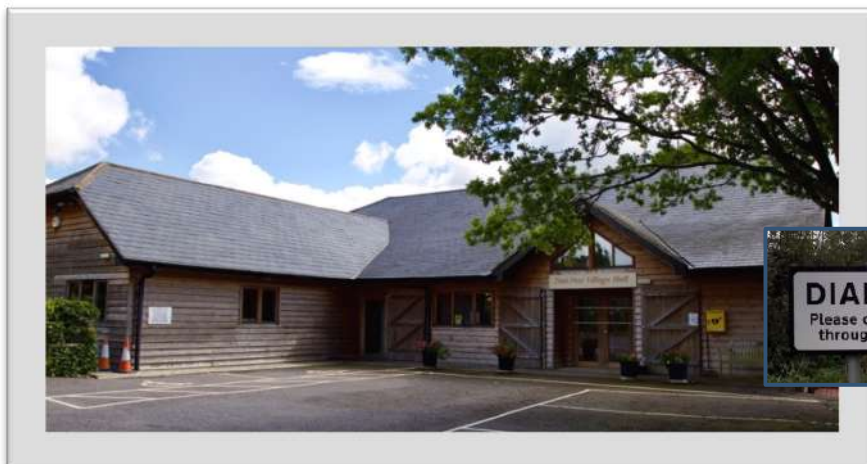


# 2019 - 2031 West Grinstead Parish Neighbourhood Plan



## Referendum Plan





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**Version:** Referendum

**Date:** 17 March 2021



## Foreword

Welcome to the West Grinstead Neighbourhood Plan covering the Parish of West Grinstead and including the villages and settlements of Partridge Green, Dial Post, West Grinstead, Littleworth and Jolesfield.

The opportunity to produce a Neighbourhood Plan was provided by the Localism Act 2011 and in the summer of 2013 West Grinstead Parish Council facilitated the formation of a Neighbourhood Plan Working Group to progress the Neighbourhood Plan. The application to designate the Parish of West Grinstead as a Neighbourhood Development Plan Area was made on the 23rd August 2013 and on the 31st October confirmation was received from Horsham District Council that the application had been accepted.

The Plan is the result of 7 years work by the Neighbourhood Plan Working Group made up of members of West Grinstead Parish Council and volunteers from the local community. Meetings have been held on a regular basis over this period and a number of events organised, in both Partridge Green and Dial Post, to enable local residents to participate in the process and express their views on a range of issues.

The Neighbourhood Plan provides a clear set of policies and aims tied to a bold vision in respect of future development that takes account of the preferences expressed by local residents, in particular:

- seeking to maximise the redevelopment of brownfield land with a strong emphasis on sustainability;
- contributing towards the need for more housing whilst not neglecting the need for local job opportunities to be maintained and increased; and
- protecting the rural character of the area and the distinct identity of the settlements that make up the Neighbourhood Plan area.

The Neighbourhood Plan has now been assessed by an Independent Examiner and local residents will have an opportunity to vote on its acceptance at a Referendum. We hope the local community will support the Neighbourhood Plan and its stated aims.

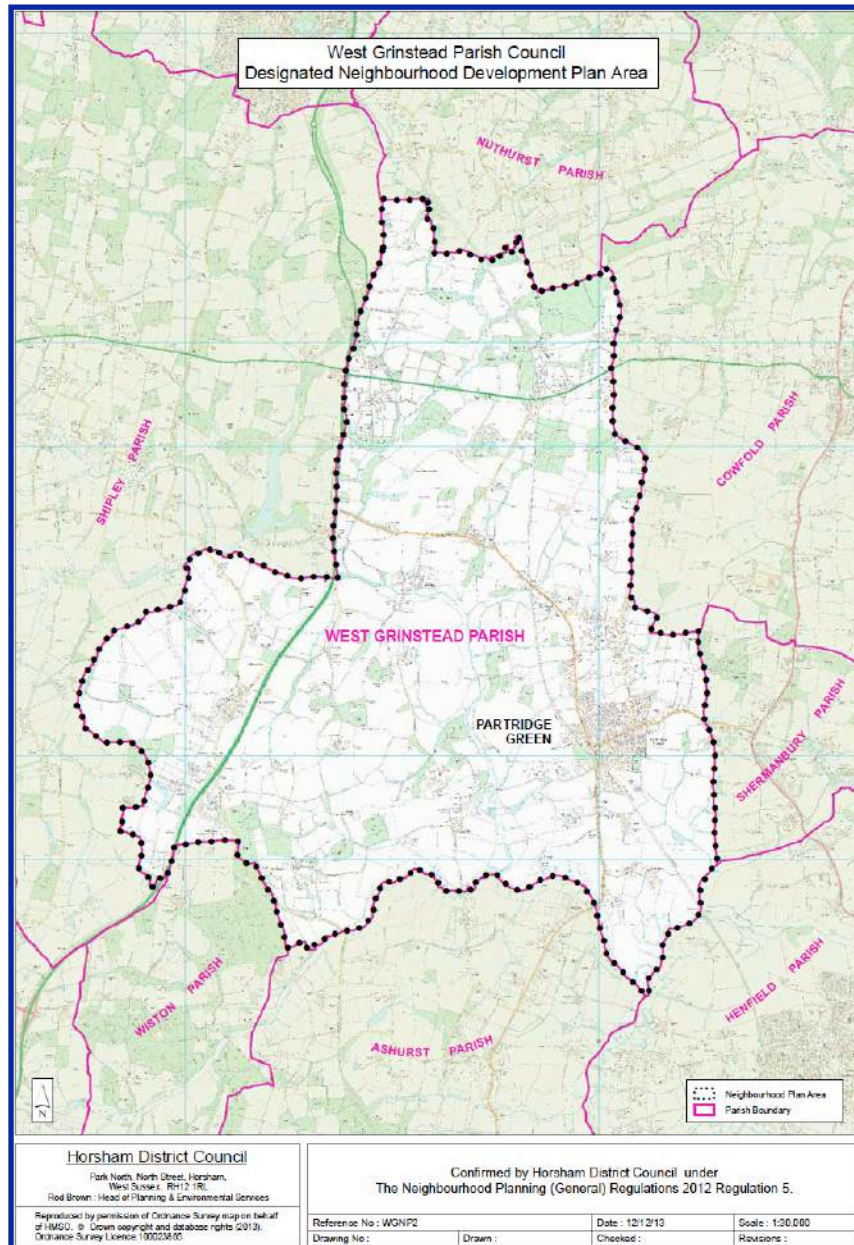
Finally, thank you to all the members of the Neighbourhood Plan Working Group, Parish Council and members of the local community who have supported the creation of the Neighbourhood Plan in any way.

**Marcus Staples**

**Chair of the Neighbourhood Plan Working Group**

## 1. INTRODUCTION

- 1.1. Horsham District Council (HDC), as the Local Planning Authority, approved the designation of the Parish of West Grinstead as a Neighbourhood Plan Area on 31 October 2013.
- 1.2. The West Grinstead Neighbourhood Plan (WGNP) was initiated by West Grinstead Parish Council (WGPC) to guide and manage development in the Parish over the period of 2019 - 2031. It covers the whole of the Parish, as shown at Figure 1.



**Figure 1:** West Grinstead Designated Neighbourhood Plan Area

- 1.3. The preparation of the WGNP commenced thereafter with the formation of the West Grinstead Neighbourhood Plan Working Group (NPWG).



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## Planning Context

- 1.4. The Localism Act 2011 introduced new rights and powers to allow local communities to shape new development by preparing neighbourhood plans. A neighbourhood plan (NP) 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.
- 1.5. The Government, through the National Planning Policy Framework (NPPF) advises:

*“Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.”<sup>1</sup>*
- 1.6. Neighbourhood plans must be in “general conformity” with the strategic policies of the adopted Development Plan for the District. The relevant adopted Development Plan Document (DPD) of the District is the Horsham District Planning Framework (HDPF).
- 1.7. The HDPF sets out the strategic policies which the WGNP must be in conformity with. It sets out the planning strategy for Horsham District (excluding South Downs National Park) to deliver the social, economic and environmental needs of the Plan area up to 2031. The HDPF sets out the policy framework and seeks to facilitate the delivery of 16,000 new homes over the Plan period, of which ‘at least’ 1,500 are to be delivered across the District through neighbourhood planning.
- 1.8. HDC are currently reviewing the Local Plan. As a first step, the ‘Issues and Options: Employment, Tourism and Sustainable Rural Development’ document was published for consultation in Spring 2018. This consultation sought views on the potential locational strategy and set out a number of sites which were considered to have potential for employment allocation. The documents also addressed how HDC could achieve sustainable development in the more rural parts of the District. The outcomes of this consultation has fed into the next stage of Local Plan preparation.
- 1.9. HDC published the new Local Plan for further public consultation (Regulation 18) in February 2020. The Local Plan Review covers the period from 2019 to 2036 and sets out the vision, objectives and strategy for the District. It sets out strategic and general planning policies which identify development locations for employment, retail and other needs in the district. It also sets out the framework for the protection and enhancement of the natural and built environment.

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<sup>1</sup> Paragraph 29 of the NPPF, February 2019



- 1.10. In addition, it identified a number of locations on which HDC sought views for their potential for housing development. A framework for Neighbourhood Plans is also set out in the consultation document.
- 1.11. HDC are in the process of preparing the next stage in its Local Plan (Regulation 19 document). Once agreed, this document will be published for a formal 'period of representation'. At this stage it is currently envisaged that the Regulation 19 document will be published in the spring of 2021.

## Plan Preparation

- 1.12. The preparation of the WGNP has involved extensive background work and stakeholder engagement. Early stakeholder engagement with the local community was undertaken via a Neighbourhood Plan Questionnaire, distributed to residents in March 2014. This sought comments and feedback on housing preferences, transport and parking, along with local reasoning for using village shops. Building on the Questionnaire, Public Exhibitions were held in December 2014 to gain further feedback on local stakeholders' views.
- 1.13. A "Call for Sites" was undertaken in December 2014. Site assessments were carried out on those sites put forward to understand the environmental and policy constraints of each site. Following this, a public consultation event was held on 15 May 2015 to gain feedback on the sites put forward.
- 1.14. Developers/landowners/agents were invited to present their proposals at public consultation events on 25 and 26 September 2015. These events were well attended and residents were invited to give their views. Feedback from public consultation events confirmed a strong preference for redeveloping brownfield sites and a preference for small scale development on greenfield sites (if they were required).
- 1.15. As part of the preparation of the WGNP, a "Housing Numbers Justification" Paper was prepared by the NPWG. This identified a range of methodologies in calculating the "housing need" of the Parish up to 2031 and provided an indication of the housing range to be delivered in the Parish over the Plan period.
- 1.16. Conclusions on the overall housing need in the Parish were considered at a meeting of the NPWG in November 2015 where it was agreed the WGNP should allocate 60-70 dwellings to meet the identified need of the Parish.
- 1.17. Further stakeholder engagement was undertaken with HDC and landowners/developers to discuss potential development options within the Parish to deliver the identified housing need. Given the local preference for the redevelopment of brownfield land, the NPWG engaged with landowners of Huffwood Industrial Estate. This in turn resulted in discussions with the landowners of Land south of Star Road. The aim of discussions was to facilitate the delivery of an alternative employment space (leaving land at Huffwood available for housing).
- 1.18. The revised NPPF was initially published in July 2018 and more recently in February 2019. With respect to calculating housing needs it introduced a standard methodology. In addition,



it gave clear direction that Local Planning Authorities should also set out a housing requirement for designated neighbourhood plans. On this basis, an “indicative figure” was requested from HDC in August 2018 in order to inform Plan preparation.

- 1.19. HDC provided an “indicative figure” to WGPC in November 2018. In addition, HDC advised of the expectation that best endeavours are made to accommodate the “indicative figures” in accordance with the Development Plan.
- 1.20. The “indicative figure” was derived from key data sources comprising:
  - Local Plan derived figure;
  - Strategic Housing Market Area derived figure; and
  - Housing Needs Register derived figure.
- 1.21. The “indicative figure” for Partridge Green was identified at 110 dwellings.
- 1.22. Upon receipt, NPWG considered how best to facilitate the identified housing figure within the WGNP. The NPWG wished to work collaboratively with HDC and so a meeting was held with HDC in February 2019 to discuss options on how best to progress plan preparation.
- 1.23. Following on from this and subsequent meetings of the NPWG, WGPC agreed to progress a Neighbourhood Plan which does not allocate sites, but, includes a ‘Community Aim’ (see Aim 2) to support residential development on land at Huffwood with the commercial activity to be relocated to Land south of Star Road. In addition, the ‘Community Aim’ sets out a longer term vision for the relocation of commercial uses currently housed in old units on Star Road to Land south of Star Road.
- 1.24. In light of the Vision and Strategic Objectives of the WGNP, the Plan is supported by Background Papers<sup>2</sup> to support the policies and aims of the WGNP.
- 1.25. The WGNP includes a commitment to review the WGNP in order to take account of revised housing numbers which are allocated to the Parish as part of HDC’s Local Plan Review.

## Plan Structure

- 1.26. The WGNP sets out a description of the Parish today in Chapter 2. Chapter 3 contains the Vision for the area up to 2031 and the Strategic Objectives of the WGNP.
- 1.27. The policies/aims are set out in subsequent chapters as follows:
  - Chapter 4: Countryside and Open Space;
  - Chapter 5: Community Infrastructure;
  - Chapter 6: Housing;
  - Chapter 7: Economy; and
  - Chapter 8: Transport.

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<sup>2</sup> See evidence base for details of Background Papers prepared



## 2. PARISH PROFILE

2.1. West Grinstead Parish is a predominantly rural parish in the south of the District. It is bordered to the east by Henfield Parish, Shermanbury Parish and Cowfold Parish; to the north by Nuthurst Parish; to the west by Shipley Parish; and to the south by Wiston Parish and Ashurst Parish. Further south is the South Downs National Park (SDNP), whilst to the north is Horsham, the primary town of the District.



**Figure 2:** Southern Approach to Partridge Green

2.2. The largest settlement in the Parish is Partridge Green, located towards the southwestern edge of the Parish area.

2.3. To the north of Partridge Green are the hamlets of Littleworth and Jolesfield. To the west of these is the hamlet of West Grinstead. Towards the western boundary of the Parish and a short way to the west of the A24 is the settlement of Dial Post.

2.4. The Parish extends to some 25.84sq kms (9.98sq miles). The census data from 2011 shows that the total population for the Parish was 3,054 with a total of 1,260 dwellings.

2.5. The HDPF identifies Partridge Green as a medium village which has “a moderate level of services and facilities and community networks, together with some access to public transport.”

### Environment and Heritage

2.6. The Parish is predominantly rural. Its landscape is gently undulating and comprises a mix of small and large scale fields with some scattered woodlands.



**Figure 3:** Ash Wood, Partridge Green

2.7. The landscape supports a wide variety of plant and animal life and habitats including arable, woodland, hedgerows and grassland as well as rivers and associated environments. There are numerous pockets of defined Ancient and Semi-Natural Woodland within the Parish. These

include Buckwood and The Emmetts to the north, Hobhearn Wood and Hookshile Wood in the centre of the Parish, Grinders Wood in the southwest (together with the ancient replanted Round Wood), and Ash Wood, located on the southern edge of the built-up area of Partridge Green.

2.8. There are a number of watercourses that run through the Parish. These principally comprise the upper and lower reaches of the River Adur and its associated tributaries. They typically flow through the Parish in a generally southerly direction. These include that part of the River Adur which flows in an easterly direction, immediately south of Knepp Castle and south of West Grinstead, before turning south to flow to the west of Jolesfield and Partridge Green; together with the part of the River Adur which runs along the south eastern boundary of the Parish. Here the two courses combine to create a single main river body which then runs south to the west of Henfield.

2.9. The area surrounding St. George's Church is designated as West Grinstead Conservation Area (WGCA). The extent of this is illustrated in Figure 4.

2.10. There are 79 Listed Buildings distributed throughout the Parish. These include a collection of five Listed Buildings within the designated WGCA, including St George's Church (Grade I Listed) and Glebe House (Grade II\* Listed). There are a further two Grade II\* Listed Buildings within the Parish namely, Old Lock Farmhouse, located southwest of Partridge Green and the Priest's House, located northeast of WGCA.

2.11. There is a cluster of 8 Listed Buildings at Park Farm, located a short way to the east of the A24 and south of the A272. Littleworth has a collection of 10 Listed Buildings, whilst Dial Post has 4. There is a grouping of four Listed Buildings south of Partridge Green, on Church Road.

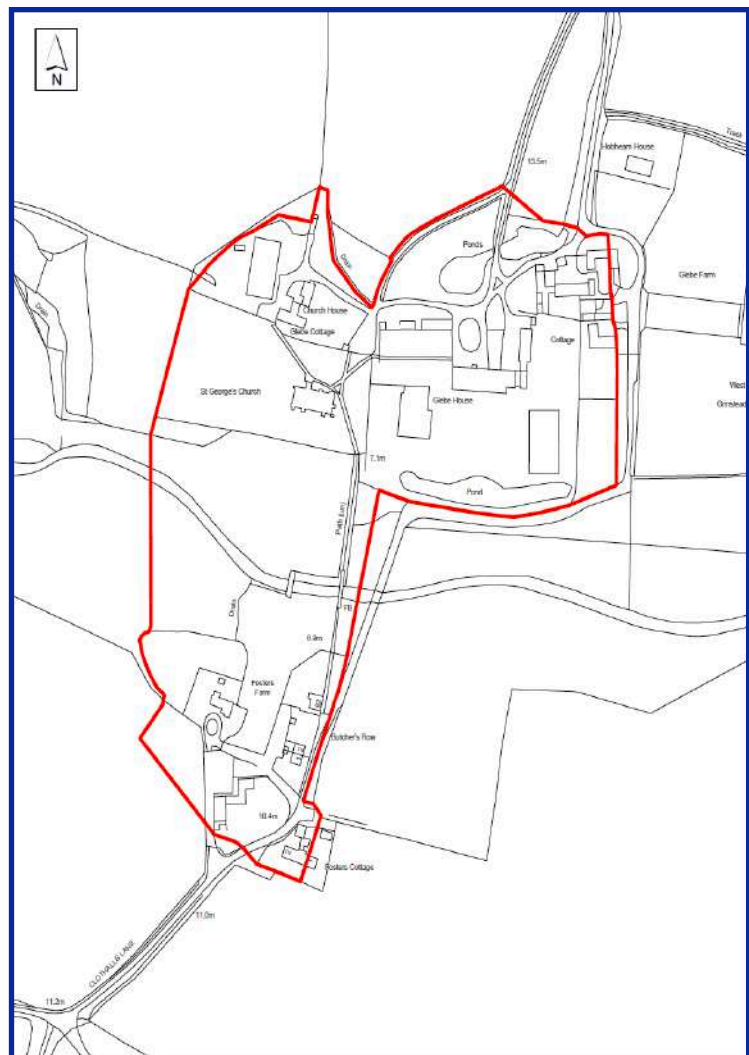


Figure 4: West Grinstead Conservation Area

- 2.12. There is also one Scheduled Ancient Monument within the Parish, located at West Grinstead Park. The Monument includes the moat and internal area of the site of a moated house which serves as a hunting lodge for West Grinstead Park.
- 2.13. A further Scheduled Ancient Monument is located outside but adjacent to the western boundary of the Parish, on the west side of the A24 in Shipley Parish, known as Knepp Castle. The Monument includes the mound and ruins of a motte castle dating from soon after the Norman Conquest, together with its surrounding moat, outer bank and approach causeway. The castle was built by William de Braose as a northern stronghold in his Barony of Bramber.
- 2.14. Knepp Castle is a 3,500 acre estate, has been devoted to a pioneering re-wilding project. In 2010 the Knepp Wildland project received Higher Level Stewardship funding. The Estate uses grazing animals, as the drivers of habitat creation, and with the restoration of natural water courses, the project has seen increases in wildlife.

### Community Infrastructure

- 2.15. The Parish benefits from a range of “material assets.” The largest settlement of Partridge Green, benefits from a primary school, village hall, shops and services, including a Post Office, takeaway, petrol filling station and MOT garage, fire station, veterinary surgery, two branch doctors’ surgeries, Churches, Public Houses, together with King George V Playing Field incorporating cricket pitch, football pitch, tennis courts, sports pavilion, equipped children’s play space, multi-wheeled facility and allotments on the B2135. There are also private allotments on the Bines Road.



Figure 5: Fire Station, Partridge Green

- 2.16. Dial Post, although much smaller in size, benefits from a village hall, Public House and public open space. A short way to the south of Dial Post, and on the east side of the A24, is a large garden centre and retail outlet known as 'Old Barn', and further south of this is Honeybridge Caravan Park.
- 2.17. Within and around West Grinstead is a restaurant and two churches.
- 2.18. The Parish also benefits from a wide range of sports and leisure clubs and societies. A number of annual events also take place in the Parish, including open gardens, carol services, countryside festival, flower shows and a village fête (although sadly not in 2019).

## Housing

- 2.19. The census data from 2011 indicated that the population of the Parish was 3,054 persons and a total of 1,260 households in the Parish.<sup>3</sup>
- 2.20. Early settlement in the Parish was scattered which is evident by numerous historic isolated farm houses. In the 18<sup>th</sup> and 19<sup>th</sup> centuries housing development was formed along the main roads and within the main hamlets; in the east, Jolesfield, Littleworth and Partridge Green and the hamlet of Dial Post in the west.
- 2.21. The arrival of the railway in 1861, with stations built at Partridge Green and West Grinstead, facilitated much faster growth in these settlements.
- 2.22. Dial Post on the western side of the Parish occupies a knoll of land on the Horsham-Worthing Road. In the mid-19<sup>th</sup> century 8-10 houses occupied the hamlet. During the 20<sup>th</sup> century further development took place either side of the Horsham-Worthing Road.

## Economy

2.23. The 2011 Census reveals that the number of residents of working age (16-74) was 2,305. Of this figure, 1,686 (73.15%) were economically active, with 619 (26.85%) economically inactive.



**Figure 6:** The Partridge Pub & Pretty's Garage Junction of High Street & Church Road

- 2.24. Historically there were 7 brickworks in the Parish in the 19<sup>th</sup> century, and brickmaking was recorded in the Parish since the 16<sup>th</sup> century. These included three brickyards in Partridge Green; Westland Brickworks at the bottom of South Street. Brick Fields, west of the railway and another at the Station which had its own siding. This was closed by 1934, but was used as a goods yard for some years. Tared road material was also manufactured next to the station from granite chippings transported on the railway.
- 2.25. The goods yards at West Grinstead and Partridge Green were closed in 1962, and passenger services ceased on 6<sup>th</sup> March 1966. The disused railway line is now the Downs Link.

<sup>3</sup> Office for National Statistics defines households as where at least one person occupies the household at the time of the Census



- 2.26. In the latter half of the 20<sup>th</sup> century two industrial estates were developed to the south of Partridge Green High Street. The first is known as the Huffwood Estate, which started as an egg packing station in 1945 until the 1970s when it was converted to a number of smaller industrial units. The other, known as The Star Road Estate, comprises land formerly used in connection with the railway and houses a variety of manufacturing, warehousing and distribution uses.

## Transport

- 2.27. The Parish is widely accessible by road. The A272 crosses the northern part of the Parish. Within the Parish, it runs in a broadly west-east direction from Billingshurst to Haywards Heath. The A24 runs in a north-south direction down the western side of the Parish and crosses the A272 to the north.
- 2.28. Partridge Green is located at the intersection of the B2135 and the High Street. The B2135 provides a link from the A24 in the west and continues south to Ashurst, outside the Parish boundary, to the point it reaches the A283. The High Street continues east where it becomes known as Shermanbury Road and continues to meet the A281.
- 2.29. The Parish is served by the bus network. The No.17 bus service links Partridge Green to Horsham and Brighton six days a week on a half-hourly basis Monday-Saturday with a restricted service on Sunday. The No.3 bus service links Partridge Green to Horsham, Steyning and Shoreham on Thursdays only, four times a day. A daily service, the No.23 bus, links Buck Barn and Dial Post to Crawley, Horsham and Worthing.
- 2.30. West Grinstead had a railway station on the Steyning Line which served the village of West Grinstead. The station was closed in 1966 and now forms part of the Downs Link. The Downs Link, is a shared route which links the North Downs Way with the South Downs Way. It runs through the Parish from north to south, passing by and through the edge of Partridge Green. A railway carriage provides an Information Centre on the site of the old station.



### 3. VISION AND STRATEGIC OBJECTIVES

#### Introduction

- 3.1. Early stakeholder engagement with the local community at public consultation events enabled the collation of views from local stakeholders regarding the key issues affecting the Parish, its environment and residents.
- 3.2. In light of the feedback received, the NPWG established a Vision and set of Strategic Objectives which set out the aspirations for the Parish over the Plan period up to 2031.

#### Vision:

*To ensure that the distinctive characteristics of the Parish, including its sense of community, rural feel, historic buildings and the relationship with the surrounding countryside are protected and enhanced, whilst recognising that change is inevitable and can be desirable when there is positive planning to support sustainable development.*

- 3.3. In support of this, a series of Strategic Objectives have been developed and comprise:

#### Strategic Objectives:

1. *Promote a variety (size and type) of suitable housing that reflects the needs of the Parish, whilst seeking to protect, enhance and sustain the rural character of the Parish and its environment.*
2. *Ensure that any new development is not built in areas at risk of flooding and, so far as is practical, does not increase the risk of flooding elsewhere.*
3. *Support and encourage businesses that are sympathetic to and complement the rural character of the Parish and its roads.*
4. *Support and encourage renewal of business premises, subject to the impact on traffic.*
5. *Promote, enhance and maintain recreational, leisure and community facilities in the Parish, in order to foster and support healthy lifestyles for all age groups.*
6. *Maintain the separate identities of the settlements of Partridge Green, Littleworth, Jolesfield, West Grinstead and Dial Post within the Parish.*

## 4. COUNTRYSIDE AND OPEN SPACE

- *Ensure that any new development is not built in areas at risk of flooding and, so far as is practical, does not increase the risk of flooding elsewhere.*
- *Support businesses that are sympathetic to and complement the rural character of the Parish and its roads.*
- *Maintain the separate identities of the settlements of Partridge Green, Littleworth, Jolesfield, West Grinstead and Dial Post within the Parish.*
- *Preserve and protect heritage assets within the Parish.*

### Introduction

4.1. The Parish is predominantly rural in nature and benefits from a rich and varied environment. There are numerous pockets of defined Ancient and Semi-Natural Woodland within the Parish.



**Figure 7:** King George V Playing Field, Partridge Green

4.2. The River Adur flows in an easterly direction, south of West Grinstead, before turning south to flow to the west of Jolesfield and Partridge Green; and along the southeastern boundary of the Parish, where two courses combine to create a single main river body.

4.3. The Parish includes the WGCA and benefits from a range of heritage assets including, Listed Buildings and a Scheduled Ancient Monument.

4.4. These assets individually, and collectively, positively contribute to the character of the Parish. It is important that the environment and heritage assets of the Parish are protected over the Plan period.

### Policy 1: Local Gap

4.5. The Parish lies within the Cowfold and Shermanbury Farmlands.<sup>4</sup> This is an area which includes gently undulating areas of low ridges and valleys over the Weald Clay and the southern edge of the Tunbridge Wells sands.

<sup>4</sup> Horsham District Council, Landscape Character Assessment 2003



- 4.6. The Parish is characterised by both small scale intricate field patterns of pasture and some larger scale arable fields, scattered woodlands, hedgerows and shaws, which create enclosed areas and restrict views.
- 4.7. Public consultation events highlighted the desire to protect areas of open land between the settlements of Partridge Green, Jolesfield and Littleworth. Feedback highlighted that it valued the rural character and sense of openness between the settlements and the built-up area of Partridge Green.
- 4.8. In light of this, protecting the separate identity of Partridge Green is a key objective of the WGNP. It is considered important to ensure the spacing, openness and rural character of the Parish between the areas are retained and protected.
- 4.9. The WGNP/Policy is supported by a background paper which sets out the supporting evidence and justification for the inclusion of a local gap policy.<sup>5</sup> The Paper defines the areas which were considered important and provides justification for these areas to be kept free from development in the long-term in order to ensure settlements retain their unique identity.
- 4.10. The NPWG have reviewed the supporting background paper.<sup>6</sup> This work has been undertaken in an effort to build upon the existing evidence base and provide further justification for the inclusion of a local gap policy; and to provide the NPWG's response to Regulation 14 Pre-submission representations.
- 4.11. In addition, the NPWG commissioned a third party landscape review, by Lizard Landscape Design and Ecology. This was prepared following a review of Regulation 14 Pre-submission representations. The purpose of the Review was to undertake a review of Policy 1: Local Gaps<sup>7</sup> and to highlight where such a policy would add value to existing planning policies. The Review is supported by, amongst other matters, a Landscape Capacity Appraisal, including key viewpoints.
- 4.12. In light of the Examiner's Report, the WGNP proposes a policy which seeks to protect the area between Partridge Green and Littleworth, which is considered important. It seeks to keep the area free from development in the long-term in order to secure the objectives of the Local Gap.
- 4.13. Policy 1 sets out the Plan's approach to this matter. It adds local value to Policy 27 of the Horsham District Planning Framework. In particular, it identifies the limited circumstances in which development proposals will be supported within the identified Local Gap. The third criterion requires that any development which would comply with the general principles of the policy should also safeguard the amenities of existing residential properties in and around the Local Gap. Plainly, this will be determined on a case by case basis in relation to

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<sup>5</sup> WGNPWG Policy Background Document Countryside and Open Space - Policy 1: Retention of Local Gaps, February 2017

<sup>6</sup> See WGNPWG Policy Background Document Countryside and Open Space - Policy 1: Retention of Local Gaps, March 2020

<sup>7</sup> As presented in the Regulation 14 Pre-submission Plan



the scale and the nature of the proposal concerned. However, in some circumstances, a landscaped buffer and/or other similar environmental treatments may be appropriate.

### **Policy 1: Local Gap**

**Development proposals between the settlements of Partridge Green, Jolesfield and Littleworth and land centred around Jolesfield Common, as identified on the Policies Map, will not be supported unless it can be demonstrated that:**

- 1. They do not result in an unacceptable reduction in the openness and break between settlements;**
- 2. Where appropriate they contribute to the conservation and enhancement of the landscape character; and**
- 3. They safeguard the residential amenities of neighbouring properties.**

### **Policy 2: Open Space**

4.14. The NPPF defines open space as *“all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes, reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.”*<sup>8</sup>

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



**Figure 8:** St George’s Road, Partridge Green

4.16. The Parish benefits from a range of such open space. Individually and collectively, these areas offer important opportunities for sport and recreation, with associated benefits for the health and social well-being of the resident population and visitors. Furthermore, open space can provide important ecological and environmental benefits, including in relation to the character and attractiveness of the area.

<sup>8</sup> National Planning Policy Framework, February 2019, Annex 2: Glossary

4.17. The NPPF, confirms access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. The WGPC therefore seek to resist the loss of existing open space; or alternatively, where such loss is unavoidable, secure compensatory mitigatory provision.

**Policy 2: Open Space**

- 1. Development proposals which result in the loss of existing open space will not be supported unless they otherwise demonstrate how they comply with any of the exceptions identified in Paragraph 97 of the NPPF.**
- 2. Development proposals which seek to provide open space will be supported where this includes high quality formal and informal open space.**

**Policy 3: Local Green Space**

4.18. The NPPF confirms the designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Furthermore, it advises designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.<sup>9</sup>



**Figure 9:** Meyers Wood Road, Partridge Green

4.19. The NPPF notes that a LGS's designation should only be used where the green space is in reasonably close proximity to the community it serves; is demonstrably special to a local community and holds a particular local significance; for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and is local in character and not an extensive tract of land.<sup>10</sup>

4.20. Having regard to these criteria, it is considered that there are a number of green spaces in the Parish that satisfy this test and merit special designation and protection.

<sup>9</sup> Paragraph 99 of the NPPF, February 2019

<sup>10</sup> Paragraph 100 of the NPPF, February 2019



- 4.21. The WGNP/Policy is supported by a background paper which sets out and demonstrates how the identified areas meet the requirements of the NPPF.<sup>11</sup>
- 4.22. In response to the statutory Regulation 14 Pre-submission consultation, the background paper has been reviewed.<sup>12</sup> This has concluded all sites, wholly or predominantly, meet the NPPF criteria and are therefore proposed as LGS in the WGNP. Within such areas, the WGNP seeks to protect the purpose of LGSs; their special qualities and generally prohibit new development.
- 4.23. Policy 3 follows the matter of fact approach in the NPPF. In the event that development proposals come forward on the Local Green Spaces within the Plan period, they can be assessed on a case-by-case basis by the District Council. In particular, it will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the “very special circumstances” required by the policy.

### **Policy 3: Local Green Space**

**The WGNP designates the following locations as Local Green Spaces (as shown on the Policies Map):**

- 1. Meyers Wood;**
- 2. East and West of St Georges Road; and**
- 3. Dial Post Green.**

**Development proposals within the designated Local Green Spaces will only be supported in very special circumstances:**

- a. They complement the purpose of the designation;**
- b. Are ancillary to the use of the land for a public recreational purpose; or**
- c. Are required for works by a statutory utility or infrastructure provider.**

<sup>11</sup> WGNPWG Background Document Paper Countryside and Open Space - Policy 3: Local Green Space, February 2017

<sup>12</sup> WGNPWG Background Document Paper Countryside and Open Space - Policy 3: Local Green Space, March 2020



#### Policy 4: Green Infrastructure: Existing Trees, Hedgerows, Habitats and Wildlife

- 4.24. The NPPF defines 'green infrastructure' as a "network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental quality of life benefits for local communities."<sup>13</sup>
- 4.25. Within the Parish, green infrastructure includes woodland and hedges, open spaces, recreational space, watercourses, PRow, tree-lined streets and aged or veteran trees.<sup>14</sup>
- 4.26. Public consultation events highlighted a local desire to protect existing woodland and to protect and enhance wildlife habitats. In order to protect existing species, and to promote the use of traditional native species, WGPC wish to support development proposals which positively seek to include/improve Green Infrastructure.

#### **Policy 4: Green Infrastructure: Existing Trees, Hedgerows, Habitats and Wildlife**

**As appropriate to their scale and nature, development proposals will be supported which:**

- 1. Seek to promote the use of traditional native species in landscaping and hedges where appropriate;**
- 2. Seek to promote landscape buffers to complement green infrastructure and biodiversity;**
- 3. Conserve and enhance wildlife habitats including grassland and woodlands and where practicable, connect habitat and wildlife populations;**
- 4. Provide for a net increase in biodiversity gain; and**
- 5. Seek to protect and develop Public Rights of Way and where practicable, provide attractive and accessible links to the existing network.**

<sup>13</sup> See Annex 2 of the NPPF, February 2019

<sup>14</sup> See Annex 2 of the NPPF, February 2019

## 5. COMMUNITY INFRASTRUCTURE

***Promote, enhance and maintain recreational, leisure and community facilities in the Parish, in order to foster and support healthy lifestyles for all age groups.***

### Introduction

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



**Figure 10:** Partridge Green Village Hall

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

### Policy 5: Community Facilities

5.3. The Parish benefits from a wide range of community facilities. These include, but are not limited to, village halls in both Partridge Green and Dial Post, Churches, Primary School, pre-school childcare facilities, retail services, including Post Office, takeaway, petrol filling station, MOT centre, fire station, veterinary surgery, two branch doctors' surgeries, Public Houses, King George V Playing Field incorporating cricket pitch, football pitch, tennis courts, sports pavilion, multi-wheeled facility and equipped children's play spaces. The WGPC wish to protect local assets.



**Figure 11:** Cowfold Branch Surgery, Partridge Green



- 5.4. The WGPC therefore seek to resist the loss of recreational, leisure and community facilities; or alternatively, where such loss is unavoidable, secure compensatory mitigatory provision. Proposals for the enhancement of such facilities, either by alteration, extension or replacement will be supported.

**Policy 5: Community Facilities**

- 1. Development proposals to enhance and maintain recreational, leisure and community facilities will be supported.**
- 2. Where proposals include the replacement of a community facility, the replacement facility should be made available before the closure of the existing facility (where reasonably practicable).**
- 3. Development proposals which result in the loss of existing community buildings will not be supported unless it can be demonstrated that the continued use is no longer feasible, taking into account factors such as: appropriate marketing; the demand for the use of the site or premises; its quality and usability; and the identification of a potential future occupier.**

**Policy 6: Broadband**

- 5.5. The Parish suffers from poor broadband speeds in some areas. This presents a challenge to both residents and local businesses.
- 5.6. The NPPF acknowledges that high quality communications infrastructure is essential for sustainable economic growth. In line with the NPPF, WGPC support proposals which could improve broadband speeds in the Parish.

**Policy 6: Broadband**

- 1. Proposals which would provide access to a super-fast broadband network will be supported.**
- 2. Proposals for above-ground network installations which would provide access to a super-fast broadband network will be supported where their location is sympathetically chosen and designed to reflect the character of the local area.**



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### Aim 1: Partridge Green Fire Station

- 5.7. The Parish benefits from a centrally located fire station which serves the wider area. It is a focal point in the village. WGPC wish to support the retention of the fire service station. However, if a time arrives where there is no longer a need for the service in the area and the site is available for redevelopment, WGPC would support a mixed use facility to serve the village centre.

#### **Aim 1: Partridge Green Fire Station**

- 1. The Parish Council wish to support the retention of the Fire Station in Partridge Green.**
- 2. If a time arrives where the existing Fire Station is no longer required, the Parish Council wish to support a mixed-use development proposal to provide a focal point in the village centre, where it accords with Development Plan policies.**



## 6. HOUSING

**Promote a variety (size and type) of suitable housing that reflects the needs of the Parish, whilst seeking to protect, enhance and sustain the rural character of the Parish and its environment.**

### Introduction

- 6.1. The Census data from 2011 indicated that the population of the Parish was 3,054 persons; an increase of 120 (4%) from the 2001 census. At the time of the Census there were a total of 1,260 households in the Parish.
- 6.2. The HDPF seeks to deliver 16,000 new homes across the District by 2031, with strategic growth allocated in the main settlements of North Horsham, Southwater and Billingshurst. It also sets out that “at least” 1,500 homes are to come forward through neighbourhood plans in accordance with the settlement hierarchy.
- 6.3. Partridge Green is classified in the HDPF as a “medium village” having a “moderate level of services and facilities and community networks, together with some access to public transport.”
- 6.4. The WGNP seeks to positively support and encourage residential development within the (defined) built-up boundary of the Parish.

### Housing Provision

- 6.5. The revised NPPF was published in February 2019. It sets out the Government’s planning policies for England and how these are expected to be applied.
- 6.6. With respect to calculating housing needs it introduces a standard methodology:

*“Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.”<sup>15</sup>*
- 6.7. In addition, it gives clear direction that Local Planning Authorities should also set out a housing requirement for designated neighbourhood plans:

*“Where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.”<sup>16</sup>*

<sup>15</sup> Paragraph 65 of the NPPF, February 2019

<sup>16</sup> Paragraph 66 of the NPPF, February 2019





- 6.8. As set out above (Paragraph 1.18), WGPC requested an “indicative figure” of HDC in August 2018. In response, HDC provided an “indicative figure” of 110 dwellings and advised of the expectation that best endeavours are made to accommodate the “indicative figure” in accordance with the Development Plan.
- 6.9. In light of this, the NPWG considered options available to progress the WGNP at their meeting on 14 February 2019. The options considered comprised:
1. Go forward with a proposal to facilitate 60-70 residential units in the WGNP. Include a proposal for an early review in 2021 when HDC’s current review of the HDPF is likely to be adopted and therefore the numbers to be allocated to Parishes finalised (see Paragraph 9.2-9.4 for further information).
  2. Use the indicative number of 110 dwellings and allocate a further site (in addition to Huffwood Trading Estate).
  3. Move forward to Regulation 14 Pre-submission WGNP without proposing site(s) for residential development and allow HDC to bring forward site allocations in the HDC Local Plan.
  4. Move forward to Regulation 14 Pre-submission consultation with a Plan which does not allocate sites but which has a strategy policy for residential sites and site allocations which would be incorporated into the Plan in 2021 (see Paragraph 9.2-9.4 for further information).
- 6.10. Following consideration and discussion of the above, the NPWG agreed Option 1 and Option 4 should be explored further with HDC. A meeting was therefore held with HDC on 01 April 2019 to discuss the preferred options of the NPWG.
- 6.11. In light of this, HDC confirmed in writing the Council would support pursuit of Option 4.<sup>17</sup> In addition, HDC confirmed that should WGPC undertake this route, WGPC would be expected to commit to progressing a neighbourhood plan (without sites) with the aim of the adoption at the end of 2019.
- 6.12. In addition, HDC advised that WGPC would also be expected to commit to a review of the WGNP following the adoption of the new Local Plan, which at the time was anticipated in 2021. As part of the review, HDC have indicated they would expect a revised WGNP would facilitate and support a quantum of development appropriate to the settlement hierarchy, as designated in the Local Plan.
- 6.13. As part of discussions with HDC, the WGNP confirmed they would continue to explore the potential relocation of existing businesses located on the Star Road Trading Estate to Land south of Star Road. HDC confirmed they will continue to work with WGPC to accommodate this long-term strategy.

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<sup>17</sup> Correspondence dated 29 April 2019 from HDC to Marcus Staples



- 6.14. In light of discussions with HDC, the NPWG considered the WGNP should proceed without site allocation(s) and instead set out a 'Community Aim' to encourage the commercial land uses at Huffwood to relocate to Land south of Star Road in order to facilitate residential development at the site.
- 6.15. HDC have confirmed support for this approach in correspondence to the WGPC.<sup>18</sup> They recommend the 'Community Aim' should include reference to a signed Memorandum of Understanding (MoU) between the owners of Huffwood and Land south of Star Road in order to demonstrate there is a co-ordinated effort to deliver the 'Community Aim'.
- 6.16. HDC have asked WGPC to confirm their commitment to undertake a review of the WGNP in 2021 in order to take account of any revised housing numbers which are allocated to the Parish in the Local Plan Review. WGPC have confirmed agreement to this approach and are committed to a review in 2021 (please see Paragraph 9.2-9.4 for further information).

## **Aim 2: Land South of Star Road**

- 6.17. Huffwood lies within the built-up area of Partridge Green. It is set back from the High Street with access achievable from this point. It is within an area identified as a 'Key Employment Area', for employment by the HDPF.
- 6.18. It is surrounded by residential dwellings to the north, east and west. It is in close proximity to the services and facilities on offer in Partridge Green.
- 6.19. The Huffwood Trading Estate started as an egg packing station in 1945. It was home to an antique dealer in the 1970s. Small industrial units were created at this time and their use continues to the present day.
- 6.20. The site currently comprises over thirty small units. The units are occupied on short-term flexible agreements. A variety of uses occupy the site including office, light industrial, general industrial and warehouse and distribution. The units are principally single storey in form.
- 6.21. Star Road Estate lies to the south of Huffwood and is accessed off the B2135. It was built in the early 1970s following the closure of the railway in 1966. It comprises a range of small to medium sized units, about 40 in total, housing a variety of industrial and warehouse uses.
- 6.22. Star Road Estate is not in common ownership, which has meant that its development and appearance has not perhaps been as coherent as it could have been. Many of the units are now showing signs of age. When Stiles Harold Williams prepared a 'Market Appraisal on the Current and Potential Future Demand for Business Space in the Horsham District' for HDC in February 2014 they commented: *"The District has a significant stock of older industrial/warehouse accommodation particularly in the Billingshurst and Partridge Green areas and that stock appears sufficient to satisfy the demand in the south of the District, albeit many occupiers are seeking to upgrade their premises."*

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<sup>18</sup> Correspondence dates 24 May 2019 from HDC to Marcus Staples



- 6.23. Land south of Star Road, as the name suggests, lies to the south of the Star Road Estate and is immediately to the south of the built-up area of Partridge Green. It comprises open grassland and ancient woodland. The latter, Ash Wood, occupies the north eastern corner of the site, which provides a buffer to residential dwellings to the north. It is bounded on the northern and western boundaries by existing industrial/commercial units. A sewage treatment plant lies to the southeast. Vehicular access is achievable from Star Road, with footpath links providing access to the Village.
- 6.24. Public feedback at exhibitions highlighted a preference for Huffwood to be considered for residential development with the commercial/industrial use relocated to Land to the south of Star Road. WGPC support this approach.
- 6.25. The landowners of Huffwood and Land to the south of Star Road were approached by the NPWG and advised of local stakeholders' preference to relocate the existing uses on Huffwood to Land south of Star Road to facilitate residential development on Huffwood.
- 6.26. Both landowners have confirmed support for such an approach. A Memorandum of Understanding (MoU) was agreed between them. This confirmed their intent to work together and support the WGNP Community Aim to relocate the industrial units from Huffwood to Land south of Star Road in order to facilitate residential development at Huffwood.
- 6.27. In facilitating the relocation of existing business to Land south of Star Road, the redevelopment of the site should ensure there is no net loss in the overall provision of employment floor space in the Parish.
- 6.28. Following the relocation of the commercial/industrial units, land at Huffwood is considered suitable for residential development. It is envisaged a scheme could accommodate around 40 residential units and provide an appropriate mix of housing to include affordable housing in line with local planning policy.
- 6.29. The NPWG's vision, shared by WGPC, is that looking forward, the continued expansion of Partridge Green should remain based on the use of brownfield land and the hope is that the transfer of the commercial uses at Huffwood and its redevelopment for residential will serve as a catalyst for the transfer of commercial uses currently housed in old units on Star Road Estate into new units on Land south of Star Road (which has more than sufficient land), thereby freeing up the old units for residential.
- 6.30. At a District level, Huffwood and Star Road are identified as Key Employment Areas (KEA) in the HDPF. HDC wish to ensure existing KEAs are retained for employment uses and enable the redevelopment, regeneration, intensification and smart-growth of existing sites.
- 6.31. Policy 9 of the HDPF confirms redevelopment in the KEAs must not result in the overall loss of employment floorspace. It confirms proposals for alternative uses within these areas will be allowed where it can be demonstrated that the sequential approach has been applied to the redevelopment of the site, and the proposals support their integrity and function as centres of employment.



6.32. As part of the Local Plan Review, HDC have undertaken a review of existing KEAs. With respect to Huffwood, and Star Road, the Report's initial recommendation is to:

*“Retain both the Huffwood and Star Road designations, but as they adjoin each other the designation should be merged as a single KEA designation. A potential option for the longer term may be to consider the feasibility of relocating existing businesses to a new or existing employment site elsewhere around Partridge Green, potentially through the neighbourhood planning process. This would however require agreement from landowners.”*

6.33. In light of the above, WGPC support the long-term redevelopment in this area where landowners work collaboratively to deliver the relocation of existing businesses to Land south of Star Road to enable residential development on brownfield sites formerly housing the relocated businesses.

6.34. In response to the statutory Regulation 14 consultation, a number of comments have been received in respect of Aim 2: Land north and south of Star Road. In light of this, a background paper<sup>19</sup> has been prepared to provide a response to representations received. This has concluded, in light of comments received from Southern Water, due to its location adjacent to Partridge Green Wastewater Treatment Works, the development layout must be informed by an Odour Assessment to be undertaken in consultation with Southern Water.

6.35. In addition, the layout of the development must also be planned to ensure future access is maintained to existing underground sewage infrastructure for maintenance and upsizing purposes.

### **Aim 2: Land South of Star Road**

**The Parish Council will work collaboratively with relevant landowners on comprehensive proposals for the commercial uses on Huffwood Trading Estate to be relocated to new units on land to the south of Star Road, with Huffwood being freed up for residential development. In doing so, it will seek to ensure that:**

- a. Appropriate provision is made for the existing business uses on Huffwood to be relocated to Land south of Star Road prior to the commencement of the residential development on Huffwood; and**
- b. There is no net loss of employment floor space resulting from the transfer of businesses on Huffwood to Land south of Star Road.**

<sup>19</sup> Response to Representations Made in Respect of Aim 2 of West Grinstead Neighbourhood Plan: Land North and South of Star Road, March 2020



## 7. ECONOMY

- *Support and encourage businesses that are sympathetic to and complement the rural character of the Parish and its roads.*
- *Support and encourage renewal of business premises, subject to the impact on traffic.*

### Introduction

- 7.1. The 2011 Census reveals that the number of residents of working age (16-74) was 2,305. Of this figure, 1,686 (73.15%) were economically active, with 619 (26.85%) economically inactive.
- 7.2. The HDPF identifies the need to build a strong, resilient and diverse economy. It has identified the issues to be addressed through the HDPF policies. Overall, it confirms a lack of employment land in the District and much of the business accommodation stock does not meet the requirements of existing businesses or attract new businesses.
- 7.3. With respect to the rural economy, the HDPF outlines an ongoing need to enhance the rural economy, including enabling diversification of rural employment space and maximising visitor spending through tourism across the District.
- 7.4. Whilst the Parish is rural, it nonetheless benefits from two significant employment centres, both located within Partridge Green. These are the Huffwood Trading Estate, located on the south side of the High Street; and the Star Road Estate, which is located to the south of this and accessed off the B2135. These provide significant employment floor space and job opportunities in a range of employment types.

### Policy 7: Retail Premises

- 7.5. Partridge Green benefits from a limited number of shops and services. Dial Post benefits from a public house and West Grinstead benefits from a restaurant. There is also a large garden centre and retail outlet and Caravan Park in the western part of the Parish.
- 7.6. The HDPF acknowledges, in smaller towns and villages maintaining a retail presence may be a challenge, given that there is a need for some adjustment in order to best serve customers with competitive locations that reflect ongoing changes in the pattern of supply and delivery of goods and services. It is therefore considered important to seek to preserve and enhance the vitality and viability of the existing services and retail facilities in the Parish.
- 7.7. Policy 7 sets out a policy context that builds on this approach. It takes account of the changes to the Use Classes Order introduced in September 2020. It provides a local response to the Government's agenda to consolidate town and village centres in the context of the challenges created by the Covid-19 pandemic.



- 7.8. It takes account of two of the new Use Classes which are included in the Order – Class E (Commercial, Business and Service Uses) and Class F2 (Local Community Uses) – which replaces the previous Class A1 Use Class (Retail Uses).

#### **Policy 7: Retail Premises**

- 1. Development proposals for the change of use to E (Commercial, Business, and Service Uses) and F2 (Local Community Uses) Use Classes will be supported where proposals do not have unacceptable impacts on the amenity of residential properties in the immediate locality of adjoining and neighbouring occupants; avoid adverse harm to residential amenities; and do not have an unacceptable impact on highway safety.**
- 2. Proposals for the change of use of premises in the E and F2 Use Classes will not be supported unless it is demonstrated that the continued operation of that retail facility is no longer financially viable. Evidence of the appropriate marketing material will be required to demonstrate the existing uses are no longer viable.**

#### **Policy 8: Employment**

- 7.9. The HDPF acknowledges the importance of the economies of smaller villages and the need to retain the valued employment opportunities they bring to the rural areas of the District. Furthermore, it confirms the ongoing need to maintain and enhance the rural economy.
- 7.10. In light of this, WGPC wish to support business initiatives which generate local employment opportunities whilst respecting the rural nature of the Parish. In addition, WGPC wish to support development proposals which fall within the strategy outlined in Aim 2.

#### **Policy 8: Employment**

**Development proposals will be supported which enable existing businesses to expand, provided that such development is of a scale appropriate to its location and maintains the nature and character of the area.**

**Where the expansion or consolidation of businesses on their existing sites is impracticable, development proposals for new development will be supported where proposals are:**

- Within the built-up area boundary; or**
- Proposed on previously developed land; or**
- Within rural areas through existing buildings and well-designed new builds.**



**Policy 8 continued**

**Furthermore, proposals should:**

- **Be in keeping with the character of the local area;**
- **Respect residential amenity; and**
- **Not have an unacceptable impact on highway safety.**

**Development proposals which result in the loss of businesses within the Parish will be resisted unless it is demonstrated that the continued operation of that business is no longer financially viable. Evidence of the appropriate marketing material will be required to demonstrate the use is no longer viable.**

**WGPC support development proposals which fall within the strategy outlined in Aim 2.**



## 8. TRANSPORT

### Introduction

- 8.1. The Parish is widely accessible by road. The A272 crosses the northern part of the Parish. The A24 runs in a north-south direction and crosses the A272 in the northern part of the Parish and provides a link to Dorking in the north and Worthing in the south. Partridge Green is located at the intersection of the B2135, Partridge Green Road and the High Street.
- 8.2. The Parish is also served by public transport with three bus services linking the Parish to Horsham in the north and Brighton and Worthing in the south.
- 8.3. The Parish benefits from a network of public footpaths. The Downs Link runs through the Parish from north to south, passing by and through West Grinstead and the edge of Partridge Green.
- 8.4. Delivering improvement to the existing infrastructure network and associated public transport services generally lies outside the scope of a neighbourhood plan, and is reliant on other organisations. However, transport measures to improve existing deficiencies is supported by the Parish Council and are therefore included within the Plan.

### Aim 3: Roads, Traffic and Congestion

- 8.5. The Parish is well served and connected by the existing road network. Those routes which serve the centre of Partridge Green village can at times be subject to congestion. Public consultation events have highlighted local concern with existing parking problems and congestion on the High Street and by the Green in Oakwood.
- 8.6. Parts of the B2135 and the B2116 are prone to flash flooding and surface water flooding during times of heavy rainfall. This in turn (at times) causes traffic problems and diversions have been put in place to manage the flow of traffic.
- 8.7. Pedestrian safety and ease of movement on the High Street in Partridge Green was highlighted as a concern as part of public consultation events. In response to this, WGPC wish to support highway improvements which could improve the road network, ease traffic problems and improve pedestrian safety.

#### **Aim 3: Roads, Traffic and Congestion**

##### **The Parish Council supports proposals which:**

- 1. Seek to improve traffic problems and diversions caused by surface water flooding along the B2135 and B2116;**
- 2. Enhance pedestrian safety and ease of movement on the B2116 High Street; and**
- 3. Improve road safety at the junction of B2135 and A24.**



#### Aim 4: Congestion and Parking

- 8.8. It is acknowledged that Partridge Green, at peak times, experiences parking problems. This was something which was also highlighted at public consultation events. There is therefore a desire locally to improve parking facilities.
- 8.9. WGPC wish to support initiatives to provide additional parking. WGPC also wish to promote and publicise the Village Hall car park as an alternative area for those visiting Partridge Green.



**Figure 12:** Village Hall Car Park, Partridge Green

#### **Aim 4: Congestion and Parking**

**The Parish Council supports proposals which seek to:**

- 1. Reduce traffic congestion in the High Street caused by parking on both sides of the road.**
- 2. Propose a solution to the parking problem by the Green in Oakwood.**
- 3. Provide adequate off road parking to mitigate against on street parking congestion.**
- 4. Promote and publicise the Village Hall car park as an alternative parking area for shoppers in the High Street.**
- 5. Provide more cycle-storage facilities within the village to promote non-motorised modes of travel/cycling.**

#### Policy 9: Car Parking

- 8.10. WGPC wish to support proposals to increase car parking facilities in the Partridge Green Village centre. In addition, it is considered proposals for employment and/or leisure development should provide sufficient on site parking.
- 8.11. Given the existing parking problems, proposals which would result in the loss of existing facilities will be resisted.

**Policy 9: Car Parking**

**Proposals that will result in additional public car parking to support the village centre will be supported.**

**Proposals for employment or leisure development should include on site parking provision to the most up to date standards of West Sussex County Council.**

**Development proposals that will result in the net loss of public car parking in Partridge Green village centre will not be supported unless suitable alternative provision has been secured elsewhere or the need for the development overrides the loss of parking and where necessary, measures are in place to mitigate against the impact.**

**Aim 5: Highway and Pedestrian Safety**

8.12. Pedestrian safety and speed limits were both issues which raised concerns with local residents at public consultation events.

8.13. Ease of pedestrian movement and safety on the High Street in Partridge Green were also raised as concerns at public consultation events. In response to this, WGPC wish to support initiatives which would deliver traffic calming measures in the High Street.



**Figure 13:** View Looking North of Downs Link, Partridge Green

8.14. Road safety and traffic speeds on the B2116 and by Jolesfield School were also raised as concerns. Although it is acknowledged speed limits are outside the remit of the WGNP, WGPC wish to support initiatives, in discussion with WSCC, which would extend speed limits on the B2116 and introduce an advisory speed limit of 20mph by Jolesfield School.



### **Aim 5: Highway and Pedestrian Safety**

#### **The Parish Council supports:**

- 1. Provision of suitable traffic calming measures in the High Street.**
- 2. The introduction of a 40mph speed limit on Bines Road (B2135) to beyond the point where the Downs Link route leaves Bines Road by Homeland Farm.**
- 3. The introduction of an advisory speed limit of 20mph by Jolesfield School.**

### **Aim 6: Bus Services**

- 8.15. The Parish is served by a bus network. The No.17 bus service links Partridge Green to Horsham and Brighton six days a week on an half-hourly basis Monday-Saturday with a restricted service on Sundays. The No.3 bus service links Partridge Green to Horsham, Steyning and Shoreham on Thursdays only, four times a day. A daily service, the No.23 bus, links Buck Barn and Dial Post to Crawley, Horsham and Worthing.
- 8.16. Public consultation has highlighted local support for increased bus services in the Parish. WGPC therefore wish to support initiatives which would increase bus services within and serving the Parish.

### **Aim 6: Bus Services**

**The Parish Council supports proposals to investigate the possibility of bus services being extended to run later in the evening to allow residents greater access to amenities outside the Parish.**

### **Aim 7: Footpaths, Bridleways and Cycleways**

- 8.17. There is an extensive Public Rights of Way (PRoW) network within the Parish. The Downs Link runs through the Parish from north to south, passing by West Grinstead and through the edge of Partridge Green. This is a bridleway, constructed on a former railway line, that links to the wider PRoW network.
- 8.18. WGPC supports improvements to public pathways and an increase in their accessibility. In addition, WGPC supports the development of the PRoW network, the creation of new routes for non-motorised users, making existing PRoW more accessible and the creation of more cycling/bridleway routes.



**Aim 7: Footpaths, Bridleways, and Cycleways**

The Parish Council will support proposals which;

- 1. Include safe access and routes for cyclists to promote this mode of transport and reduce reliance on private cars.**
- 2. Maintain and enhance the connectivity of the footpath and bridleway network in the Parish, particularly having regard to the interests of horse riders, and promote sustainable modes of transport.**
- 3. Keep footpaths clear and well sign-posted.**
- 4. Protect and enhance the Downs Link.**
- 5. Enhance, protect and maintain the environment surrounding the Downs Link in order to sustain the current landscape and to ensure the natural beauty of the countryside continues to be accessible to and appreciated by all users.**
- 6. Seek to establish a cycle/bridleway route from the Downs Link at Partridge Green to Shermanbury.**
- 7. Provide a new pedestrian/cycleway (and possibly bridleway) to enable a safer link-up of the Downs Link through Partridge Green where it currently follows the B2135.**

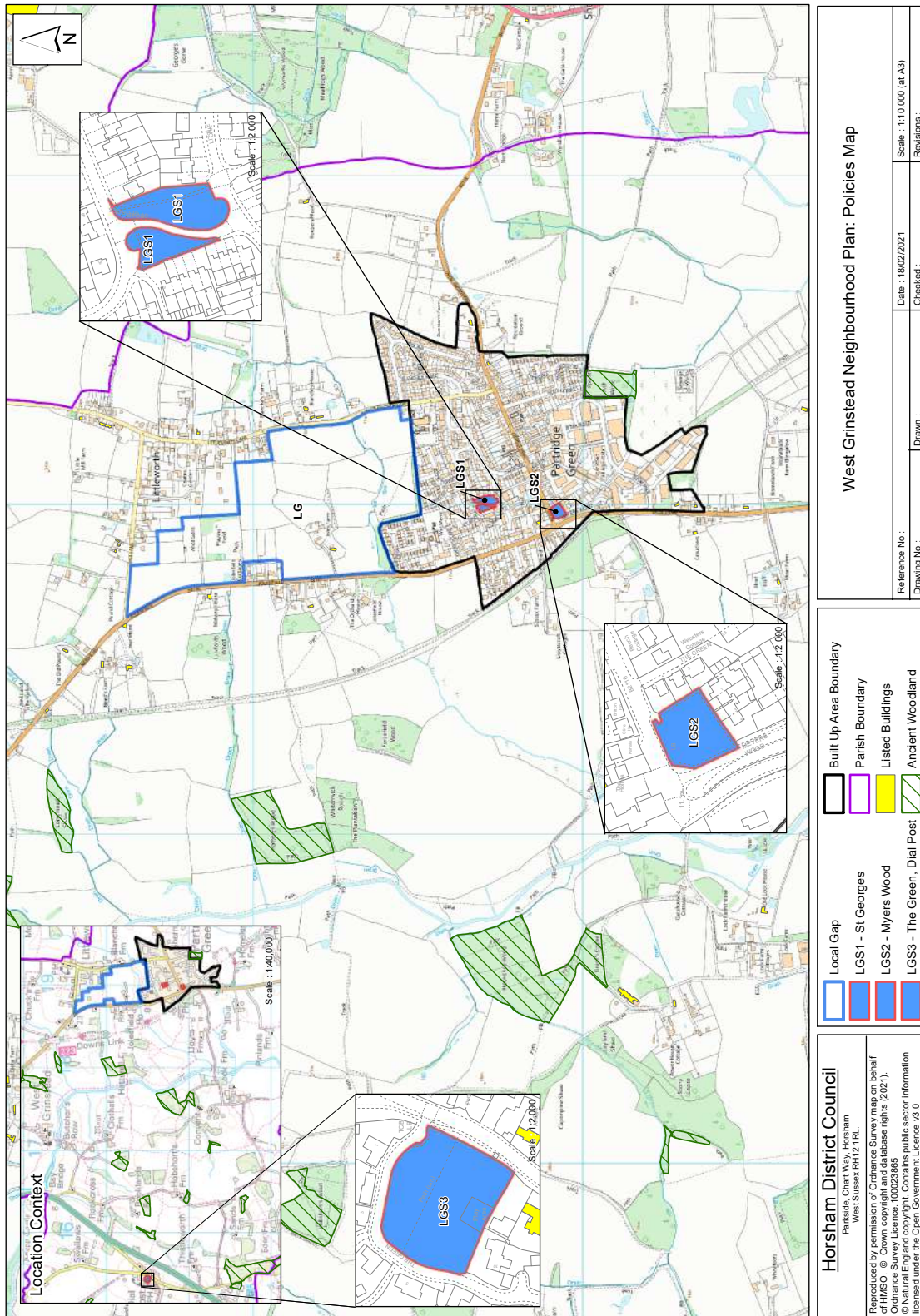


## 9. IMPLEMENTATION AND DELIVERY

- 9.1. The WGNP will provide a planning framework for the Parish. If approved at the impending Referendum, the WGNP will then be 'made' by HDC and will become part of the Development Plan for the District. It will be used by HDC Officers to guide development up to 2031.
- 9.2. The preparation of the WGNP is taking place within the context of a revised NPPF and at a time HDC embarked on a review of the Local Plan. The revised NPPF now requires local authorities to calculate housing need based on a standard methodology. HDC have advised this will lead to increased housing requirements for the District in the future, which will need to be planned for in HDC's Local Plan Review. In addition, Local Authorities are also now required to set out housing requirements in their Local Plans for designated neighbourhood plan areas.
- 9.3. HDC have confirmed the Local Plan Review process has commenced with work taking place on a number of evidence based studies. The outcome from this work will be used to help inform a Preferred Strategy for the new Plan. This will set out for consultation a draft strategy for the future which ensures the District continues to be able to meet its development needs. It will also identify potential development locations and number of houses that neighbourhood planning may be expected to provide.
- 9.4. In this context, the Parish Council have agreed with HDC to undertake a review of the Neighbourhood Plan in order to take account of any revised housing numbers which are allocated to the Parish in the emerging Local Plan. The Parish Council commits to commence a review within 12 months of the adoption of the Local Plan or by early 2023, whichever is sooner.
- 9.5. The strategic approach in Aim 2 (Land South of Star Road) is being explored exhaustively. In the event that it is unable to accommodate fully the requirement allotted to West Grinstead Parish in the forthcoming Local Plan, all options, including potential Greenfield releases, will be considered as part of the review of the Neighbourhood Plan.



10. POLICIES MAP





## 11. Glossary

**Around:**<sup>1</sup> A guide figure that is plus or minus ten percent of the figure quoted.

**Ancient Woodland:** An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

**Built-Up Area Boundary:**<sup>2</sup> These identify the areas in the District of primarily built form, rather than countryside. They identify areas within which development of brownfield land may normally be appropriate, including infilling, redevelopment and conversions in accordance with Government Policy and Guidance. They do not include a presumption for the development of greenfield land such as playing fields and other open space. Identified built-up area boundaries do not necessarily include all existing developed areas.

**Community Infrastructure Levy (CIL):**<sup>3</sup> The Community Infrastructure Levy is a new levy that local authorities in England and Wales can choose to charge on new development in their area. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want – for example, new or safer road schemes, park improvements or a new health centre. There are several stages in the introduction of this levy, including consultation on the levy of charge proposed on new development. The charging schedule goes through independent examination before being adopted by the Council and applied to new development.

**Green Infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits.

**Heritage Asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

**High Quality Open Space:** Open space of a sufficient quality which offers opportunity for sport and physical activity.

**Key Employment Area:** Commercial land / premises to be retained for employment use<sup>4</sup>.

**Open Space:** All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**Public Right of Way (PRoW):** The Highways Act set out the right to walk, ride, cycle and drive in public rights of way in the countryside. Public rights of way include footpaths, byways and bridleways.

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<sup>1</sup> As defined in Horsham District Planning Framework, Appendix 1: Glossary

<sup>2</sup> As defined in Horsham District Planning Framework, Appendix 1: Glossary

<sup>3</sup> As defined in Horsham District Planning Framework, Appendix 1: Glossary

<sup>4</sup> As defined in Horsham District Planning Framework, Appendix 1: Glossary



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**Previously Developed Land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

**Settlement Hierarchy:**<sup>5</sup> Settlements are categorised in a hierarchy based on their characteristics and function e.g. level of facilities, accessibility and community networks

**Windfall Sites:** Sites not specifically identified in the development plan.

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<sup>5</sup> As defined in Horsham District Planning Framework, Appendix 1: Glossary





## 12. EVIDENCE BASE

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.	-
NHS West Sussex Public Health Evidence Summary Data for PBC Leas, Horsham	-
<b>Horsham District Council</b>	
Horsham District Planning Framework	November 2015
Horsham District Sustainability Appraisal/Strategic Environmental Assessment	November 2015
Horsham Community Infrastructure Levy (CIL)	/
Horsham Infrastructure Delivery Plan	April 2016
Horsham Annual Monitoring Report	Dec 2016
Core Strategy	2007
General Development Control Policies	2007
Emerging Local Plan Review	2019/2020
<b>Housing and Spatial Planning</b>	
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
<b>Economic</b>	
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
<b>Transport</b>	
Horsham Transport and Development Study Technical Note & Appendices	April 2014
Horsham Transport and Development Study & Addendum	April 2014
<b>Environment</b>	
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



<b>Parish Based Evidence</b>	
West Sussex County Council, Historic Environment Report	
Background Paper: Relocation of the Huffwood Trading Estate to Land South of Star Road	2017
Minutes of the meeting with Horsham District Council and Huffwood Estate and Star Road Landowners held at HDC Offices	13th November 2017
MoU between landowners	November 2018
HDC correspondence to Marcus Staples	29 April 2019
HDC correspondence to Marcus Staples	24 May 2019
Background Paper:: Local Green Space	May 2017
Background Paper: Retention of Local Gaps	May 2019
WGNPWG Policy Background Document Countryside and Open Space- Policy 1: Retention of Local Gaps	March 2020
Lizard Landscape Design and Ecology: West Grinstead Parish Council, Draft West Grinstead Neighbourhood Plan, Local Gaps Policy-Landscape Review	February 2020
WGNPWG Background Document Paper Countryside and Open Space Policy 3: Local Green Space	March 2020
Response to Representations Made in Respect of Aim 2 of West Grinstead Neighbourhood Plan: Land North and South of Star Road	March 2020