SHERMANBURY PARISH COUNCIL

Wineham & Shermanbury Neighbourhood Plan (W.A.S.P) 2014- 2031
Regulation 14 Pre Submission Consultation
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Foreword

Dear Resident

This Neighbourhood Plan for Wineham and Shermanbury is the result of more than 2 year's work by Shermanbury Parish Council with help and input from many of you along the way. During this time, it has become very clear from the discussions between the neighbourhood planning team and you, the residents, at both formal consultation meetings and informally, that we all believe this Parish is a good place in which to live and it needs to be preserved. But the question that has occupied all our minds is how should the beautiful environment in which we live, and which we all value, be protected while planning for the future and making our contribution to help meet the huge and increasing demand for housing that is needed in the District.

Change has never been alien to the Parish. Between 2001 and 2011 we saw 37 new dwellings built. But to manage change in the future we need a Neighbourhood Plan. The 2011 Localism Act provides this opportunity. It gives Parishes, like ours, the ability to create a Plan of statutory status which stands alongside the District Plan and the National Planning Policy Framework when determining planning decisions. Our plan covers the period from 2014 to 2031.

Without a Plan, the Parish is not protected from development simply because it is predominantly rural in nature. Recent planning decisions made by Government Inspectors have resulted in undesirable developments in some of our neighbouring parishes and positive planning is a better way forward than trusting to luck. In this Plan we propose a rate of housing growth for the Parish lower than the period 2001 to 2011. It includes some affordable houses for those with a close connection to the Parish and it provides a green space which future generations can decide how best to make use of, and even what facilities they might like to create.

The creation of our Plan has taken a great deal of effort by a small team of local residents and expert advisors. During its preparation we have consulted widely but it cannot become our planning policy unless it is passed by a simple majority at a referendum. This will be held next year after the Plan has been approved by Horsham District Council and assessed by an independent and appropriately qualified Examiner. All residents of the Parish who are on the electoral register will be eligible to vote. This is a real exercise in democracy for all those who participate with open minds, a sense of reality and an eye to the future.
1. **INTRODUCTION**

1.1. Horsham District Council designated Shermanbury Parish for the purpose of preparing a Neighbourhood Development Plan in February 2014 (Appendix 1).

1.2. The Neighbourhood Plan covers the whole Parish area as shown on Figure 1. As it includes the villages of Wineham and Shermanbury, this Plan is referred to as the Wineham and Shermanbury Plan (WASP). It covers the period from 2014 to 2031.

1.3. The WASP sets out the policies, which will influence development and the development principles and allocation of land. Where important issues for the Parish cannot be featured as policies they have been included as aims ensuring that the residents do not feel important issues have been ignored.

1.4. This Pre-Submission Plan is one of the statutory steps in preparing a Neighbourhood Plan, which will ultimately be submitted for independent examination and a public referendum before it is “made” by Horsham District Council.
Planning Context

1.5. The Localism Act 2011 introduced new rights and powers to allow local communities to shape new development by preparing neighbourhood plans. A neighbourhood plan establishes planning policies for the development and use of land for example where new homes should be built and what they should look like. Neighbourhood plans allow local people to influence the type of development for their area while contributing to the wider needs of the area.

1.6. The Government advises:

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

1.7. The adopted Development Plan Documents (DPD’s) of the District are the Horsham District Planning Framework (HDPF), Joint Area Action Plan and the Site Specific Allocations of Land 2007.

1.8. The HDPF sets out the planning strategy for Horsham District (excluding South Downs National Park) to deliver the social, economic and environmental needs of the Plan area up to 2031. It sets out the policy framework and seeks to deliver 16000 new homes over the over the Plan period of which 1500 are to be delivered through neighbourhood planning.

Plan Preparation

1.9. The WASP has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 and is in general conformity with the strategic policies of the HDPF.

1.10. The Parish Council started production of the WASP in late 2013 and was designated in February 2014. In December 2013 questionnaires were distributed to all households in the Parish. Further information about the neighbourhood planning process was provided at a parish meeting held in May 2014.

1.11. Three focus groups were then arranged in December 2014 to discuss the Vision and to gain input from a sample of parishioners regarding the Objectives and Aims, which addressed the future of housing, countryside and heritage. At the focus group meetings, members were asked how they wished to see their community develop in the future. The consultation provided important guidance which was incorporated into the WASP during the drafting process.

1.12. In May 2015 three public exhibitions were held in both Shermanbury and Wineham, where the aspirations of the draft WASP were displayed. These events were well
attended by 169 residents with 232 written responses received which helped to further develop the vision and objectives of the WASP.

1.13. The following key themes came out of the consultation process and have influenced and informed the Vision and Objectives of the WASP:

- Preserve the rural nature of the Parish.
- Promote safer and more sustainable journeys.
- Provide housing to meet identified needs while protecting the local environment.
- Foster community cohesion.
- Protect heritage assets.
- Avoid development in areas at risk of flooding and avoid causing flood risk.
- Support small scale business growth.
- Support rural activities including farming and equestrian.

Plan Structure

1.14. The WASP sets out in Chapter 2 a description of the Parish today, the Vision for the area up to 2031 and the Strategic Objectives. The polices are set out in subsequent chapters as follows:

- Chapter 3: Environment and Heritage
- Chapter 4: Community Facilities
- Chapter 5: Housing
- Chapter 6: Economy
- Chapter 7: Transport

Consultation

1.15. The Pre Submission WASP has been approved by Shermanbury Parish Council to be published for public consultation for a six week period commencing 7 December 2015 until 25 January 2016.

1.16. Please note that in parallel to this, consultation is also taking place on the accompanying Sustainability Appraisal (SA).

1.17. To submit representation on the WASP and/or the SA and for further information about the background to this plan, please contact

The Clerk
Shermanbury Parish
Council 67 Oak Tree Drive
Hassock
s BN06
8YA

Or alternatively please email: shermanbury@pcouncil.co.uk
2. THE PARISH AND WASP
Environment and Heritage

2.1. Shermanbury is a parish of 775 hectares located in West Sussex within Horsham District Council. It is 46 miles south of London and 14 miles north of Brighton. The current population, according to the 2011 census, stands at 542 living in 221 households.

2.2. The Parish is mainly rural in character. It lies in the Low Weald, a broad low-lying gently undulating clay vale with small pockets of Wealden greensand. Due to the heavy and poorly drained clay soils, the Parish is largely under pasture with a patchwork of small fields and scattered woodlands known as Shaws. There is an abundance of small ponds and marl pits, which provides evidence of a history of brick making and the iron industry in the area.

2.3. The River Adur runs through the Parish. It is tidal up to the footbridge near the Parish church of St Giles, which is situated in the south of the Parish. There is an extensive flood plain resulting in a wetland habitat (Chapter 8 Maps, Figure A). Numerous small streams feed the river, the largest being the Cowfold Stream. The river in Shermanbury floods during heavy rain, especially in the winter, and the A281 at Mockbridge is occasionally impassable to traffic. It is understood that local flooding is exacerbated as surface water run-off shares the foul water sewerage system which causes an overflow near the Mockbridge at times of heavy rainfall.

2.4. There are several small areas of ancient woodland in the Parish and it has a significant network of footpaths which were originally used by farm workers to travel to work and access the fields. There are also three bridleways in the Parish, one of which, known locally as “The Grove” runs alongside the river Adur. This network provides a direct link between the two villages and is considered essential to the cohesion of the Parish.

2.5. The Parish benefits from 23 Grade II listed buildings including the Royal Oak Public House in Wineham (Chapter 8 Maps Figure B English Heritage Listed Buildings). Listed Buildings comprise over 10% of houses in the Parish. In addition, the Parish Church of St. Giles is Grade II* Listed Building and it’s history dates over 1000 years and possibly as far back as Saxon times.

Community Facilities

2.6. Given the rural nature of the Parish there are relatively few community facilities. The Parish benefits from its close proximity to Henfield where key services such as shops and services, recreation grounds and health service provisions are available.

2.7. There is one public house and no retail outlets within the Parish. The nearest retail outlets are located to the west in Partridge Green, north in Cowfold or south in Henfield.

2.8. There are no mainstream schools in the Parish. Primary age children usually attend schools in the nearby villages of Cowfold, Partridge Green and Henfield. Secondary schools are located in the larger towns of Haywards Heath, Burgess Hill, Steyning and Horsham.
2.9. There are two cemeteries, one of which is in the grounds of St Giles Church, which is full to capacity and has closed. The second cemetery is in the grounds of an un-consecrated chapel in Wineham village.

2.10. Broadband and mobile telephone services are poor in all areas of the Parish. The Parish is served by 3 telephone exchanges. It is acknowledged that the national scheme to introduce fibre optic connections to 95% of the population by 2017 is being rolled out and will improve broadband services but will not imminently benefit those areas which are not close to BT distribution boxes.

Housing

2.11. Ribbon development historically grew in the Parish along the two north–south transport corridors, Wineham Lane and the A281 in Shermanbury.

2.12. More recently in 2000 a residential development was created at Shermanbury Grange on the west side of the A281 in the south west corner of the Parish. The 20th century also saw development in Wineham along Winehma lane and on the north side of Frylands Lane.

2.13. There are also scattered farmsteads within the Parish.

Economic Characteristics

2.14. The 2011 Census indicates that the total number of residents in the Parish aged over 16 was 444 and the number of working age people (16-74) was 412. Of this figure, 279 (67.7%) were economically active, with 133 (32.3%) economically inactive.

2.15. There were a total of 9 unemployed people. This unemployment rate compares with 2.2% for the Horsham District, 3% for the West Sussex average, 3.3% for South East average and 5.4% for the average of England as a whole. There were 80 retired people in the Parish representing 18% of the total of those aged over 16 and 60.2% of those reported to be economically inactive.

2.16. The reliance on, and opportunities for, local employment is very low. There are several commercially run equestrian facilities both in the Parish and neighbouring parishes.

Transport

2.17. Gatwick Airport, which provides both national and international air travel, is 20 miles to the north and is easily accessed via the A272 and A23.

2.18. The A281 is the principal route running north–south through the Parish. It links with the A272 trunk road at Cowfold, which in turn links with the main arterial routes A24 and A23 which run north–south between the south coast, M25 and London.

2.19. There is no railway line or railway station in the Parish. Rail commuters travel to either;
- Burgess Hill (11 miles) or Haywards Heath (10 miles) to avail of the London to Brighton line.
- Horsham (9 miles) for routes to London, Bognor Regis, Portsmouth and
Southampton.
  • Crawley (14.5 miles) to London, Brighton, Dorking and Guildford.

2.20. There is one bus service (No. 17) run by Stagecoach, which has stops along the A281. This runs every half hour between Brighton and Horsham via Partridge Green, Cowfold and various villages in between.

The WASP

2.21. The WASP gives local people the opportunity to influence development proposals in the Parish and provides a framework against which all planning decisions will be made.

2.22. As a result of consultation the following Vision Statement and Strategic Objectives were developed as detailed below. These have been used to influence and test each policy in this Plan.

Parish Vision Statement:

To protect and enhance the rural and historic character of the Parish while

Strategic Objectives

New developments must avoid areas at risk of flooding and which may contribute to flood risk.
  • To support new developments that do not increase the risk of run off and flooding by incorporating sustainable urban drainage systems (SUDS).
  • Support development that enhances drainage and flood management within the Parish.

Preserve the rural nature of the environment and meet sustainability criteria.
  • New development will be supported where it protects, and where appropriate, enhances wildlife habitats and biodiversity.
  • New developments within the Parish will be supported where it reflects and respects the local vernacular.

Preserve and protect the heritage assets within the Parish.
  • Development will be supported where it preserves and protects the heritage assets and their settings within the Parish.

Foster community cohesion.
  • To support development that includes enhanced amenities for the Parish.

Foster the sustainable development of housing to meet identified needs whilst protecting the character of the Parish.
  • To support the development of between 20 and 29 houses within the Parish in the period to 2031 to reflect local needs and HDC plans.
- To support low density housing which reflects the local vernacular.
- To support maximum developments of between 10 and 20 houses on any one site to reflect the local rural vernacular.
- To include affordable housing within developments in compliance with Horsham District’s planning policy.

**Support small scale business growth as a part of sustainable community development.**
- Improve the sustainability of the Parish by encouraging sustainable home based business by improving internet connectivity including community funded connection.

**Support rural activities including farming and equestrian development.**
- Enhance the sustainability of the Parish by supporting the sympathetic.

**Promote safer and more sustainable journeys.**
- Safety of road and footway users in our rural Parish is of paramount importance and this factor will be core to the detailed policies contained within the Plan.
- The Parish Council will investigate ways of providing new and improved facilities in relation to non-car forms of travel.
- The Parish Council will investigate ways and support schemes to improve roads safety.
3. ENVIRONMENT AND HERITAGE

3.1. This section seeks to address the following strategic objectives:

- New developments must avoid areas at risk of flooding.
- Preserve the rural nature of the environment and meet sustainability criteria.
- Preserve and protect the heritage assets within the Parish.

Flood Risk

3.2. The River Adur flood plain runs through the Parish and much of the land is subject to poor drainage. This policy seeks to address the particular concern of residents that future development should not increase flood risk.

**Policy 1: Flood Risk**

New development which does not increase the risk of run off from flooding either on site or elsewhere will be supported.

Residential development within areas of high flood risk as defined on the Environment Agency Flood Maps will not be supported unless justified by the Sequential and Exceptions Test.

All housing developments should provide for adequate surface water and foul drainage capacity including the provision of sustainable urban drainage systems.

Biodiversity

3.3. The Parish is predominantly rural in character and rich in biodiversity. The 2013 Parish Survey established that 82% (60 of 73) of respondents value the rural character of Shermanbury. The Neighbourhood Plan seeks to ensure the protection and
enhancement of the Parish’s ecological assets.

Heritage

3.4. Historically the Parish is rich in properties dating back to the 17 century and beyond. Many of these are listed properties, which give the Parish its heritage status with listed buildings comprising over 10% of houses in the Parish. There is an important cluster of heritage assets around St. Giles Church, Ewhurst Manor and Shermanbury Place. It is considered important to protect these and their setting.

Policy 3: Heritage Assets

Development will be supported where it protects and does not adversely affect the Parish’s heritage assets or their settings.

Development will not be supported in the area around the Saxon Church of St. Giles (Grade II*), Ewhurst Manor (Grade II with a Grade I listed gatehouse and Moat) and Shermanbury Place (Grade II), where it is harmful to the heritage assets or their settings.

Location and Setting

3.5. The Parish is locally distinctive for its rural and tranquil setting. It is considered an important aspect to the quality and enjoyment of life for the community. Given this it is important development respects and responds positively to the setting of the Parish.

Policy 4: Location and setting

Development will be supported where it;

• Is designed to a high quality which positively responds to the heritage, tranquility and distinctive rural character and respects the identity of the local context, by way of; height, scale, spacing, layout, orientation, design and materials of buildings;
• Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges, watercourses and ponds within the site;
• Creates safe, accessible environments;
• Enables non car modes of travel that meet the needs of users;
• Will not result in unacceptable levels of light, noise, air or water pollution;
• Protects and enhance wildlife habitats and biodiversity; and
• Provides sufficient sensitively sited storage space for refuse collection.

Design

3.6. The built form of the Parish is reflective of its iterative development and evolution.
Whilst of mixed architectural style, it overall creates a positive character. New development should therefore be designed to respect and respond to the specific character of the surrounding area.

**Policy 5: Design**

*Developments will be supported where the design is in keeping with the prevailing character of the immediate surrounding area.*
4. COMMUNITY INFRASTRUCTURE

4.1. This section seeks to address the following strategic objective;

Foster community cohesion.

4.2. In the 2013 Parish Survey, 36% of the respondents indicated they wished to see improvements in community facilities. There was further support for this during the consultation process and at focus groups and exhibitions.

Recreational Facilities

4.3. There are presently limited recreational facilities within the Parish. Support has been expressed, by the community for future provision and therefore this is encouraged where it is of high quality and serves local need.

Policy 6: Recreational Facilities

Development proposals which provide a mix of formal and informal high quality open space to meet local need will be supported.

Footpaths and Bridleways

4.4. There is a strong equestrian presence within Shermanbury and a desire to connect Wineham and Shermanbury, to encourage cohesion and to enable non-car travel across the Parish. As a result, it is considered important to encourage local landowners to upkeep bridleways and footpaths.

Aim 1: Footpaths and Bridleways

Landowners will be encourage to maintain and/or enhance bridleways and footpaths between Shermanbury and Wineham. This will enable cross-parish connectivity thereby encouraging non-car travel across the Parish and allowing recreation benefits to be enjoyed.

Cemetery

4.5. The Parish cemetery and the historic chapel which is an important part of the Parish’s heritage is a local amenity residents wish to be see maintained.
Aim 2: Cemetery
The Parish will seek to maintain both the Cemetery in Fryland's Lane to serve the needs of the Parish residents and the Parish owned chapel as a community asset.

Broadband

4.6. Broadband and mobile phone connectivity in the Parish is considered to be inadequate, particularly in Wineham. Some 20% of respondents to the 2013 Parish Survey believed this to be an important issue for improvement. To reflect this and facilitate local small home workers it is considered important to encourage good access to Internet services.

Aim 3: Utilities
The Parish will support the provision of;

• Underground ducting in readiness for the installation of high speed broadband cabling.
• Electricity and communication networks to each property via underground cabling.

Aim 4: Utilities
Non-Governmental Agency (NGA) network providers will be encouraged to provide improved broadband to all areas of the Parish.
5. **HOUSING**

5.1. This section seeks to address the following strategic objective:

Foster the sustainable development of housing to meet identified needs whilst protecting the character of the Parish.

The Need To Provide Housing

5.2. The HDPF seeks to deliver 16000 new homes by 2031. It outlines for strategic development to be focussed in Horsham, Southwater and Billingshurst with neighbourhood planning to allocate 1500 dwellings towards the total.

5.3. There is an expectation that Shermanbury and Wineham will contribute towards the 1500 total. Although the Parish could elect not to allocate any dwellings, such a Plan would be unlikely to gain approval from HDC and/or the independent Examiner. This would leave the Parish vulnerable to unplanned development over which the Parish would have little influence with respect to location, numbers, density, design and layout of dwellings.

Determining the number of additional dwellings

5.4. To support the Plan preparation process, two housing needs analyses were carried out by planning consultants on behalf of the Parish Council. These were carried out by URS Infrastructure and Environmental UK Limited and DowsettMayhew Planning Partnership. Both firms were commissioned to determine the number of dwellings that the Plan should consider for inclusion in the WASP.

5.5. The URS report concluded that the likely lower end of the range of dwellings should be greater than 12 and the upper end of the range should be less than 44 i.e. a range from 13 to 43.

5.6. The dowsettmayhew report suggests a range of 7 to 48 with particular focus on 12 to 30.

Affordable Housing

5.7. In 2014 the Parish Council also employed Action in Rural Sussex (AiRS) to carry out a Housing Needs Survey and report on the size and types of dwelling that should be provided (Analyses are shown in Appendix 1).

5.8. The AiRS survey was posted to all households in the parish and 73 responses were received, a response rate of 33%. This survey revealed that there is a need for 3 affordable dwellings for local residents over the next 5 years and another 1 after five years.

5.9. Given 33% of the Parish residents responded, the calculated need for 4 homes in ten years is likely to be an under-estimate. As the WASP’s covers up to 2031, the Parish
Council propose to plan for a minimum of 7 affordable homes and a maximum of 10 affordable dwellings over the Plan period.

**Housing Numbers**

5.10. The results of the two housing need analyses, and the result of the AiRS survey have been given due regard in determining the housing need of the Parish. Having regard to these and to achieve the delivery of at least 7 affordable homes over the Plan period, it is considered appropriate to seek to facilitate the delivery of 20-29 net new dwellings up to 2031 (calculations supporting these conclusions are shown in Appendix 2).

5.11. Having regard to the characteristics of the two settlements, it is considered that Shermanbury provides the opportunity for new housing development to better contribute to the aims of sustainable development. This reflects its proximity to the settlements of Henfield and Partridge Green, and its accessibility by non-car modes of transport, including by bus.

5.12. Nonetheless, it is considered important for both settlements to have the opportunity to grow to meet their needs. On this basis it is therefore proposed that the following housing numbers are allocated through the WASP.

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**Policy 7: Housing Numbers**

The WASP provides for the development of 20-29 homes for the period 2014-2031.

To contribute to achieving this, the following sites will be supported for residential development;

- Barmarks
- Wyndham Pool

Affordable housing on sites between 5 and 14 will require 20% of dwellings to be affordable and sites of 15 dwellings or more will require 35% of dwellings to be affordable. Where on-site provision is not achievable a financial contribution equivalent to the cost to the developer of providing the units on site.

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**Affordable Housing**

5.13. The AiRS Housing Needs Survey demonstrates a need for affordable housing within the Parish to serve the need of existing local residents. On this basis it is considered important to ensure affordable housing is provided for people with a strong connection to the Parish.
Policy 8: Affordable Housing

Development bringing forward affordable housing will need to demonstrate the following criteria to ensure those with a local connection have priority.

In order to demonstrate a local connection such individual will need to demonstrate;

- Immediately before taking up occupation of an Affordable Housing Unit that they had their only or principal home in Shermanbury Parish for a continuous period of not less than three years or had moved from the Parish during the previous three years because they were unable to easily compete in the open market for housing in the Parish;
- A member of their household has a parent, adult child, brother or sister whose only or principal home is and has been for a continuous period of not less than three years in the Parish and wishes to be nearer that relative; or
- Is and has been permanently employed in the Parish or a continuous period of not less than three years.

Where no person or insufficient persons have a connection with the Parish then neighbouring parishes shall be substituted for Shermanbury Parish.

Size of Dwellings

5.14. The AiRS survey invited respondents to identify the sizes of properties that were required to meet local need. These results were;

- 26% - 1 to 2 bedrooms
- 35% - 2 to 3 bedrooms
- 29% - 3 to 4 bedrooms
- 6% - 4 to bedrooms
- 3% - 5 to 6 bedrooms.

5.15. This indicates that the majority of respondents (61%) considered new developments should have 3 or fewer bedrooms.

Density and Mix

5.16. The sizes and densities of existing housing plots vary significantly throughout Wineham and Shermanbury as can be seen in the table in Appendix 3. This contributes to the character of the Parish reflecting its dispersed rural nature. In order to protect this, it is considered appropriate new residential development respect and reflect locally prevalent density.
Policy 9: Density and Mix

Development proposals will be supported where;

- A suitable mix of dwelling type and sizes to meet the needs of current and future households is provided;
- The density of housing is in keeping with existing densities in the surrounding area; or
- Where density is less than 16 dwellings per hectare.

Change of Use, Conversion and Redevelopment

5.17. As a rural area, the Parish has a legacy of existing and former agricultural buildings where a number of these have been converted to residential use. The Parish has also experienced the residential conversion and redevelopment of a least one large former residential institution to residential dwellings.

5.18. It is considered that these conversions have provided a prudent re-use of existing built resource and facilitated the delivery of residential properties, which have minimised the impact on the character of the area. It is considered appropriate to offer continued support for this form of development.

5.19. It is acknowledged that the latest Government legislation seeks to facilitate the provision of new housing through the re-use of farm buildings, in particular through Class Q of the Town and Country Planning (General Permitted Development) Order 2015. This, and the accompanying guidance in the National Planning Practice Guidance, acknowledges the need for physical external alteration to the building to facilitate its re-use.

5.20. It is considered that there may be occasions where redevelopment of buildings would provide a better visual and environmental enhancement to the locality than a conversion under this legislation. Having regard to this, it is considered appropriate to support development, which seeks to convert, and redevelop redundant buildings, subject to delivering environmental enhancements.

Policy 10: Change of Use, Conversion and Redevelopment

Support will be offered for residential development that comprises either;

- The sensitive change of use and conversion of redundant buildings in compliance with national and District planning policy and guidance; and/or
- Appropriate redevelopment of existing redundant buildings in compliance with national and District planning policy and guidance.

Housing Sites

5.21. In May 2014, the Parish Council invited landowners to submit potential housing sites for consideration for allocation within the WASP. Respondents to the earlier AiRS survey
proposed 7 potential sites and owners of land approached the steering group with 2 more sites.

5.22. When landowners were approached for confirmation that they wished to continue for their land to be considered for allocation, 2 sites were withdrawn. This left 3 sites in and around Wineham and 4 sites in and around Shermanbury (See Chapter 8 Maps, Figure C Potential development sites).

5.23. Each of these 7 sites was considered by the three Focus Groups, which identified the following as being important when assessing the various sites:

- Development sites should be no larger than 20 dwellings. This was believed to be of particular importance within the Parish, evidenced by discussions at the Focus Groups and the Exhibitions. The limit of 20 reflects existing development in the Parish at Woodside Close and is considered appropriate to maintain the current character of the area.
- Development proposals should include safe road access when entering and exiting the site.
- Development should avoid locations prone to flooding.
- Design should reflect the local plot size and building appearance where appropriate.
- Development should consider local amenity in terms of space.
- Compliance with HDC affordable housing policy.

**Housing Allocation in Shermanbury**

5.24. As detailed above and in order to deliver required housing numbers and contribute towards the aims of sustainable development, it is considered that the majority of the Parish’s housing need should be met by development in and around Shermanbury.

5.25. To deliver affordable housing and to balance this with protecting the character of the Parish, it is considered appropriate to allocate a single site for housing development for a range of 10-20 dwellings.

5.26. The majority of the respondents to the 2013 Parish Survey stated that a community centre or play area was “missing” so there is a desire for the provision of public amenities.

5.27. Shermanbury Parish Council could not financially support a community hall at present. However, it is desirable that land be set aside for potential use for this purpose in the future. On this basis it is considered appropriate for the housing allocation in Shermanbury to be required to deliver at least 0.2 hectares of land in a single block to be made available for use as a community facility, as either public open space and/or a building.

5.28. Having regard to the requirement, and consideration of the candidate sites, land at Barmarks is allocated for residential development. It is considered that the development should incorporate significant areas of soft landscaping to ensure that the development successfully integrates into the character of the wider area.
Policy 11: Shermanbury Allocation

Residential development of between 10 and 20 units at Barmarks (as identified in Section 8.Maps, Figure C) will be supported where:

- A suitable mix of dwelling type and sizes to meet the needs of current and future households is provided;
- The design positively responds to the prevailing character of the immediate surrounding area;
- Proposals allow for the retention of existing mature trees and hedges;
- Proposals provide at least 0.2 hectare of land in a single area, which can be used as a community facility to meet local need as either public open space or building;
- Adequate parking can be provided; and
- Suitable safe access can be gained via the A281.

Housing Allocation in Wineham

5.29. Although it is considered that the majority of new development in the Parish should be focussed at Shermanbury, it is nonetheless considered appropriate to enable modest growth in and around Wineham to meet its needs. The extent of this should be tempered by the existing scale of the village, and that it is not as accessible as Shermanbury by non-car modes of transport.

5.30. Having regard to this, and in consideration of candidate sites land at Wyndham Pool is allocated for residential development.

Policy 12: Wineham Allocation

Residential development for 4 units at Wyndham Pool (as identified in Section 8.Maps, Figure C) will be supported where:

- The design positively responds to the prevailing character of the immediate surrounding area;
- Proposals allow for the retention of existing mature trees and hedges;
- Proposals protect the setting of the heritage asset of Wyndham Pool; and
- Vehicular access is gained via Wineham Lane with pedestrian access available on Frylands Lane.
6. ECONOMY AND EMPLOYMENT

6.1. This section seeks to address the following strategic objectives:

- Support small scale business growth as a part of sustainable community development.
- Support rural activities including farming and equestrian development.

Local Economy

6.2. The Parish has no significant centres of employment and therefore provides limited employment opportunities. The majority of working residents commute to other towns and cities for employment.

6.3. There is one pub, which employs a small number of local people on a part time basis. Other businesses are mainly small owner/manager enterprises offering no additional employment other than for casual support workers such as cleaners, gardeners, etc.

6.4. Although there are several farms, only 3 are operated as commercial enterprises by their owners and provide limited employment opportunities. The Royal Oak Country Park in Wineham is a privately operated estate of residential and holiday homes, open for 11 months each year. It provides some employment for contractors on a casual basis.

6.5. There is a growing trend in home working and setting up small enterprises some of which may require facilities such as storage and/or workshops. The demise of farming as an industry in the Parish provides opportunities for diversification of land and buildings into these growing enterprises.

Small Business Development

6.6. The Parish is in an area of low employment, but over the next 20 years it is expected that this balance may change, as there is likely to be a need for more flexibility in the patterns of work and where it is undertaken.

6.7. The importance of village life and the need to maintain its character was stated to be a high priority in the 2013 Parish Survey. Therefore the WASP seeks to maintain this, whilst encouraging businesses to established themselves in the Parish.

6.8. There is a desire to encourage people to work near or from their homes, avoiding excessive travel and sustaining peoples’ work-life balance as well as the environment.

6.9. The WASP also wishes to encourage employment opportunities such as accommodation, equestrian activities and farm-gate retailing arising from the proximity of the South Downs National Park.
Policy 13: Small Business Development

Proposals to enhance the rural economy will be supported where;

• Development seeks to enhance the sustainability of the Parish through the diversification of land uses, which are in keeping with the rural character of the area.
• Development enables small scale business growth through the use of redundant farm buildings and other facilities to support small enterprises.
• Proposals enable development to accommodate rural activities including small holder farming and equestrian activities.
7. TRANSPORT

7.1. This chapter seeks to address the following strategic objective;

- Promote safer and more sustainable journeys

Road Network

7.2. The A281 runs north–south close to the westerly boundary of the Parish. The B2116 runs east west along the southerly boundary of the Parish. There are also a number of small minor roads and private un-adopted lanes.

7.3. Many trees at the sides of the roads are overgrown and cause deep shadows in summer and there are risks arising from leaves on the roads and fallen trees in the winter. There is no overhead lighting on any roads in the Parish. Many of the roads, including stretches of the A281 on the western side do not have pavements for pedestrians.

Accessibility

7.4. The narrow nature of some of the smaller lanes in the Parish means two vehicles cannot always safely pass one another. Within the 2013 Parish Survey, residents reported speeding and noise from motorbikes on the A281 to be an issue.

7.5. It is considered appropriate to encourage future development to enable safe and free flow of traffic.

Aim 5: Accessibility

Support will be offered for roads in developments where they are of sufficient width to allow safe and free passage of service and emergency vehicles if cars are parked at the kerb.

Parking

7.6. There are few perceived parking problems in the Parish, but there is some congestion at the end of Frylands Lane near to its junction with Wineham Lane. To avoid parking problems increasing in the Parish it is considered appropriate to seek to ensure development in the Parish provides adequate off street parking to meet the demand that it generates.
**Policy 14: Car Parking**

Development proposals will be supported where it can be demonstrated that adequate car parking requirements can be accommodated within the development boundary.

**Distance travelled to work**

7.7. The Parish is heavily dependent on cars for commuting to work, shopping, leisure, recreation and other facilities such as schools and medical facilities. The average car ownership per household is 2.08. (Additional data is provided in Appendix 4).

7.8. Shermanbury residents travel significantly greater distances to work than the local or national averages. A significant greater number travel more than 10km when compared to the national average (43.1% compared with 28.9%) and significantly less live within 10km of their workplace (18.0% compared with 52.2%). These figures reflect the lower jobs density in the parish and immediate area, and the number of people commuting into large centres such as London.

**Vehicle flow data 2000-2013**

7.9. An analysis of traffic flow data through the Parish has been undertaken. The source of the data was Department for Transport/Census point Coverage: A281 between junction with B2116 and A272. The figures show that the number of vehicles of all types using the A281 has remained fairly constant over the last 12 years. Further supporting data is shown in the table of results in Appendix 4.

**Road Safety**

7.10. The 2013 Parish Survey highlighted road safety as a common concern for many residents. There have been 3 fatalities from 3 incidents in the Parish in the last 10 years.

7.11. The Survey also highlighted road safety issues at the junction of the B2116 and the A281 at Partridge Green. 40% of those responding raised concerns over road safety, and this issue was raised again in both the focus groups of local residents and at the public exhibitions held in May 2015.

7.12. It is therefore considered important to recognise the importance of road safety and encourage traffic calming, where appropriate.
Aim 6: Road Safety

The Parish will seek to support development which;

- Does not adversely affect road safety;
- Promotes safer and more sustainable journeys; and
- Ensures sight lines for traffic access and egress are appropriate.

Aim 7: Road Safety and Traffic Calming

- Support will be offered to policies to reduce speed limits including setting up a Community Speed Watch in co-operation with Sussex Police.
- Support will also be offered to proposals to investigate and install traffic calming measures such as village gateway signs in both Wineham and Shermanbury, and to review existing signs to ensure their adequacy, suitability and visibility to road users (including signs to church), especially with regard to warning motorists of horse riders on the B2116 and Wineham Lane.
- The Parish will seek to support housing schemes which provide safe and well surfaced pedestrian routes to public transport, including, where necessary, a pedestrian refuge so that they can cross any main road in safety, and also routes to other services and community facilities.
8. **MAPS**

**Figure A:** Shermanbury High Risk of Flooding – Environment Agency

**Figure B:** English Heritage Listed Buildings
Figure C: Potential development sites
9. SCHEDULE OF EVIDENCE

References

Localism Act 2011.
Neighbourhood Planning Regulations, Consultation - October 2011.
HDC Landscape Character Assessment - October 2003.
HDC PPG17 Assessment - May 2005.
HDC Assessment of Development Viability and Impact of Affordable Housing Policy- June 2005.
HDC Defined Town and Village Centre Boundaries Background Document - September 2006.
HDC Sustainability Appraisal and Strategic Environmental Assessment - November 2007.
HDC Facilitating Appropriate Development SPD – May 2009
HDC All our Futures: Sustainable Community Strategy 2009 -2026 – July 2009.
HDC Leading Change in Partnership to 2026 and Beyond, Issues and Options – September 2009.
HDC Infrastructure Study - May 2010.
HDC Affordable Housing Viability Study Final Report - August 2010.
HDC Visioning Horsham – February 2011.
HDC Assessment of Sites Available for Gypsy and Traveller Use – October 2011.
HDC How Much Housing Does Horsham Need? – February 2012.
HDC Landscape Capacity Assessment – 2013.
HDC Sports, Open Space & Recreation Assessment - February 2014.
HDC A Timeline to Show How Alternative Sites Have Been Considered - February 2014.
HDC Community Infrastructure Levy SHLAA & Affordable Housing Viability Assessment - March 2014.
HDC Green Infrastructure Strategy - April 2014.
HDC Strategic Flood Risk Assessment: Sequential Test - April 2014.
HDC Landscape Capacity Assessment Report and Stage 1 and Stage 2 Maps - April 2014.
HDC Minutes of Council Meeting- 30th April – May 2014.
HDC Horsham District Planning Framework Proposed Submission - May 2014.
HDC Settlement Sustainability Review – May 2014.
HDC Community Infrastructure Levy Preliminary Draft Charging Schedule – May 2014.
HDC Annual Gypsy/Traveller, Travelling Showpeople Accommodation Count – June 2014.
HDC Horsham District Housing Strategy Annual Progress Review.
HDC Alternative Sites – September 2014.
HDC SHLAA Update – October 2014.
HDC HDT & DS Addendum TN Final and Appendices – April 2015.
HDC SA Proposed Modification Update – March 2015.
HDC Proposed Main Modifications – March 2015.
WSCC West Sussex Life 2012 - September 2012.
NHS Horsham District Health Profile 2014.
NHS West Sussex Public Health Evidence Summary Data for PBC Leas, Horsham - April 2014.
Indices Of Multiple Deprivation 2010.
DEFRA Noise Maps.
Multi-agency geographic information.
English Heritage Map Data.
EA Flood Map & Surface Water Flood Map Data.
URS Infrastructure and Environmental UK Limited (URS) - Housing needs advice for Neighbourhood Plan as prepared for RTPI/Planning Aid England.
Housing Need Considerations for the Shermanbury Parish Neighbourhood Plan.
Appendix 1: Decision Notice

Dear Mrs Langston

**RE: Shermanbury Parish Neighbourhood Development Plan Area**

**Decision Notice**

I am writing on behalf of Horsham District Council to let you know that the planning authority has approved the designation of the Parish of Shermanbury as a Neighbourhood Development Plan Area.

Congratulations for achieving the first formal stage in the Neighbourhood Plan preparation process.

Details of the designated Plan Area can be viewed on the Council’s website: [http://www.horsham.gov.uk/environment/planning_policy/16434.aspx](http://www.horsham.gov.uk/environment/planning_policy/16434.aspx)

Enclosed with this letter is a map of Shermanbury Parish with references showing that the area has been designated.

This letter is being placed on the Council’s website. If you have a dedicated webpage for your Plan, please send me a link so we can put it on our webpage.

In due course this letter will be required for the independent examiner.

Yours faithfully

Laura Bourke
Neighbourhood Planning Officer

Mrs Dawn Langston
Parish Clerk
Shermanbury Parish Council
Appendix 2: Calculation of Number of Dwellings

Strategic Housing Land Availability Assessment (SHLAA) - based target - resulting in a requirement of 0 (zero) dwellings
In an interview with HDC’s Neighbourhood planning officer, URS were advised that the council’s recommended approach was to use the SHLAA to determine how many dwellings were in the pipeline for any particular parish. As there are no current SHLAA sites in Shermanbury this method gave an indication of zero dwellings.

Forward projections based on 2001 - 2011 dwelling change in Shermanbury (small scale growth) -10 dwellings
In this 10-year period 39 new dwellings were added to the housing stock. However it is considered that developments at the Royal Oak Country Park (15 dwellings) and Shermanbury Grange (19 dwellings) were not typical of the parish’s growth thereby leaving 5 dwellings over 10 years, which then equates to 10 dwellings over the 20-year period 2011 and 2031.

HDC Emerging Policy Projection - 12 and 18 dwellings
The Horsham District Planning Framework sets a district target of 16,000 homes of which 1500 are allocated to the small villages such as Shermanbury and Wineham. The WASP area has 0.85% of the dwellings not in Horsham Town and other large-scale developments, resulting in the provision of 0.85% x 1500 = 13 dwellings.

Trend-Based Demographic Projection of Population - 28 dwellings
The Office of National Statistics (ONS) produced a projection that the Horsham District population would increase by 13.2% by 2031. If this is applied to the Shermanbury Parish population of 545 with the Shermanbury household size of 2.57 persons/dwelling then 545 x 13.2% / 2.57 +221 (dwellings in 2011) =249 dwellings in 2031 i.e. an additional 28 dwellings

Neighbouring Parishes - 46 dwellings
The rates of increase of dwelling construction from 2001 to 2011 in the neighbouring parishes, of Henfield, Ashurst, Cowfold, West Grinstead and Woodmancote varied from 2.94% to 10.82% with an average of 9.84%. If this rate is applied to the WASP 2011 dwellings figure of 221 there would be 221x9.84%=22 additional dwellings by 2021 and (221+22)x9.84%=24 more additional buildings from 2021 to 2031, making a total of 46 additional dwellings.

Trend-Based Demographic Projection of Dwellings - 48 dwelling
The Office of National Statistics (ONS) has also produced a projection that the Horsham District dwellings would increase to 66970 i.e. by 21.9% by 2031. If this is applied to the Shermanbury Parish population with the Shermanbury household size of 2.57 persons/dwelling then 221 x 21.9% = 48 additional dwellings by 2031.

Department of Communities & Local Government (DCLG) - Household Projections - 56 dwellings
The DCLG forecasts that Horsham will have 61999 households by 2021, which is an increase of 7076, or 12.88% since 2011. If this percentage increase is applied to Shermanbury’s 221 households in 2011 there would be 221 x 12.88% = 28 dwellings in 10 years giving an additional 2 x 28 =56 households by 2031 (20 years).
Forward Projection based on actual 2001 to 2011 dwelling Change (all growth) - 74 dwellings.
This calculation is based on the increase of 37 additional dwellings that were established between the ten years 2001-2011 and extrapolating this rate for the 20-year period 2011 to 2031 the target would be 74 additional dwellings.
### Appendix 3

**Existing "Developments"**

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<th>Development</th>
<th>Ha</th>
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<th>Ha/Plot</th>
<th>M2/Plot</th>
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<td>Wymarks</td>
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<td>East of A281 opposite Fortgate</td>
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**"Potential" Development Sites - Preliminary layouts**

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Appendix 4: Transport and Accident Data

Supporting data for vehicle usage, vehicle flow and accident data 2000-2013.

Car usage (Source: Census data 2011).

- Houses with no cars: 7 (3.2%)
- 1 car: 56 (25.3%)
- 2 cars: 99 (44.8%)
- 3 cars: 45 (20.7%)
- 4+ cars: 14 (6.3%)

Total cars in area: 459
Total households: 221
Total residents: 542

Distance travelled to work (Source: URS Housing needs advice report November 2014).
- Less than 10km – 18% (Horsham district 34.5%/England 52.2%)
- 10-30km – 30.4% (Horsham district 28.5%/England 21.0%)
- 30km+ - 12.7% Horsham district 13.8%/England 7.9%)
- Work mainly at or from home – 29.1% (Horsham district 14.6%/England 10.4%).

Vehicle flow data 2000-2013 (Source: Department for Transport/TraffiCounts)
Census point Coverage: A281 between junction with B2116 and A272
The figures show that the number of vehicles of all types using the A281 has remained fairly constant over the last 12 years.

Road accidents.

Accidents with fatalities;
- Tuesday 22nd June 2004 at 04.00. Crash between a milk float and an HGV on the A281. Death of one male-aged 36 in the milk float and 1 serious injury male aged 50 in the HGV.
- Tuesday 27th July 2004 at 12.05 Crash between a motorbike and an HGV on the A281. Death of 1 male motorcyclist aged 28. The weather was fine.
- Friday 24th March 2006 at 19.05. Crash between two cars on the B2116. Death of one male driver aged 35. Weather was fine.

Non-fatal accidents;
- Rear end shunts on the A281 involving vehicles travelling south on the A281 and vehicles turning right into the B2116 to Partridge Green, and
- Between vehicles travelling through the junction and other vehicles turning right out of the B2116.
- Vehicles waiting to turn into the private road to Ewhurst Manor.
- Crash between two cars at the junction of Wineham Lane and Bob Lane. Minor injuries to one of the drivers.