pages 95-96.

- 4.80 It is important to recognise that a range of policies or strategies, including transport, economic and community strategies, will impact on the achievement of the economic, environmental and social vitality of the District's town and village centres. We will ensure that there is a co-ordinated approach and that the quality of the centres is supported and enhanced. With regard to retailing, in both Horsham town centre



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and the larger village centres, we consider it fundamental that their retail vitality and viability is not undermined. Therefore we will resist any proposals which may potentially damage or undermine the retail use of these centres. More detailed policies, both to permit additional retail accommodation where appropriate and to protect existing centres with the balance of uses within them, are included in the General Development Control Policies document.

e) Tourism and Cultural Facilities

- 4.81 Tourism is an important source of local employment and also often provides the means of conserving the heritage and enriching the quality of life. There are opportunities to improve the tourism 'product' of the District through appropriate management and promotional initiatives; equally it will be important to encourage the retention of existing facilities and new development which meets the objective of facilitating sustainable tourism and economic growth within the District. We believe that it is appropriate to take a proactive stance to encourage tourism within the District whilst at the same time avoiding major new tourism development which could conflict with the objectives to protect the character of the District.
- 4.82 Within this overall philosophy, the approach towards the encouragement of tourism will vary across the District according to the characteristics of the different parts of the area. The emphasis is on focusing appropriate facilities in the towns and larger villages as far as possible. Within Horsham town in particular, there is scope to enhance the attraction provided, through the encouragement of additional hotel accommodation, including in recognition of the identification in the Horsham District Tourism Strategy and Action Plan for 2005-2015 of the potential benefit of a new 'business' hotel. At the former Shoreham Cement Works there may be potential for tourism or major leisure uses in conjunction with employment provision, as part of the restoration package for the site identified in Policy CP 10 and set out in more detail in the Site Specific Allocations of Land DPD. In the rural areas we will support initiatives which seek to develop the tourism opportunities associated with rural diversification, including recreation-based farm diversification, provided that they are of a scale and type appropriate to their location. It will, however, need to be clear that within the Areas of Outstanding Natural Beauty any tourism development will also need to conserve and enhance their natural beauty and so may need more critical assessment. In all cases where tourism development is involved



consideration will need to be given to the impact on existing centres, the effect on the environmental or historic character of the area, and the means to increase access by sustainable transport modes.

SPATIAL OBJECTIVE 7

"To provide and enhance community leisure and recreation facilities, and to assist the development of appropriate tourism and cultural facilities."



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POLICY CP 18

Tourism and Cultural Facilities*

Measures which promote tourism, including recreation-based rural diversification*, and enhance local cultural facilities will be encouraged. Any development should be of a scale and type appropriate to the location and should increase the range or improve the quality of accommodation, attraction or experiences for tourists, day visitors, business visitors, and residents in the District. Support will particularly be given to proposals which:

- a. reinforce the local distinctiveness and improve existing facilities;
- b. focuses major new hotel accommodation in Horsham town centre, particularly with a view to improving the range and type of hotel accommodation within it; and focuses other new build tourist accommodation in, or adjacent to, existing towns and villages;
- c. strengthen the facilities available within the towns and villages in the District and in terms of their relationship with the countryside around them;
- d. develop the opportunities associated with rural diversification and rural development initiatives, particularly where they assist farm diversification projects, benefit the local economy, or enable the retention of buildings contributing to the character of the countryside;
- e. do not result in the loss of a cultural resource; and
- f. support the restoration of the Shoreham Cement Works site as part of the comprehensive package involving employment and leisure uses, aimed at securing major environmental and landscape improvements compatible with its sensitive location within an AONB.

* See Glossary for definition.



Details of the monitoring targets and implementation responsibilities are set out on page 96.



f) Managing Travel Demand and Widening Choice of Transport

4.83 The spatial objective for transport reflects the need to secure sustainable development that reduces reliance on the private car. We need to put forward an agenda that provides for the integration of land use planning and transport policies with the aim of managing increasing travel demand in an effective and sustainable manner, whilst enhancing choice and responding to the needs of residents, employees, visitors and the need to enhance the economic vitality of the District. This has meant, and will continue to mean making some difficult decisions about priorities within the District and in Horsham town in particular. The Horsham District Community Partnership through its Community Strategy process, has identified the need for joined up thinking, with a start being made on creating transport strategies which encompass all services, including buses, taxis and trains. We recognise the need for action in a number of respects and are happy to support the County Council in pursuing the objectives of the West Sussex Transport Plan and the Horsham Area Transport Plan. We have commissioned specific research to review the current parking strategy within Horsham town centre, including the role of park and ride. We will consider further the recommendations made by the study (Horsham Town Park and Ride Study, July 2005), particularly in terms of parking demand management in the short term, and we will continue to pursue the specific aim of implementing further park and ride provision, initially as part of the West of Horsham development, as well as planning for the implications of the decriminalisation of parking enforcement (Local Authority Parking Enforcement) in 2006. We also consider it important that, as far as possible, new development is located in such a way as to enhance travel choice and facilitate access to the most sustainable modes of travel, such as public transport, walking or cycling, or at least contribute to their improvement.

4.84 It is acknowledged that transport policies and provisions generate considerable interest and a wide range of views on the appropriate way forward, particularly in the context of the circumstances within this District. Opposition is largely focused on the interpretation of the specified objective through specific measures, such as car parking policy, or the lack of new initiatives/funding in particular locations. However, there is also behind these reactions an inherent resistance to some of the principles involved. It will be important to continue the dialogue on these issues in order to ensure that there is a 'rebalancing' of the local transport network based on a package of measures. We believe, however, taking account of Government advice



The Core Strategy (2007)

and policies as well as the necessary objectives in the local context, it is right to focus attention on more sustainable forms of transport and to pursue appropriate policies to manage demand.

SPATIAL OBJECTIVE 9

"To reduce the expected growth in car based travel by seeking to provide choice in modes of transport wherever possible."

POLICY CP 19

Managing Travel Demand and Widening Choice of Transport

In order to manage effectively the anticipated growth in demand for travel, management policies or 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 services and facilities, will be encouraged and supported. Priority will be given to schemes that:

- a. maintain and improve the existing transport system, including road and rail, and enhance the facilities for pedestrians, including those with reduced mobility, and other users such as equestrians and cyclists;
- b. improve road and personal safety, including programmed improvements to the A24 between Horsham and Capel, and between Ashington and Southwater as well as extensions to the cycle network in Horsham town;
- c. deliver better local bus services in partnership with operators, including making use of Bus Quality Partnerships, and increase the opportunities for interchange between the public transport network and all other modes of transport;
- d. develop innovative and adaptable approaches to public transport in the rural areas of the District; and
- e. ensure that development is located where there are, or will be, choices in modes of transport available and where it minimises the distance people need to travel.



Details of the monitoring targets and implementation responsibilities are set out on page 96.



- 4.85 It is recognised that Horsham is a predominantly rural District where the private car remains in many cases the most practical and economic means of travel. However, this should not mean that widening the choice available, where possible, should not be a key aim of this Core Strategy. The policy reflects the need to provide an integrated transport network that makes best use of all forms of transport and increases accessibility to non-car modes of transport, thus reducing congestion and pollution, and protecting the environment. Development will only be permitted provided it is, as far as possible, close to existing transport nodes, particularly public transport interchanges, and with convenient pedestrian and cycle links. Where development cannot be located near existing public transport networks, particularly where it is intended to meet other identified local needs, provision will be sought to enable the development to be served by more than one means of transport. Contributions from development will be sought to improve public transport, perhaps in the form of community transport initiatives, or other local links, particularly those identified by communities in Parish Plans/Rural Town Action Plans.
- 4.86 We will continue to implement a parking regime in Horsham town centre that manages parking demand, supplemented by positive measures to reduce the demand for parking. We will monitor parking demand and retain options for future consideration, including implementing further park and ride sites around the town, if the demand significantly increases, as part of a comprehensive strategy for the future. Within the plan period to 2018 we will pursue the implementation of a park and ride site as part of the west of Horsham development, both to help manage parking in the town and to contribute to the achievement of a fast and efficient bus service for residents and visitors from this direction into the town centre and to the railway station.
- 4.87 Improvements to the strategic road network, particularly on the A24 between Horsham and Capel and between Ashington and Southwater, and to the passenger transport network, are supported. All improvements should take full account of the Strategy's environmental objectives and the need to mitigate any harmful environmental effects.

Key Diagram

- 4.88 The broad strategy for the District is illustrated in diagrammatic format in the Key Diagram at the back of this document.



Chapter 5 MONITORING AND IMPLEMENTATION FRAMEWORK

- 5.1 The spatial strategy and core policies of the document are based on information currently available. The Core Strategy must respond to changing needs and circumstances, nationally, regionally and at the District or local level. Monitoring will assess its effectiveness in delivering the vision and spatial objectives, and in implementing the spatial strategy. An Annual Monitoring Report (AMR) will be prepared to indicate the extent to which the core policies are being achieved and to identify any changes if a policy is not working or if the targets, particularly in terms of housing completions (see Annex: Horsham District Housing Trajectory), are not being met. Should annual monitoring of the indicators reveal any significant failure(s) to meet targets, the Council will take action to rectify the situation as soon as possible. In particular, a separate DPD will identify additional housing land which will be held in reserve, and it will also set out mechanisms for monitoring and managing the release of such land. In addition, the Council will undertake a review of the Core Strategy where steps can be taken, if necessary, to correct matters. The review is expected to commence in 2008 (as set out in the Local Development Scheme), and will take account of the then published South East Plan.
- 5.2 Indicators have been developed which provide a consistent basis for monitoring the performance of the strategy against the spatial objectives. These indicators are derived from the nineteen core policies and are set out in the tables below. They have been chosen to provide a brief guide to overall progress and to concentrate particularly on the delivery of the key development provisions, primarily for housing. Not all the indicators will be influenced solely by the implementation of this Core Strategy and some will also depend on external events. However, given the sustainable development principles embodied in the vision and objectives for the District, the indicators provide the basis for identifying where the spatial strategy needs to be strengthened, maintained or changed in some way.
- 5.3 This document is accompanied by a formal Sustainability Appraisal / Strategic Environmental Assessment report, considering the social, environmental and economic effects of the proposals, particularly in terms of measuring the contribution towards achieving sustainable development.



MONITORING AND IMPLEMENTATION FRAMEWORK

Topic	Indicator/Proposed Action	Targets & Dates	Responsible Agency	References/Comments
Landscape and Townscape Character	Condition of 32 landscape character areas, as indicated in Landscape Character Assessment	Maintain or improve from current levels (good, declining or poor)	District Council/County Council	Requires a review of landscape character assessment
	Number of Village/Parish Design Statements	Increase number by 50% from present (2005) level by 2008	Local communities/District Council	Requires local community initiative
	Type and percentages of planning permissions granted for new development in two Strategic Gaps	Maintain or reduce current rates/limit forms of development	District Council	Data not currently available so requires initial period of monitoring from planning applications



The Core Strategy (2007)

Topic	Indicator/Proposed Action	Targets & Dates	Responsible Agency	References/Comments
	Number of planning applications incorporating Conservation Area or historic landscape enhancements	No specific target but increase proportion where development involved in these locations	Private Sector/District Council	Target difficult to set but enhancement is key objective
	Number of applications incorporating biodiversity enhancement features	Increasing number of schemes/ change in areas contributing to biodiversity importance	Private Sector/District Council	Not monitored at present
	Number of schemes with a negative impact on legally protected species/ SNCIs or ancient woodland	Reduce to minimise impacts	Private Sector/District Council	Requires co-ordinated approach. Not monitored to date



MONITORING AND IMPLEMENTATION FRAMEWORK

Topic	Indicator/Proposed Action	Targets & Dates	Responsible Agency	References/Comments
	Type, amount and percentages of planning applications granted for new development in the two Areas of Outstanding Natural Beauty	Maintain or reduce current rates/ limit forms of development	South Downs Board/ High Weald JAC/District Council	Date not currently available so requires initial period of monitoring
Environmental Quality	Number of proposals which result in clean-up of contaminated sites	No specific target - by 2018	District Council/ Environment Agency, Private Sector	Target difficult to set as contaminated land not large proportion of sites available
	Number of development proposals which include flood risk assessment	Increasing levels - include two Strategic Locations. By planning permission stage	District Council/ Environment Agency, Private Sector	Will depend on local circumstances. Not monitored to date



The Core Strategy (2007)

Topic	Indicator/Proposed Action	Targets & Dates	Responsible Agency	References/Comments
	Number of rivers in District meeting river quality targets	As set each year by Environment Agency - to 2018	Environment Agency	Water quality not attributable to development alone but may give indication of any change after new development
	Number of developments incorporating renewable energy components; using reclaimed materials in construction; and water/energy efficient measures	Increasing numbers of developments - by 2018	Private Sector/ Housing Associations, District Council	Requires co-ordinated approach and clear monitoring basis

MONITORING AND IMPLEMENTATION FRAMEWORK



MONITORING AND IMPLEMENTATION FRAMEWORK

Topic	Indicator/Proposed Action	Targets & Dates	Responsible Agency	References/Comments
Housing Provision	Completion of 10,575 homes by 2018 (from 2001 - annual average of 620 dwellings). Housing trajectory showing actual and projected dwelling completions	From 2001 to 2004 current base, and annually to 2018	Private sector and Housing Associations (facilitated by District Council)	Lower annual average for 2001-2006, pending release of Strategic Locations: West Sussex Structure Plan 2001-2016
Previously-developed land	Number and percentage of homes built on previously-developed land	2,250 homes from 2005-2018 48% total provision 2001-2018	Private sector and Housing Associations	Urban Housing Potential 2004-2018 study/West Sussex Structure Plan 2001-2016
West of Crawley	Develop 2,500 homes in new neighbourhood (Strategic Location) west of Crawley	By 2018, phased with infrastructure	Private Sector, English Partnerships, County Council and Housing Associations	Masterplanning in Joint Area Action Plan



The Core Strategy (2007)

Topic	Indicator/Proposed Action	Targets & Dates	Responsible Agency	References/Comments
West of Horsham	Develop 2,000 homes within mixed-use Strategic Location west of Horsham	By 2018, phased with infrastructure	Private Sector, education, healthcare providers and Housing Associations	Masterplanning in Supplementary Planning Document
Small-scale greenfield sites	Develop up to 274 homes as small scale gradual growth of towns and villages	By 2018 release according to needs/delivery requirements	Private Sector, Housing Associations	Site Specific Allocations of Land DPD. Depends on meeting specific local needs
Affordable Housing	Provision of proportion of affordable housing on qualifying residential schemes	40% of total development above relevant thresholds - by 2018	Private sector, Housing Associations and District Council	Mechanisms for delivery of affordable housing to be set out in SPD



MONITORING AND IMPLEMENTATION FRAMEWORK

Topic	Indicator/Proposed Action	Targets & Dates	Responsible Agency	References/Comments
Employment provision	Amount of land developed for employment/land supply by type (B1,B2,B8), particularly in two Strategic Locations	210,000 sq m by 2018	Private sector/ businesses, Crawley Borough Council (re west/north-west of Crawley)	Joint Area Action Plan and Supplementary Planning Document
Infrastructure requirements	Number of schemes with S106 planning obligations/use of contributions made for infrastructure, open space/community improvements	Collection and expenditure of monies within appropriate timescale; depends on up to date Supplementary Planning Docs based on assessments e.g. open space strategy	District Council, County Council	No specific target as depends on site circumstances. Need to monitor any problems of service delivery in development areas



The Core Strategy (2007)

Topic	Indicator/Proposed Action	Targets & Dates	Responsible Agency	References/Comments
Protection and enhancement of community facilities	Number of schemes resulting in improved community facilities or loss of facilities. open space	Net gain in community facilities - by 2018	District Council	Requires clear definition and monitoring process
Rural Strategy	Number and type of rural diversification schemes permitted	Increase number and range of schemes - by 2018	District Council	Needs parameters to be established for appropriate schemes
Vitality and Viability of Existing Centres	Amount of new retail floorspace created and other development in Horsham town/village centres	No specific target - depends on range of factors but may include percentage of completed retail, office and leisure development	Private Sector, District Council	CB Hillier Parker Retail Healthcheck Study. Needs new monitoring approach



MONITORING AND IMPLEMENTATION FRAMEWORK

Topic	Indicator/Proposed Action	Targets & Dates	Responsible Agency	References/Comments
Vitality and Viability of Existing Centres	Number of retail units converted to other uses	No loss of retail units in defined frontages	District Council	
Tourism and Cultural Facilities	Increase contribution that tourism makes to the local economy	Increase number of hotel beds by 2018	Private Sector, District Council	
Managing Travel Demand and Widening Choice of Transport	Increase in proportion of journeys to work by walking, cycling and public transport	-annual monitoring to assess demand/capacity and respond accordingly	County Council, District Council	Data only available from Census. Other information may give indication
	Monitor usage of car parks, particularly at peak times	-annual monitoring to assess demand/capacity and respond accordingly	District Council	From current data.



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Chapter 6 CONCLUSIONS AND NEXT STEPS

- 6.1 This document is a key component within the process of preparing the full 'portfolio' of documents which will comprise the Local Development Framework. This Core Strategy development plan document represents the Council's agreed vision, spatial objectives, policies and monitoring and implementation framework for the District. All other development plan documents must be in conformity with the Core Strategy. More detailed provisions for particular sites or for controlling development within the District are set out in other development plan or supplementary planning documents, in accordance with the Council's agreed Local Development Scheme. The core policies in this document provide the strategic framework necessary to deliver the intended spatial strategy.
- 6.2 Having defined the vision as an extension of that agreed by the Horsham District Community Partnership, specified spatial objectives, and articulated these through the spatial strategy and core policies, we have reflected the discussions and comments made by the community, stakeholders and other interests during the formative stages of this document, as far as possible.
- 6.3 We will continue to discuss the implementation of the provisions made in the Core Strategy and to consider any issues arising from the indicated approach with relevant parties, as appropriate. We will feed the outcome of any such discussions into the process for reviewing formally the Core Strategy, which we expect to commence in 2008, in parallel with the final published version of the South East Plan. The programme for this review is set out in the Council's Local Development Scheme.
- 6.4 In the meantime, if any further information is required about this Core Strategy or the Local Development Framework process as a whole, you should contact the Strategic and Community Planning Department at this Council by email at strategic.planning@horsham.gov.uk or by telephone on (01403) 215398.





The Core Strategy (2007)

ANNEX: HORSHAM DISTRICT HOUSING TRAJECTORIES

Local Planning Authorities are required to prepare a housing trajectory, the main purpose of which is to provide a progress report comparing past performance on housing supply to anticipated future rates. Trajectories have been prepared in support of the housing policies within this Core Strategy but will also be updated through the preparation of the Annual Monitoring Report.

The information presented within the attached tables show completion rates for the past 5 years. Only completions since the introduction of the Structure Plan are used in the calculations, the completions for 2000 – 2001 are included for information only. The table also includes projected completions on sites currently allocated through the Local Plan / Horsham District Position Statement and those proposed as part of the Land West of Horsham Strategic Allocation and within the Submission Site Specific Allocations of Land document. Trajectory B includes projected completions for the West of Crawley Strategic Development. There is also an allowance made for completions from previously-developed land windfall sites.

Trajectory A for Horsham District does not include the Strategic Development proposed for West of Crawley. It is felt, as reflected in the Core Strategy, that this development is principally for the needs of Crawley and should any short-fall occur it should not be accommodated elsewhere within Horsham District. Development of this area will be monitored separately. The following table explains the basis of the calculations included in Trajectory A.

	Dwellings
Total requirement 2001 – 2018	10,575
Minus Strategic Development Location west of Crawley	2,500
Total requirement (excluding Crawley)	8,075 (Gross)
Estimated losses	409
Total requirement (excluding Crawley)	7,666 (Net)

The trajectory shows 7,686 anticipated net completions which, is above the number of dwellings actually required.



The data in the accompanying tables has also been shown graphically. Trajectory A helps to demonstrate that housing development is being front loaded with the development of the West of Horsham Strategic Allocation becoming more significant towards the later part of the plan period. It shows there is currently no shortfall in housing supply across the District and no need to identify further sites. This trajectory will be updated through the Annual Monitoring Report and will assist in the Plan, Monitor, Manage approach to the release of housing sites.



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Housing Trajectory A for Horsham District - Excluding Development of West of Crawley

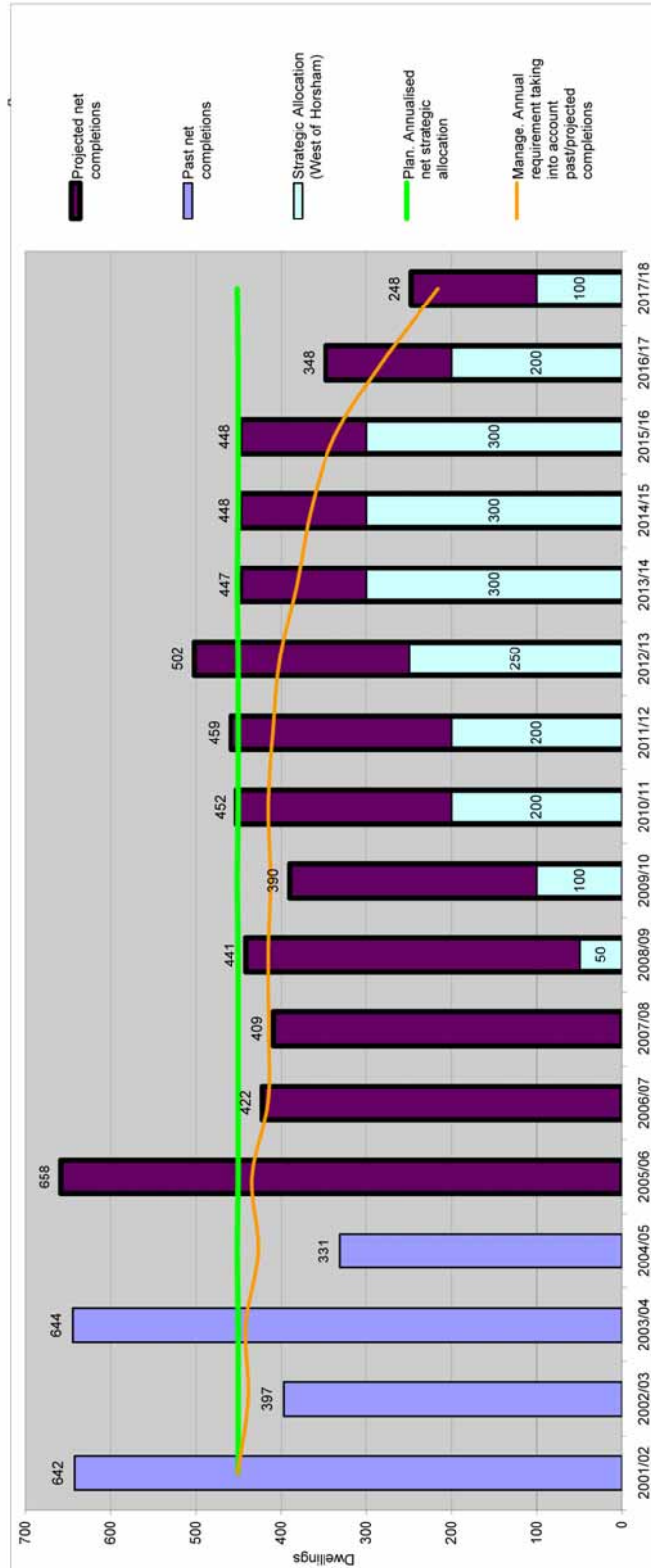
Horsham: Net actual and projected housebuilding, 2000-2018 (based on expected completions for west of Horsham)
West of Crawley allocation of 2500 dwellings removed from trajectory

	ACTUAL COMPLETIONS										PROJECTED COMPLETIONS									
	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18		
Completions (allocated sites excluding Strategic Locations)	94	417	174	260	126	271	156	80	78	30	15	112	105	0	0	0	0	0		
Strategic Allocation (West of Horsham)									50	100	200	200	250	300	300	300	200	100		
Completions (non-allocated sites)	267	288	258	414	264	399	284	347	334	277	254	164	164	164	165	165	165	165		
Total Past Completions	361	705	432	674	390															
Total Projected Completions						670	440	427	462	407	469	476	519	464	465	465	365	265		
Estimated losses	19	63	35	30	59	12	18	18	21	17	17	17	17	17	17	17	17	17		
Past net completions	342	642	397	644	331															
Projected net completions						658	422	409	441	390	452	459	502	447	448	448	348	248		
Cumulative net completions		642	1039	1683	2014	2672	3094	3503	3944	4334	4786	5245	5747	6194	6642	7090	7438	7686		
Plan, Annualised net strategic allocation		450	450	450	451	450	450	450	450	451	450	450	450	451	450	450	450	451		
Monitor. Position above/below zero indicates how many dwellings above or below the cumulative allocation at any point in time		192	139	333	213	421	393	352	343	282	284	293	345	341	339	337	235	32		
Manage. Annual requirement taking into account past/projected completions		450	438	441	427	434	415	415	415	412	415	410	402	381	365	337	282	216		



ANNEX: HORSHAM DISTRICT HOUSING TRAJECTORIES

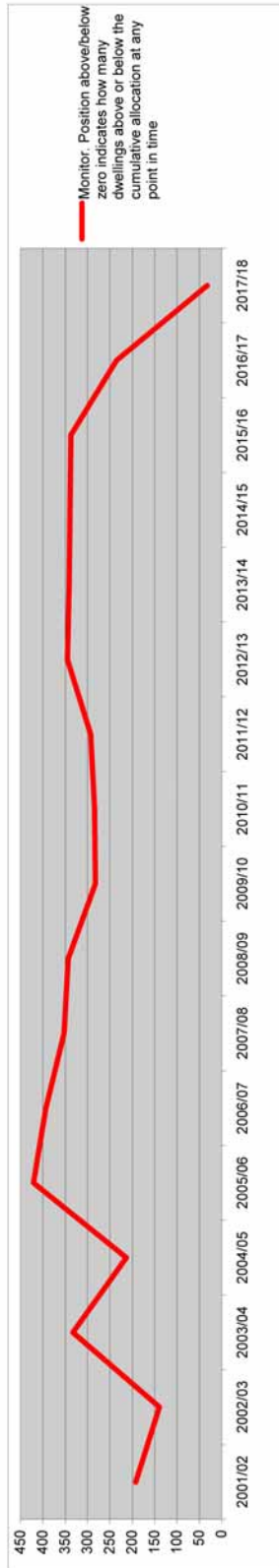
Housing Trajectory A for Horsham District - Excluding Development of West of Crawley





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Housing Trajectory A for Horsham District - Excluding Development of West of Crawley





ANNEX: HORSHAM DISTRICT HOUSING TRAJECTORIES

Housing Trajectory B for Horsham District - Including Development of West of Crawley

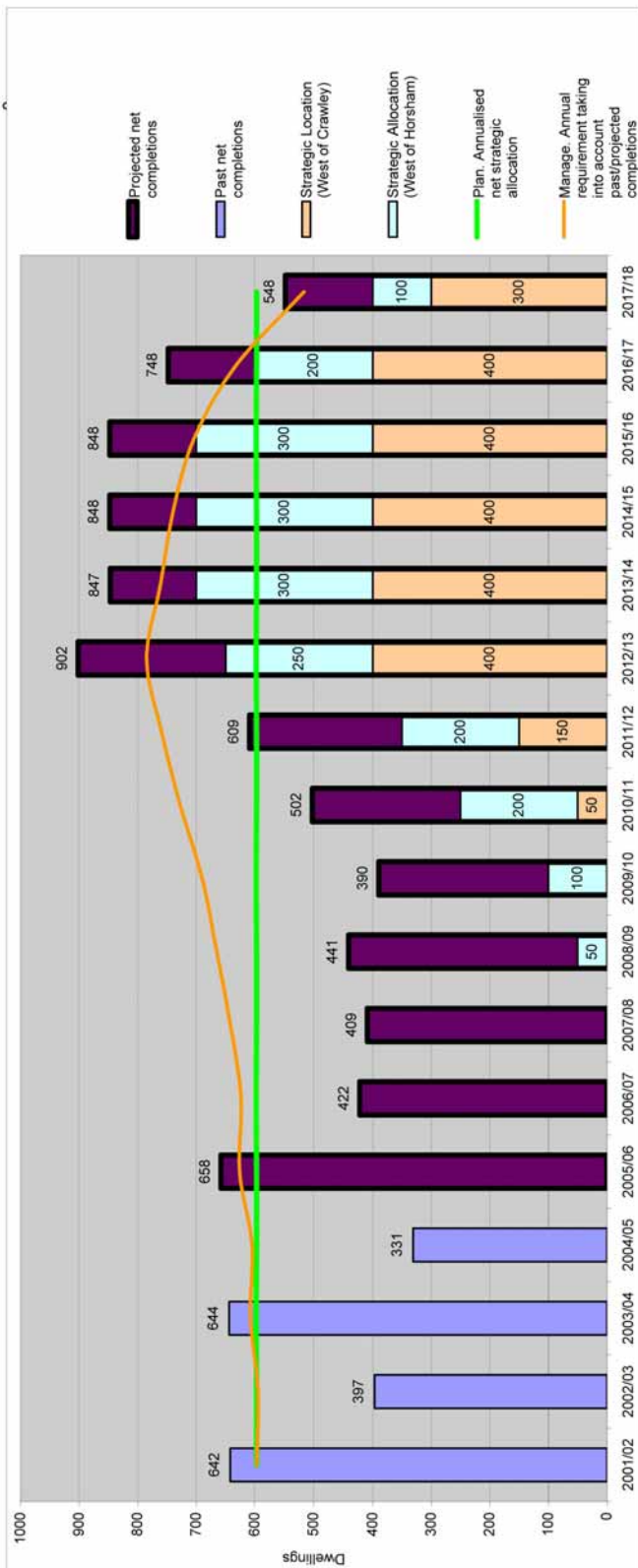
Horsham: Net actual and projected housebuilding, 2000-2018 (based on expected completions for west of Crawley/Horsham)

	ACTUAL COMPLETIONS										PROJECTED COMPLETIONS									
	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18		
Completions (allocated sites excluding Strategic Locations)	94	417	174	260	126	271	156	80	78	30	15	112	105	0	0	0	0	0		
Strategic Location (West of Crawley)											50	150	400	400	400	400	400	300		
Strategic Allocation (West of Horsham)									50	100	200	200	250	300	300	300	200	100		
Completions (non-allocated sites)	267	288	258	414	264	399	284	347	334	277	254	164	164	164	165	165	165	165		
Total Past Completions	361	705	432	674	390															
Total Projected Completions					670	440	427	462	407	519	626	919	864	865	865	865	765	565		
Estimated losses	19	63	35	30	59	12	18	21	17	17	17	17	17	17	17	17	17	17		
Past net completions	342	642	397	644	331															
Projected net completions						658	422	409	441	390	502	609	902	847	848	848	748	548		
Cumulative net completions		642	1039	1683	2014	2672	3094	3503	3944	4334	4836	5445	6347	7194	8042	8890	9638	10186		
Plan. Annualised net strategic allocation		597	597	598	597	597	598	597	597	598	597	597	598	597	597	598	597	597		
Monitor. Position above/below zero indicates how many dwellings above or below the cumulative allocation at any point in time		45	-155	-109	-375	-314	-490	-678	-834	-1042	-1137	-1125	-821	-571	-320	-70	81	32		
Manage. Annual requirement taking into account past/projected completions		597	595	608	605	626	624	642	665	690	728	760	785	761	740	704	632	516		



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Housing Trajectory B for Horsham District - Including Development of West of Crawley

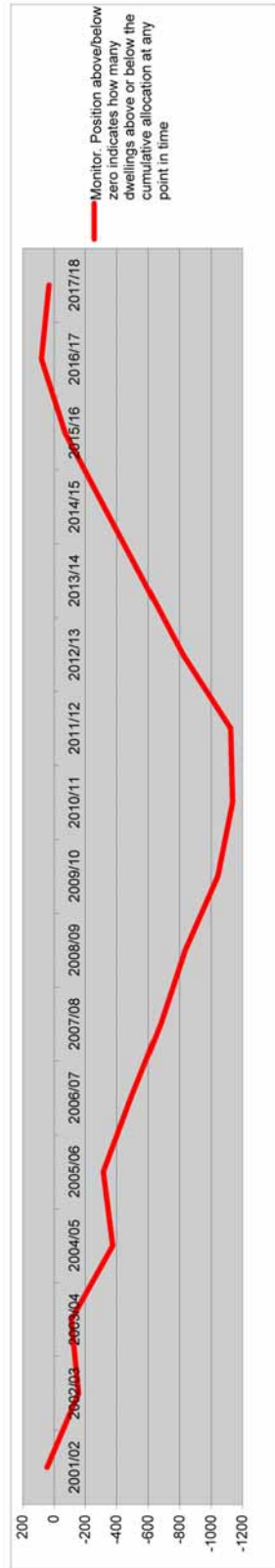


ANNEX: HORSHAM DISTRICT HOUSING TRAJECTORIES



ANNEX: HORSHAM DISTRICT HOUSING TRAJECTORIES

Housing Trajectory B for Horsham District - Including Development of West of Crawley





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GLOSSARY

Affordable Housing

Housing subsidised in some way for people unable to rent or buy on the open housing market. The definition of 'affordable housing' includes key worker housing and shared ownership homes.

Amenity

A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

Annual Monitoring Report (AMR)

Produced by the Council to provide an assessment of the progress made against targets and the performance of policies. The monitoring period is April to March.

Area Action Plans

Area Action Plans are used to provide the planning framework for areas where significant change or conservation is needed. A key feature of Area Action Plans will be the focus on implementation. They will deliver the planned 'growth' areas and resolve conflicting objectives in the areas subject to the major development pressures.

Area of Outstanding Natural Beauty (AONB)

A statutory landscape designation, which recognises that a particular landscape is of national importance. The primary purpose of the designation is to conserve and enhance natural beauty of the landscape.

Biodiversity

The whole variety of life on earth. It includes all species of plants and animals, their genetic variation and the ecosystems of which they are a part.

Brownfield

Previously developed land (PDL). In the sequential approach this is preferable to greenfield land. Previously-developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Previously-developed land may occur in both built-up and rural settings. A precise definition is included in Planning Policy Guidance Note 3 'Housing'.



Built-up area boundaries

These identify the areas in the District of primarily built form, rather than countryside. They identify the boundaries of sustainable settlements within which development, normally of brownfield land, may be appropriate, including infilling, redevelopment and conversions in accordance with Government guidance in PPG3 'Housing' and sustainable development considerations including meeting local needs. They do not include a presumption for the development of greenfield land such as playing fields and other open space, as indicated in PPG 17 'Planning for Open Space, Sport and Recreation'. Identified built-up area boundaries do not necessarily include all existing 'developed' areas or imply that any development is necessarily acceptable.

Community Facilities and Service

Facilities or services for the community, including open space, sport and recreational facilities, community halls or buildings, doctor's surgeries, libraries, pubs, churches, and children's play areas.

Commuted payment

Where it has been agreed that a developer will contribute financially to the provision of for example, community facilities, affordable housing or transport infrastructure rather than building them. The contribution may take the form of a sum of money paid to the Council. The Council will then use the money to provide the necessary facilities within an agreed timescale.

Comparison retail

Retail stores selling items not bought on a frequent basis, for example televisions and white goods (fridges, dishwashers etc). Customers often compare items and prices between several of these stores before making a purchase.

Compulsory Purchase Order (CPO)

The power to acquire land for redevelopment which includes development by private developers.

Conservation Area

An area of special architectural and/or historical interest, the character or appearance of which it is desirable to preserve or enhance. It is a recognition of the value of a group of buildings and their surroundings and the need to protect not just individual buildings but the character of the area as a whole.



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Continuing Care Retirement Community

A new form of retirement accommodation consisting of retirement homes clustered around a central residential home. Residents are offered a range of facilities and support, including domestic help, personal care, and temporary, short stay and permanent residence in the onsite residential home. Its financing system involves residents pooling the annual fees to fund care and support services.

Convenience Retail

Retail stores selling everyday essential items, such as food and newspapers.

The Core Strategy

The Core Strategy sets out the key elements of the planning framework for the area. It is comprised of a spatial vision and strategic objectives for the area; a spatial strategy; core policies; and a monitoring and implementation framework with clear objectives for achieving delivery. Once adopted, all other Development Plan Documents must be in conformity with it.

Curtilage

The area occupied by a property and land closely associated with that building. E.g. in terms of a house and garden, the garden normally forms the curtilage of the property.

dBA LEQ

This is a noise measurement. LEQ (Equivalent Sound Level) is the “energy” average noise level during the time period of the sample. LEQ can be measured for any time period, but is typically measured for 15 minutes, 1 hour, or 24-hours. dBA is the A-Weighted decibel level that correlates overall sound pressure levels with the frequency response of the human ear.

Decriminalisation of Parking Enforcement (DPE)

In January 2006 Horsham District Council will take over the powers previously exercised by the Police (through Traffic Wardens) for enforcing on-street parking (yellow lines, disabled bays etc.). This is also known as Local Area Parking Enforcement.

Development Plan

The statutory development plan is the starting point in the consideration of planning applications for the development or use of land. In future the development plan will consist of Regional Spatial Strategies prepared by the regional planning bodies; and Development Plan Documents prepared by the District Council, with Minerals and Waste Development Plan Documents, prepared by County Councils.



Development Plan Documents

The Local Development Framework is partly comprised of Local Development Documents. This includes Development Plan Documents within it, which in turn comprise the Core Strategy, Site Allocations, Area Action Plans, Proposals Map, General Development Control Policies.

Eco-Home

A sustainable, healthy and environmentally friendly home, using sustainable building methods, materials, energy, heating and water conservation methods.

Economic Development Strategy

Identifies the overarching priorities for economic development in the District in terms of: Support for local businesses; Support for rural communities; Making the best use of the assets of the District; Taking action through partnerships.

Employment Land Review

An assessment of the demand for and supply of land for employment purposes. The suitability of sites for employment development are assessed to safeguard the best sites in the face of competition from other higher value uses and help identify those which are no longer suitable for employment development which should be made available for other uses.

Employment Protection Zones (EPZ)

Commercial land/ premises within the built-up area boundaries of settlements, to be protected from alternative use redevelopment proposals.

Environmental Impact Assessment (EIA)

A process by which information about the environmental effects of a project is collected, whether by the developer or others, and taken into account by the local planning authority in determining planning applications. Project types which should be subjected to EIA, are listed in the Town and Country Planning (Environmental Impact Assessment) Regulations 1999.

Examination in Public

A term given to the examination of Structure Plans by an appointed panel.

Fossil fuels

Carbon-rich fuel (coal, oil and natural gas) formed from the remains of ancient animals and plants. Their combustion is considered to contribute to the 'greenhouse effect'.

General Development Control Policies

These are policies which set out criteria against which planning applications for development and use of land and buildings will be considered. Such policies will ensure that development accords with the spatial vision and objectives set out in the core strategy.



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Grant Aid

The provision of funds to an authority, organisation or individual for a specific purpose.

Greenfield

Land which has not been developed before. Applies to most sites outside built-up area boundaries.

Habitat

The natural home or environment of a plant or animal.

Hectare

A unit of land area equivalent to 10,000 square metres or 0.01 of a square kilometre. One Hectare is approximately equal to 2.5 acres.

High Weald Joint Advisory Committee

This organisation has been set up to manage the High Weald AONB.

Historic Landscape Characterisation

An analysis of the countryside, that combines computer technology and the evidence from old maps to create a new, 'broad brush' digital map of historic landscape 'character'. This is achieved by analysing landuse and the various historical influences which have created today's mosaic of fields, woods and other components of the landscape.

Horsham District Biodiversity Action Plan

A strategy prepared for the District aimed at conserving and enhancing biodiversity.

Horsham District Community Partnership – Community Strategy/ Action Plan

The documents produced by the Horsham District Community Partnership (see Local Strategic Partnership). The Community Strategy outlines the needs and priorities of the community, and which also shapes the activities of the organisations within the partnerships to fulfil those needs and priorities. The Action Plan identifies the short-term activities and priorities to achieve the visions in the strategy.

Horsham Town Neighbourhood Appraisal (HTNA)

The HTNA is a form of 'Parish' Plan, including action plans and character assessments for the unparished part of Horsham Town, undertaken by the three Neighbourhood Councils (Denne, Forest and Trafalgar).



Housing Needs Assessment

An assessment of housing needs in the local area. This assessment plays a crucial role in underpinning the planning policies relating to affordable housing. In addition, the information on local needs is required to determine the location of such housing and guide new investment.

Impermeable

Material that does not permit fluids to pass through it.

Independent Examination

Undertaken on the ‘soundness’ of the Submission Local Development Framework Documents. The examination is held by an independent inspector appointed by the Secretary of State. The final report is binding on the Council. For Development Plan Documents an examination is held even if there are no representations.

Infrastructure

A collective term for services such as roads, electricity, sewerage, water, children’s services, health facilities and recycling and refuse facilities.

Issues and Options preliminary consultation document

This was a the first stage in the production of development plan documents which the Council brings possible issues and options for the District into the public domain, in order to generate responses to aid the development of the ‘Preferred Options’ development documents, which is a statutory stage of the Local Development Framework preparation for the District.

Key Workers

Essential public sector workers such as nurses, teachers and social workers.

Landscape Character Assessment

An assessment to identify different landscape areas which have a distinct character based on a recognisable pattern of elements, including combinations of geology, landform, soils, vegetation, land use and human settlement.

Local Development Document

The Local Development Framework will be partly comprised of the Local Development Document, prepared by the District Councils. These documents include the Statement of Community Involvement; Supplementary Planning Documents; and Development Plan Documents (being the Core Strategy, Site Allocations, Area Action Plans, Proposals Map, General Development Control Policies).



The Core Strategy (2007)

Local Development Framework

The Local Development Framework is not a statutory term, however it sets out, in the form of a 'portfolio/ folder', the Local Development Documents which collectively deliver the spatial planning strategy for the local planning authority's area. The Local Development Framework will be comprised of Local Development Documents, and Supplementary Planning Documents. The Local Development Framework will also include the Statement of Community Involvement, the Local Development Scheme and the Annual Monitoring Report.

Local Development Scheme

This is a public statement of the Council's programme for the production of Local Development Documents. The scheme will be revised when necessary. This may either be as a result of the Annual Monitoring Report which should identify whether the Council has achieved the timetable set out in the original scheme or if there is a need to revise and/or prepare new local development documents.

Local Strategic Partnership

A group of public, private, voluntary and community organisations and individuals that is responsible for preparing the Community Strategy. Called the Horsham District Community Partnership in this District.

Market Town Action Plans

These follow on from a 'healthcheck' which identifies the town's weakness, strengths, opportunities and any threats. The action plan identifies a vision for the market town and lists specific projects including funding and phasing of these projects. In Horsham District the towns of Billingshurst, Henfield, Pulborough, Storrington and Sullington and Steyning have all produced or are producing an Action Plan. They are now calling themselves the Rural Towns Forum.

Masterplan

A document outlining the use of land and the overall approach to the design and layout of a development scheme in order to provide detailed guidance for subsequent planning applications.

Material consideration

A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

Mitigation measures

These are measures requested/ carried out in order to limit the damage by a particular development/ activity.



Neighbourhood Character Assessment

Undertaken as part of the Horsham Town Neighbourhood Appraisal. Looks at the townscape character of the three Horsham Town Neighbourhoods; Denne, Forest and Trafalgar.

Parish Plans

A parish plan is a statement of how the local community sees itself developing over the next few years. They should reflect the views of all sections of the community, identify character and features which local people feel are important, identify local problems and opportunities and will say how the residents want the community to develop. An action plan is usually prepared following this. A number of parishes in the District have produced or are producing Parish Plans/Action Plans.

Park and ride

Facilities which seek to reduce town centre congestion by encouraging motorists to leave their vehicles at a car park on the edge of town and travel into the centre by public transport, usually buses direct from the parking area.

Passenger transport corridor

The area adjacent to major public transport, usually a railway route or major bus route and road routes running within or between settlements.

Passive solar energy

Energy provided by a simple architectural design to capture and store the sun's heat. Very simple examples include a garden greenhouse, or a south-facing window in a dwelling.

Photovoltaics

Flat panels that capture energy from the sun and transform it into electricity that can be used by humans. These are also known as "solar panels".

Planning Policy Guidance Notes (PPG)/ Planning Policy Statements (PPS)

Central Government produce Planning Policy Guidance Notes, to be replaced by Planning Policy Statements which direct planning in the country.



The Core Strategy (2007)

Preferred Options

This stage of preparing documents takes into account the communities comments, having regard to them in the preparation of the final Development Plan Document. The intention is to provide sufficient information to ensure that people can understand the implications of the Preferred Options. The aim of the formal public participation on the Preferred Options stage is to give people the opportunity to comment on how the local planning authority is approaching the preparation of the particular Development Plan Document and to ensure that the Council it is aware of all possible options before it prepares the final 'submission' Development Plan Document which is the next stage in the process.

Previously Developed Land (PDL)

(See *Brownfield*.)

Regional Planning Guidance (RPG)/ Regional Spatial Strategies (RPS)

Central Government produces Regional Planning Guidance Notes, to be replaced by Regional Spatial Strategies which direct planning in the Regions. Current Regional Planning Guidance for the South East (RPG9) covers the period up to 2016 setting the framework for the longer term future.

Registered Social Landlords

These are independent housing organisations registered with the Housing Corporation under the Housing Act 1996. Most are housing associations, but there are also trusts, co-operatives and companies.

Rural Diversification

A term relating to improving and sustaining the quality, range and occupational mix of employment in rural areas in order to provide wide and varied work opportunities for rural people, including those formerly or currently employed in agriculture and related sectors.

Rural Exception Site

Sites solely for the development of affordable housing on land within or adjoining existing small rural communities, which would not otherwise be released for general market housing.

Rural Town Action Plan

(See *Market Towns Action Plan*.)

Saved Plan

The Planning and Compulsory Purchase Act allows for existing plans to be "saved"; that is they will remain a material consideration (i.e. has to be taken into account) as part of the development plan for three years and be contained within the Local Development Framework.



Saved Policy

A policy from an existing development plan that has been “saved” in the manner described in *Saved Plan*.

Sequential Approach

A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield sites before greenfield sites, or town centre retail sites before out-of-centre sites. In terms of employment a sequential approach would favour an employment use over mixed use and mixed use over non-employment uses.

Settlement Hierarchy

Settlements are categorised in a hierarchy based on the services and facilities in the settlement. Category 1 settlements are towns and villages with a good range of services and facilities, as well as some access to public transport. Category 2 settlements have a more limited level of services. Other settlements that have few facilities and services are therefore felt to be unsustainable locations for any growth and are not given a settlement hierarchy category.

Settlement Sustainability and Greenfield Site Allocations Study

A study undertaken by independent consultants on behalf of the Council. It examined travel to work patterns and the provision of services and facilities in different settlements across the District. The results of this work was used to assess the sustainability of different towns and villages in the District, and therefore help the Council decide on the most suitable locations for smaller greenfield developments.

Social rented

Social Rented Housing is housing available to rent at below market levels. Lower rents are possible because the Government subsidises local authorities and registered social landlords in order to meet local affordable housing needs.

South East Plan

The Plan is being prepared by the South East England Regional Assembly (for approval by the Secretary of State) between now and 2008. It will set out a vision for the region through to 2026, focusing on improvements that are needed to ensure the region remains economically successful and an attractive place to live. Important issues such as housing, transport, economy and the environment will be addressed. Once approved it will become a legal document that local authorities and other Government agencies in the region will have to follow.



The Core Strategy (2007)

Spatial Planning

Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use, for example, by influencing the demands on or needs for development, but which are not capable of being delivered solely or mainly through the granting of planning permission and may be delivered through other means.

Sprawl

The generally low density and often uncoordinated expansion at the edge of urban areas.

Stakeholders

Groups, individuals or organisations which may be affected by or have a key interest in a development proposal or planning policy. They may often be experts in their field or represent the views of many people.

Statement of Community Involvement

This sets out the standards to be achieved by the local authority in involving the community in the preparation, alteration and continuing review of all Local Development Documents and planning applications. The Statement is a clear public statement enabling the community to know how and when they will be involved in the preparation of Local Development Documents and how they will be consulted on planning applications.

Statement of Compliance

A report or statement issued by the local planning authority explaining how they have complied with the Town and Country Planning Regulations 2004 and their Statement of Community Involvement during consultation on Local Development Documents.

Statutory Development Plan

The Development Plan for an area which has been taken to statutory adoption. In other words, it has been through all the formal stages and has been approved by the relevant Government office and adopted by the Council.

Statutory Organisations

Organisations the Local Authority has to consult with at consultation stages of the Local Development Framework.

Strategic Gap

Area of largely open land between settlements, listed in the Structure Plan, which helps to maintain the separate identity and amenity of major settlements and prevent them merging together. The boundaries are defined in the Local Development Framework.



Strategic Locations

Broad locations for major mixed-use development, including housing, identified within the West Sussex Structure Plan 2001 -2016. The precise locations and boundaries, mix of uses, and phasing of development to be identified in the relevant local plan i.e. in this District the Horsham District Local Development Framework.

Structure Plan

Sets out the County Council's general strategy, policies and main proposals for land use and transport over a period of about 15 years. Consists of a statutory written statement (the policies) and key diagram together with non-statutory explanatory memorandum. Under the new planning system, structure plans will no longer be prepared and strategic planning will take place through the preparation of statutory regional spatial strategies which will replace regional planning guidance.

Submission

The final stage in preparation of Development Plan Documents and the Statement of Community involvement. The documents are sent to the Secretary of State and an Independent Examination will be held.

Supplementary Planning Guidance/ Supplementary Planning Documents

Where prepared under the new planning system, Supplementary Planning Documents will be included in the Local Development Framework and will form part of the planning framework for the area. Supplementary planning documents may cover a range of issues, both topic and site specific, which may expand policy or provide further detail to policies in a Development Plan Document.

South Downs Advisory Committee

This organisation has been set up to manage the Sussex Downs AONB.

Sustainable Development

In broad terms this means development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The Government has set out five guiding principles for sustainable development in its strategy "*Securing the future - UK Government strategy for sustainable development*". The five guiding principles, to be achieved simultaneously, are: Living within environmental limits; Ensuring a strong healthy and just society; Achieving a sustainable economy; Promoting good governance; and Using sound science responsibly.



The Core Strategy (2007)

Sustainability Appraisal (SA)/ Strategic Environmental Assessment (SEA)

The Planning and Compulsory Purchase Act 2004 requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. Sustainability appraisal is a systematic appraisal process. The purpose of sustainability appraisal is to appraise the social, environmental and economic effects of the strategies and policies in a Local Development Document from the outset of the preparation process. This will ensure that decisions are made that accord with sustainable development.

Tenure

Refers to the way in which a property is held e.g. freehold, leasehold, shared equity or rented.

Test of Soundness

Please refer to the guidance booklet produced by Horsham District Council 'How to Make Effective Representations'.

Theme Groups

The Theme Groups work on specific topics on behalf of the Horsham District Community Partnership. The Theme Groups cover; Community Safety, Health, Leisure and Cultural Activities, Lifelong Learning, Local Housing, Facilities and Services for Younger People, Facilities and Services for Older People, Transport, Local Business, Environment.

Tourism and Cultural Facilities

Uses or activities which relate to the arts, culture or tourism including hotels, guest and bed & breakfast accommodation, theatres and concert halls, museums, galleries and conference facilities.

Urban Housing Potential Study 2004-2016

A paper produced that considers the potential of underused, vacant and derelict sites, and assesses the scope for reusing existing buildings for housing. There will be continued detailed monitoring of unidentified sites coming forward, and the document will be updated if the position changes, as and when required.

Urban Renaissance

A revival in the image and reality of the physical, economic and social infrastructure of urban environments. This is accompanied by a greater environmental awareness and responsibility.

Use Class Orders

Planning regulations outlining a schedule of uses to which a given premises or building can be put. Some changes of use require planning permission.



Village or Parish Design Statements (VDS)

The VDS is written by the relevant local community and includes a thorough consultation and community involvement process. It describes the character of a village or parish including its countryside or landscape setting, the form of the settlement and the characteristics and details of the buildings and spaces within the village. The VDS in the form of design guidance helps to inform planners, developers and other interested parties about the important characteristics of the village, as determined by that community, and will influence new development. If adopted by the District Council as Supplementary Planning Guidance / Document it will become a material consideration in the determination of a planning application.

Vitality and Viability

In terms of retailing, vitality is the capacity of a centre to grow or to develop its level of commercial activity. Viability is the capacity of a centre to achieve the commercial success necessary to sustain the existence of the centre.

Windfall site

A site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan. Most "windfalls" are referred to in a housing context. They tend to be very small sites for one or a small number of homes.

