

Wineham And Shermanbury Plan (W.A.S.P)

2014 - 2031



March 2017



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Foreword

Dear Resident

This Wineham and Shermanbury Neighbourhood Plan (WASP) is now complete, following Examination by an independent Government accredited Examiner. The Plan which covers the period from 2014 to 2031 is now ready for the Parish Referendum, when you will judge if it represents the right way forward for the Parish. The WASP is the result of more than 3 year's work by Shermanbury Parish Council's WASP Working Group and our expert advisors. We, like most Parishes found this a difficult and exacting task which requires a strict regulated process of consultation to be followed, but with help and input from many of you along the way, we have reached a stage some surrounding Parishes have not, as yet, achieved.

Over the 3 years it has become very clear from both formal and informal consultation between the Neighbourhood Plan Working Group and the residents, that we all believe this Parish is a good place in which to live and that it needs to be preserved. But the question that has occupied all our minds is how should the beautiful environment in which we live be protected whilst planning for the future and making our contribution to help meet the huge and increasing demand for housing that is needed within the Horsham district?

Change has never been alien to the Parish. Between 2001 and 2011 we saw 37 new dwellings built or converted, but to manage change and provide some planning protection we need a Neighbourhood Plan and 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 Horsham District Plan and the National Planning Policy Framework when determining planning decisions. Without an adopted Plan, the Parish will not be protected from development, simply because it is predominantly rural in nature. Recent planning permissions granted in surrounding Parishes have shown that where there is no up to date Plan, development can be approved against the wishes of the local community. Recent Government policy statements propose increased protection to Parishes with a Neighbourhood Plan, even when the district is having trouble supplying the required number of houses within their Plan. Therefore having a positive Neighbourhood Plan is a better way forward than trusting to luck. In the WASP we propose a rate of housing growth for the Parish that is lower than the period 2001 to 2011 and it includes, as an aim, some affordable houses for those with a connection to the Parish.

During this Plan's preparation we have consulted widely but it cannot become part of Horsham District Council's planning policy until it achieves a simple majority at a Referendum. 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.

Trevor J Brown

Chairman, Shermanbury Parish Council



1. INTRODUCTION

- 1.1. Horsham District Council (HDC) designated Shermanbury Parish for the purpose of preparing a Neighbourhood Development Plan in February 2014.
- 1.2. The Neighbourhood Plan covers the whole Parish area as shown below in Figure 1. As it includes the villages of Wineham and Shermanbury, this Neighbourhood Plan is referred to as the Wineham and Shermanbury Plan (WASP). It covers the period from 2014 to 2031.

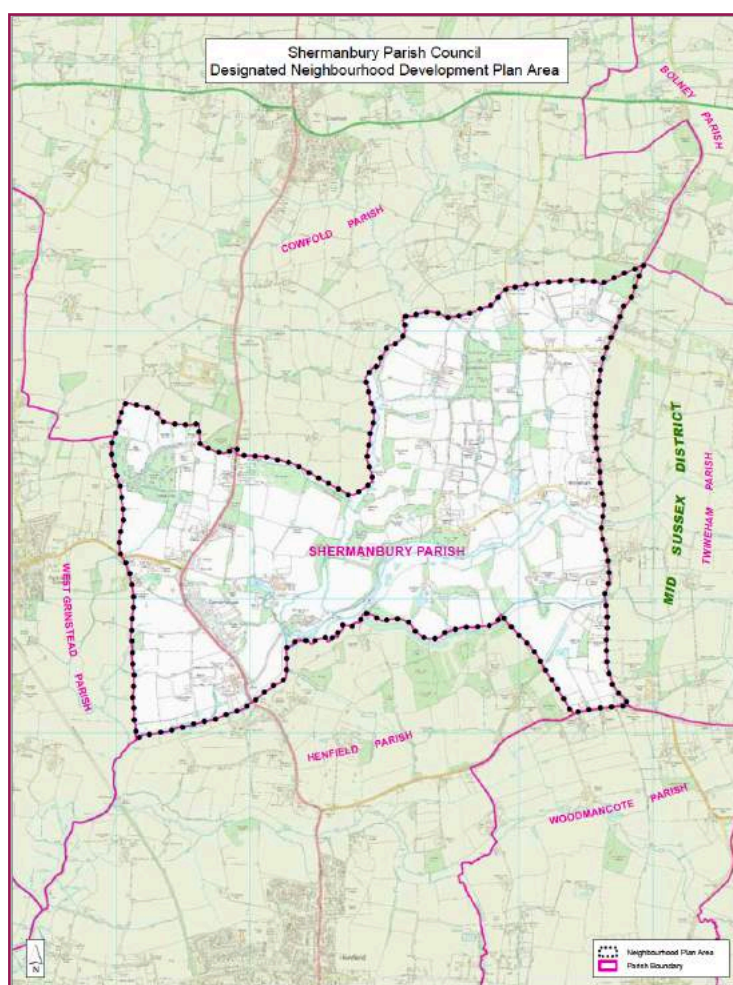


Figure 1: Designation Area

- 1.3. The WASP sets out the policies, which will influence development, and the development principles and the 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. The WASP has been examined by an independent Examiner appointed by HDC who has made recommendations which has been incorporated into the final version of the WASP which can now proceed to Referendum.



- 1.5. In order for the WASP to proceed beyond Referendum and to be “made” by HDC, a majority of votes cast (over 50% of votes) in favour of the WASP must be received.

Planning Context

- 1.6. 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.

- 1.7. 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).

- 1.8. The adopted Development Plan Documents (DPDs) of the District are the Horsham District Planning Framework (HDPF), Joint Area Action Plan and the Site Specific Allocations of Land 2007.
- 1.9. The HDPF is the overarching planning document for Horsham district outside the South Downs National Park. It sets out the planning strategy for Horsham District (excluding South Downs National Park) to deliver the social, economic and environmental needs of the Plan area up to 2031. It sets out the policy framework and seeks to deliver 16000 new homes over the Plan period of which “at least” 1500 are to be delivered through Neighbourhood Planning.

Plan Preparation

- 1.10. 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.
- 1.11. Shermanbury Parish Council (SPC) started the 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, in May 2014.
- 1.12. Three focus groups were held in November and 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.



- 1.13. At the focus group meetings, Parishioners 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.
- 1.14. 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 (31%) with 232 written responses received which helped to further develop the Vision and Objectives of the WASP.
- 1.15. 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

- 1.16. 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 Policies and Aims 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



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 Mockbridge at times of heavy rainfall.



Figure 2: River Adur

- 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 settlements 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 its 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 schools in the Parish. Primary age children usually attend schools in the nearby villages of Cowfold, Partridge Green, Twineham 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 unconsecrated chapel in Fryland Lane, Wineham.
- 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 Wineham Lane and on the north side of Fryland Lane.
- 2.13. There are also scattered farmsteads within the Parish.

Economic Characteristics (2011 Census)

- 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. There were a total of 9 unemployed people.
- 2.15. The unemployment rate of the Parish is 2.1% compared with 2.2% for the Horsham District, 3% for the West Sussex average, 3.3% for the South East average and 5.4% for the average of England as a whole.
- 2.16. 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.
- 2.17. The reliance on, and opportunities for, employment within the Parish are very low. There are several commercially run equestrian facilities both in the Parish and neighbouring Parishes.

Transport

- 2.18. 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.



- 2.19. 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, the A24 and A23, which run north–south between the south coast, M25 and London.
- 2.20. 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 join 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.
- 2.21. There is one bus service (No. 17) run by Stagecoach, which has bus stops along the A281. This runs every half hour between Brighton and Horsham via Partridge Green, Cowfold and various villages in between.

The WASP

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

Parish Vision Statement

To protect and enhance the rural and historic character of the Parish while ensuring the changing needs of the community are met.

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 and incorporate 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 development 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 setting 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 at least 11 dwellings up to around 20 dwellings within the Parish up to 2031*
- *To support low density housing which reflects the local vernacular.*
- *To support development which reflects the local rural vernacular.*
- *To include affordable housing within developments in compliance with HDPF.*

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 diversification of land use in keeping with its rural character.*

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 road 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 and which may contribute to flood risk.***
- ***Preserve the rural nature of the environment and meet sustainability criteria.***
- ***Preserve and protect the heritage assets within the Parish.***

Policy 1: 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.



Figure 3: River Adur

3.3. In line with Policy 39: Infrastructure Provision of the HDPF, this Policy also seeks to ensure development will be supported where there is sufficient capacity in the existing local infrastructure network to meet the additional needs arising from new development. Where improvements are necessary to support new growth in the area, the WASP will seek to ensure this is provided in time to serve the development.

Policy 1: Flood Risk

New development should not increase the risk of run off from flooding either on site or elsewhere.

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

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

Policy 2: Protect and Enhance Biodiversity

3.4. 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.

- 3.5. There are a range of Biodiversity Action Plan (BAP) Habitats (mainly woodland) in the Parish, which are important in terms of providing habitats, corridors and stepping stones for the movement and wellbeing of wildlife. The Neighbourhood Plan seeks to ensure the protection and enhancement of the Parish's ecological assets.

Policy 2: Protect and Enhance Biodiversity

Development proposals should;

- **Allow for the retention of existing mature trees and hedges;**
- **Provide bird and bat nesting boxes;**
- **Protect Biodiversity Action Plan (BAP) Habitats; and**
- **Include hedgerows of native species for screening purposes.**

Policy 3: Heritage Assets

- 3.6. Historically the Parish is rich in properties dating back to the 17th 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.



Figure 4: St.Giles Church

Policy 3: Heritage Assets

Development should protect and not adversely affect the Parish's heritage assets or their settings.

Development 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), shall not be harmful to the heritage assets or their settings.



Policy 4: Location and Setting

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

Policy 4: Location and Setting

Development should;

- **Be designed to a high quality which positively responds to the heritage, tranquillity 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;**
- **Respect the natural contours of a site and protect and sensitively incorporate natural features such as trees, hedges, watercourses and ponds within the site;**
- **Create safe, accessible environments;**
- **Enable non car modes of travel that meet the needs of users;**
- **Not result in unacceptable levels of light, noise, air or water pollution;**
- **Protect and enhance wildlife habitats and biodiversity; and**
- **Provide sufficient sensitively sited storage space for refuse collection.**

Policy 5: Design

- 3.9. 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.



Figure 5: Housing Design

Policy 5: Design

Development proposals should ensure that the design is in keeping with the prevailing character of the 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.

Aim 1: Recreation Facilities

4.3. There are limited recreational facilities within the Parish. A significant number of the respondents to the 2013 Parish Survey highlighted the need for a community centre or play area within the Parish. The Parish Council therefore support the provision of open space for community use within the Parish. The Parish Council support the provision of such open space for community use on the allocated site at Barmarks (Policy 6: Housing Development), or alternatively elsewhere in the Parish.

Aim 1: Recreation Facilities

The Parish Council will support development proposals which provide a mix of formal and informal high quality open space to meet local need.

Aim 2: 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 maintain bridleways and footpaths.



Figure 6: Parish Bridleway

Aim 2: Footpaths and Bridleways

Landowners will be encouraged to maintain and/or enhance bridleways and footpaths within the Parish, including between Shermanbury and Wineham.

New routes which enhance the off-road network to benefit Parish residents will be supported. Support will be offered to encourage bridleway links;



- From the A281 west to the Downs Link.
- Between Fryland Lane with existing bridleway 2393.
- Between bridleway 1785 and bridleway 1730.

This will enable cross-Parish connectivity thereby encouraging non-car travel across the Parish and allowing recreation benefits to be enjoyed.

Aim 3: 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.



Figure 7: Chapel

Aim 3: Cemetery

The Parish Council will seek to maintain both the Cemetery in Fryland Lane to serve the needs of the Parish residents and the Parish owned chapel as a community asset.

Aim 4: Utilities

- 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 home working it is considered important to encourage good access to Internet services.

Aim 4: Utilities

Non-Governmental Agency (NGA) network providers will be encouraged to provide improved broadband to all areas of the Parish.

Aim 5: Utilities

Aim 5: Utilities

The Parish Council 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.**



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 contribute “at least 1500” dwellings towards the total.

Determining the number of additional dwellings

5.3. 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.

5.4. 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.

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

Affordable Housing

5.6. 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).

5.7. 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.

5.8. 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 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 Sites

5.9. 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.

- 5.10. 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.
- 5.11. 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.

Policy 6: Housing Development

- 5.12. The results of the two housing need analyses and the AiRS survey have been given consideration in determining the housing need of the Parish. Having regard to these, the WASP seeks to facilitate the delivery of a number of both market and affordable homes over the Plan period.
- 5.13. Having regard to the characteristics of the Parish, it is considered that Shermanbury provides the best opportunity for new housing development to 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. It is therefore considered that the Parish's housing need should be met by development in and around Shermanbury.
- 5.14. Having regard to conclusions on housing need (calculations supporting these conclusions are shown in Appendix 1), the WASP seeks to facilitate the delivery of at least 11 dwellings and up to around 20 dwellings. This is to be achieved via the allocation of land at Barmarks for housing (Policy 6:Housing Development). In addition to this allocation it is anticipated windfall development will also contribute to the delivery of the overall housing numbers.
- 5.15. The Parish Council supports the provision of on site affordable housing units as a preference. Where affordable housing is unable to be provided on site a financial contribution will be sought equivalent to the cost to the developer of providing the units on site.
- 5.16. Where a financial contribution in lieu of on site provision is considered acceptable, a planning obligation will be entered into to enable the provision of affordable housing on



an alternative site.

- 5.17. A significant number of the respondents to the 2013 Parish Survey stated that a community centre or play area was “missing” from the Parish and therefore there is a desire for the provision of public amenities. The Parish Council therefore wish to support the provision of open space within the Parish.
- 5.18. In light of the requirements of the Basic Conditions (as set out in the Neighbourhood Planning (General) Regulations), it is not possible to secure the provision of land to be set aside as open space as part of the Barmarks allocation.
- 5.19. The Parish Council however support the landowner’s intent to set aside 0.2 hectares of land within the site. This approach is reflective of Aim 1: Recreation Facilities where the Parish Council will positively support development proposals which provide a mix of formal and informal open space.
- 5.20. 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.
- 5.21. Another key theme from public consultation included a desire to improve road safety in the Parish (see Strategic Objectives and Aims 8 and 9). In response to this feedback it is desirable for the allocation at Barmarks (Policy 6: Housing Development) (see also Policies Maps on pages 26 and 27) to provide safe connectivity between the site and the wider public footpath network.
- 5.22. As the development site will incorporate areas of soft landscaping, housing densities at Barmarks should reflect the lower density of the surrounding area.

Policy 6: Housing Development

The WASP provides for housing development to meet local needs, including affordable housing, by the allocation of a site for development at Barmarks, Shermanbury, as identified on the Policies Maps.

Any proposal for the residential development of the Barmarks site should be for at least 11 dwellings and up to around 20 dwellings and should meet the following criteria:

- **The layout should provide for the retention of as many existing mature trees and hedgerows as possible;**
- **Access to the A281 should incorporate visibility splays to ensure safe egress and ingress for all vehicles, the splays to incorporate footways and provide for safe pedestrian crossing to the existing footway on the eastern side of the main road; and**
- **The layout should provide for the re-planting of the existing frontage hedgerow to the rear of the visibility splays.**



Aim 6: Affordable Housing: Serving the Needs of Existing Local Residents

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

Aim 6: Affordable Housing: Serving the Needs of Local Residents

The Parish Council support applications for affordable housing which will provide accommodation for those with a local connection.

In order to demonstrate a local connection any applicant 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; or**
- **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 for 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

- 5.25. The AiRS survey invited respondents to identify the sizes of properties that were required to meet local need. Respondents outlined the need for a range of house sizes to meet local demand. The results can be summarised as;
- 26% of respondents indicated the need for 1 to 2 bedrooms.
 - 35% of respondents indicated the need for 2 to 3 bedrooms.
 - 29% of respondents indicated the need for 3 to 4 bedrooms.
 - 6% of respondents indicated the need for 4 to bedrooms.
 - 3% of respondents indicated the need for 5 to 6 bedrooms.

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

Policy 7: Density and Mix

- 5.27. The sizes and densities of existing housing plots vary significantly throughout Wineham and Shermanbury as can be seen in the table in Appendix 2 with existing development densities ranging from 3.7 to 19.5 houses per hectare.



- 5.28. The Parish's prevailing housing density levels contributes to the character of Shermanbury and Wineham and compliments its dispersed rural nature. The protection of the Parish's rural character through the provision of low density housing was also a key issue identified as part of public consultation.
- 5.29. In order to protect the rural character and to reflect community feedback, it is considered appropriate for new residential development to respect and reflect locally prevalent densities. The WASP therefore seeks to ensure new housing development is in keeping with and reflects densities in and around the Parish.

Policy 7: Density and Mix

Proposals for residential development should include a mix of dwelling types and sizes to meet local needs as indicated in the most recent Housing Needs Survey.

Policy 8: Change of Use, Conversion and Redevelopment

- 5.30. As a rural area, the Parish has a legacy of a number of existing and former agricultural buildings being converted. The Parish has also experienced the residential conversion and redevelopment of a least one large former residential institution to residential dwellings.
- 5.31. 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.
- 5.32. 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.
- 5.33. 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 8: Change of Use, Conversion and Redevelopment

Proposals for the redevelopment of redundant buildings will be permitted where the redevelopment would result in visual and environmental enhancement compared to the change of use and/or conversion of the existing building(s).



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 thought to operate 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.

Policy 9: Small Scale 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 establish 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 9: Small Business Development

Proposals to enhance the rural economy will be permitted 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 non residential buildings 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 unadopted 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.



Figure 8: A281

Aim 7: 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 7: 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.

Policy 10: Parking

7.6. There are few perceived parking problems in the Parish. 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 10: Parking

Development proposals should demonstrate that parking can be accommodated on site to reduce to a minimum any likely on-street parking.

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 3).
- 7.8. Shermanbury residents travel significantly greater distances to work than the local, district 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 3.

Aim 8: 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 8: Road Safety**

The Parish Council will seek to support development which;

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

Aim 9: Road Safety and Traffic Calming**Aim 9: 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 the church), especially with regard to warning motorists of horse riders on the B2116 and Wineham Lane.
- The Parish Council 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

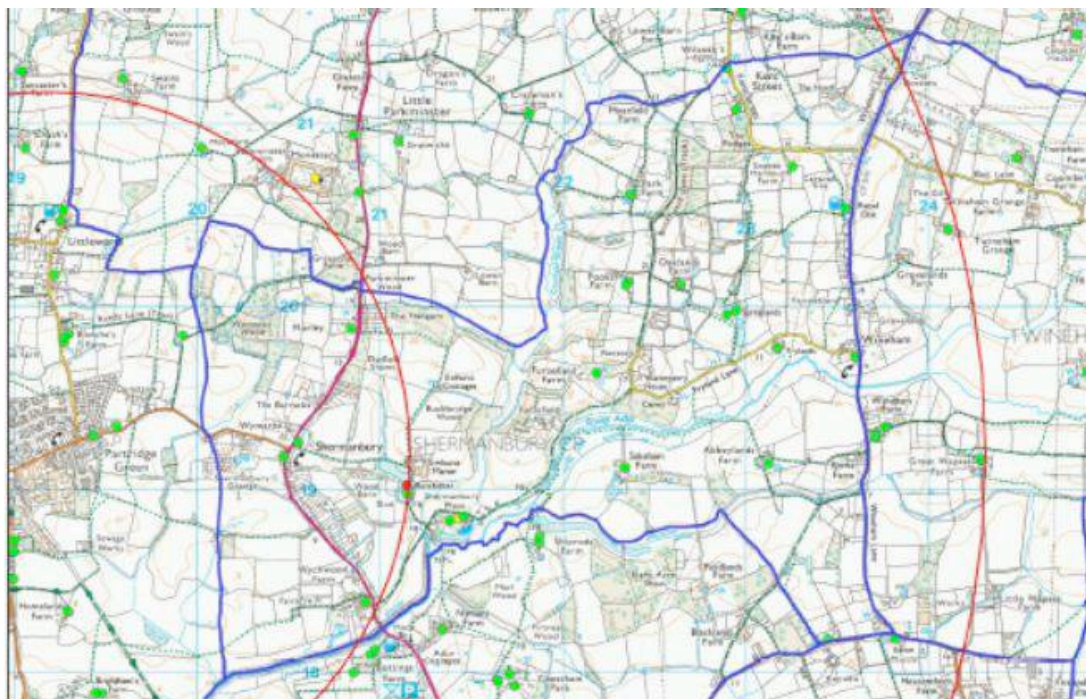
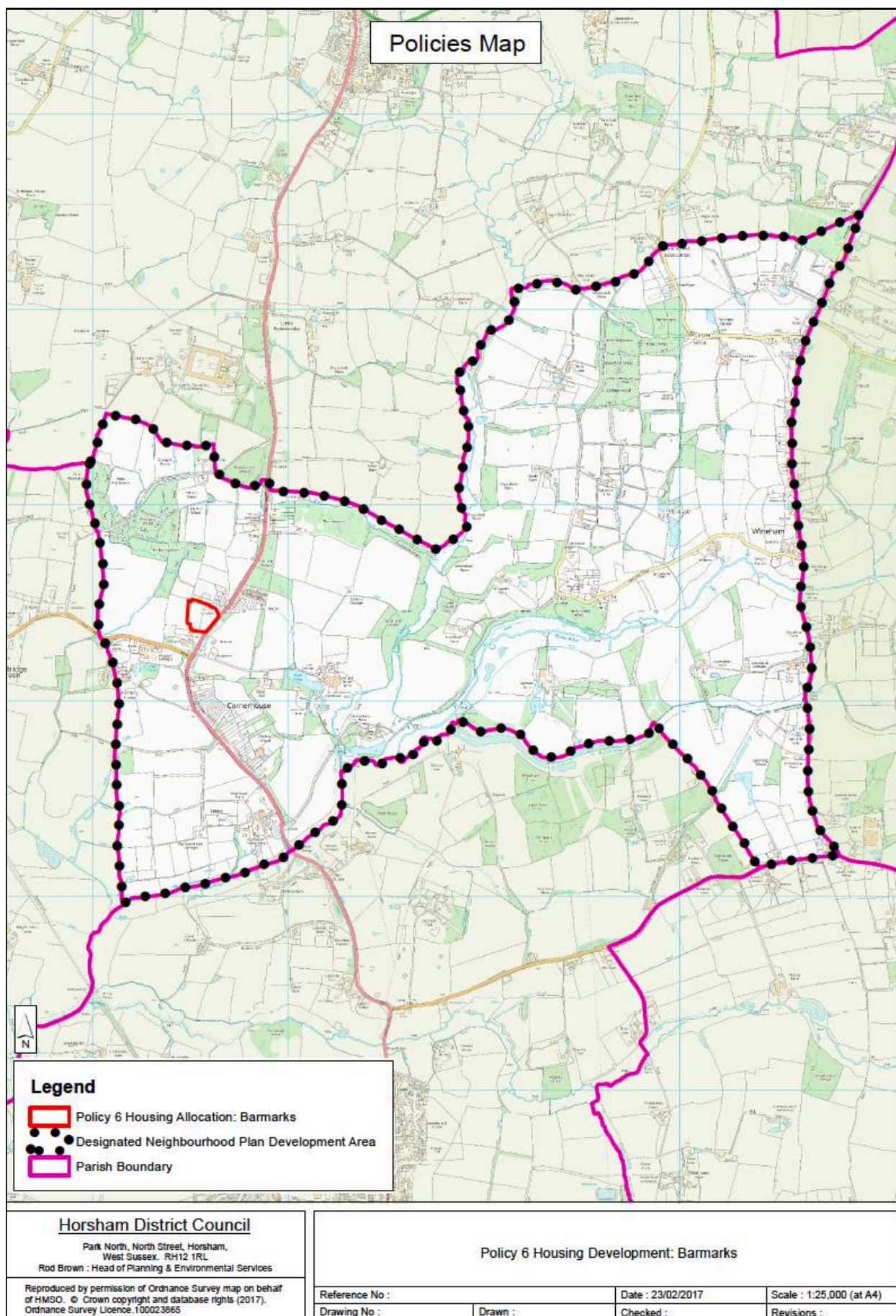
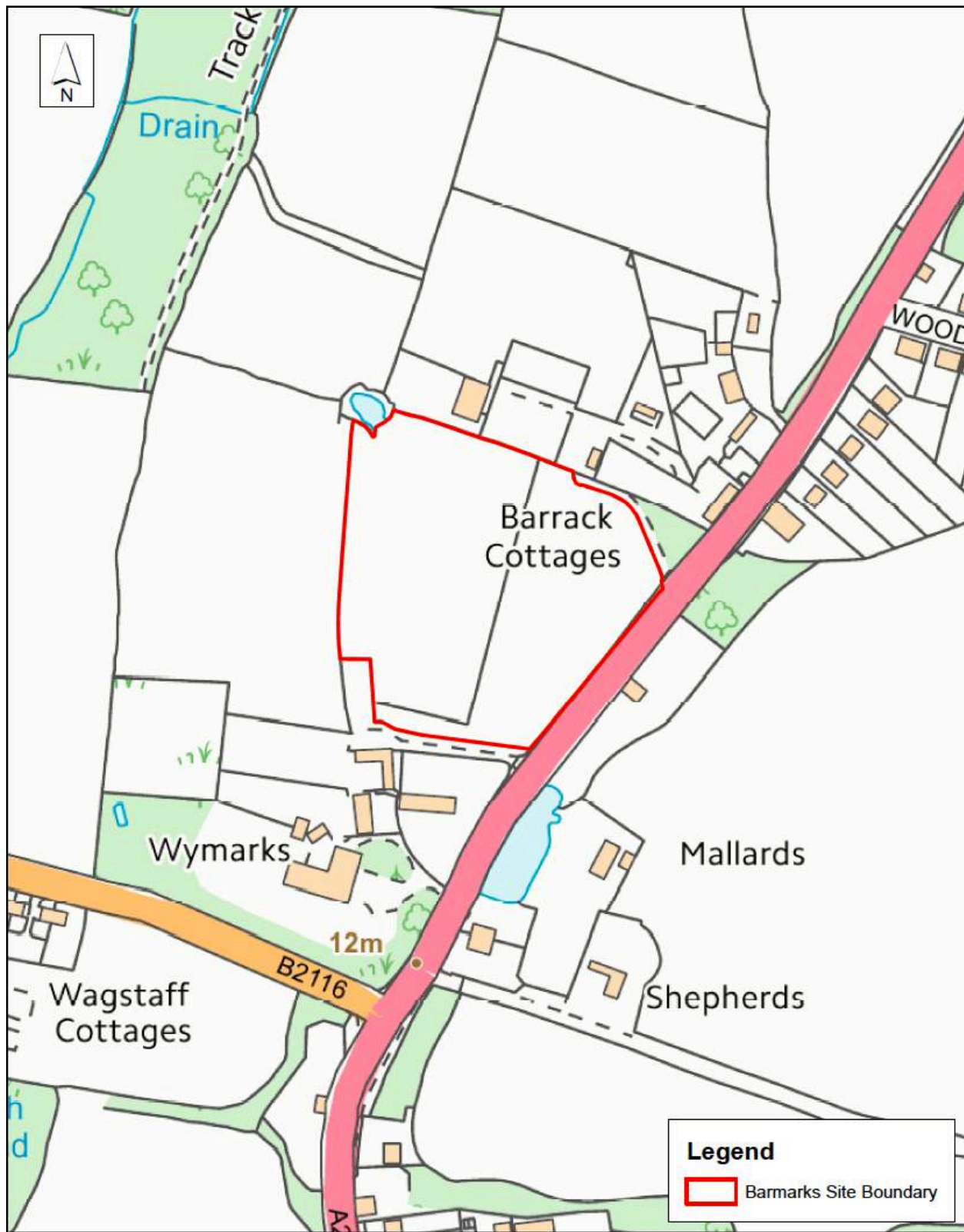


Figure B: English Heritage Listed Buildings





<p>Horsham District Council</p> <p>Parkside, Chart Way, Horsham West Sussex RH12 1RL</p> <p>Chris Lyons : Director of Planning, Economic Development & Property</p>		<p>Policy 6 Housing Allocation: Barmarks</p>	
<p>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2017). Ordnance Survey Licence.100023865</p>		<p>Reference No :</p>	<p>Date: 20/02/2017</p>
		<p>Drawing No :</p>	<p>Scale : 1:2,500 @A4</p>
			<p>Revisions :</p>



9. SCHEDULE OF EVIDENCE

National	Date
National Planning Policy Framework	-
Planning Practice Guidance (PPG) Neighbourhood Planning	-
Neighbourhood Planning (GOV.UK)	-
Strategic environmental assessment and sustainability appraisal (GOV.UK)	-
Locality, Communities ambitious for change (Neighbourhood Planning)	-
Office for National Statistics (Neighbourhood)	-
Rural Services Network	-
What is Neighbourhood Planning? Royal Town Planning Institute (RTPI)	-
What is a Neighbourhood Development Plan? (RTPI)	-
Planning for Your Neighbourhood –Statutory Tools (RTPI)	-
Planning for your Neighbourhood: Non Statutory Tools (RTPI)	-
Existing Tools for Neighbourhood Planning (RTPI)	-
Neighbourhood Planning (Historic England)	-
Information to Support Neighbourhood Planning (WSCC)	-
Sussex Biodiversity Record Centre	-
How to access Natural England's maps and data (GOV.UK)	-
Magic (Interactive GIS Mapping)	
South East river basin district management plan	-
Environment Agency Flood Maps & EA What's in your Backyard	-
Guidance For Neighbourhood Planning Grants and Technical Support Locality	-
South East Water, Water Resources Management Plan, 2010-2035.	
Southern Water Resource Management Plan	-
Thames Water Resource Management Plan	-
West Sussex Waste and Minerals Plan	-
Marine Policy Statement.	
South Marine Plan	
NHS Horsham District Health Profile 2014.	2014
NHS West Sussex Public Health Evidence Summary Data for PBC Leas, Horsham	April 2014
Horsham District Council	
Horsham District Planning Framework	November 2015
Horsham District Sustainability Appraisal/Strategic Environmental Assessment	November 2015
Horsham Community Infrastructure Levy (CIL)	Ongoing
Horsham Infrastructure Delivery Plan	April 2016
Horsham Annual Monitoring Report	Dec 2016
Core Strategy	2007
General Development Control Policies	2007
Housing and Spatial Planning	
Strategic Housing and Economic Land Availability Assessment (SHELAA)	August 2016
Strategic Housing Land Availability Assessment (SHLAA)	2014/2015
Strategic Housing Market Assessment (SHMA)	May 2009
Strategic Housing Market Assessment (SHMA) Update 2014	October 2014
Crawley and Horsham Starter Homes Report	Nov 2016



Crawley and Horsham Market Housing Mix Report	Nov 2016
Urban Housing Potential Study 2004-2018	Feb 2005
Strategic Housing Market Assessment Update 2012	October 2012
Housing Need in Horsham District	March 2015
Assessing Housing Need - Summary Paper	March 2015
Settlement Sustainability Review	May 2014
Settlement Sustainability & Greenfield Site Allocations	September 2005
Economic	
Economic Growth Assessment Supplementary Report	April 2014
Hotel & Visitor Accommodation Study & Technical Appendices	July 2016
Economic Growth Assessment & Appendices	April 2014
Market Appraisal on the Current and Potential Future Demand for Business Space	Feb 2014
Retail Needs Study & Appendices	June 2010
Employment Land Review (Part 1)	Sept 2009
Employment Land Review (Part 2)	Oct 2010
Transport	
Horsham Transport and Development Study Technical Note & Appendices	April 2014
Horsham Transport and Development Study & Addendum	April 2014
Environment	
Habitat Regulation Assessment	April 2014
Green Infrastructure Study	April 2014
Infrastructure Strategy Map	April 2014
Landscape Capacity Assessment Reports	April 2014
Strategic Flood Risk Assessments	Jun 2007 - Apr 2014
Sport, Open Space & Recreation Assessment	Feb 2014
Gatwick Sub Region Water Cycle Study	Jan 2011
Climate Change Strategy	Jun 2009
Landscape Character Assessment	Oct 2003
Parish Based Evidence	
Housing Need Considerations for the Shermanbury Parish Neighbourhood Plan.	June 2015
Action in rural Sussex (Airs), Housing Needs Survey Report, Shermanbury Parish	February 2014.
River Adur Catchment and Flood Management Plan	2009
URS Infrastructure and Environmental UK Limited (URS) - Housing needs advice for Neighbourhood Plans	November 2014
West Sussex County Council, Historic Environment Report	2015

Appendix 1: Calculation of Housing Need

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 $0.85\% \times 1500 = 13$ 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 $545 \times 13.2\% / 2.57 + 221$ (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 $221 \times 9.84\% = 22$ additional dwellings by 2021 and $(221 + 22) \times 9.84\% = 24$ 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 $221 \times 21.9\% = 48$ 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 $221 \times 12.88\% = 28$ dwellings in 10 years giving an additional $2 \times 28 = 56$ 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 2 Existing and Potential Development Densities

		ha	no.	ha/plot	m2/plot	Houses per hectare
Existing "Developments"						
Hangerwood	exc. service road	1.094	7	0.156	1563	6.4
Woodside Close	inc service roads	1.336	17	0.079	786	12.7
	exc service roads	1.169	17	0.069	688	14.5
Wymarks	no roads	1.339	5	0.268	2678	3.7
East of A281 opposite Fortgate	no roads	1.666	12	0.139	1388	7.2
West of Wineham Lane at South end	no roads	0.365	3	0.122	1217	8.2
Fixcroft		0.411	8	0.051	514	19.5
"Potential" Development Sites - Preliminary layouts						
Barmarks-	inc amenities & roads	2.045	20	0.102	1023	9.8
	exc amenities & roads	1.489	20	0.074	745	13.4
	exc amenities	1.632	20	0.082	816	12.3
Fortgate	inc amenities & roads	2.296	35	0.066	656	15.2
	exc amenities & Roads	1.792	35	0.051	512	19.5
	exc amenities	1.628	35	0.047	465	21.5



Appendix 3: 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/Traffic Counts)

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.