

Horsham Blueprint Business Neighbourhood Plan 2019-2036



Horsham Blueprint

Making a plan for Horsham



**Referendum Version
Prepared by Horsham Blueprint
(for the unparished area of Horsham Town)**

August 2022

www.horshamblueprint.org

Foreword

Horsham Blueprint takes great pleasure in presenting this Business Neighbourhood Plan.

Back in 2013/14 the Neighbourhood Councils of Denne, Forest and Trafalgar representing the unparished part of Horsham made a commitment to work together to form a Neighbourhood Forum - the vehicle through which local communities can make their own plan for their neighbourhood.

Whilst it has taken some time to develop this plan it has truly been a community effort reflecting the intent of the 2011 Localism Act to:

“devolve greater powers to councils and neighbourhoods and give local communities more control over housing and planning decisions”

The plan sets out a vision for the unparished area of Horsham capturing what those who live, work or simply visit Horsham wish, like and desire for the town. A series of fifteen policies presents a blueprint by which those aspirations can be met from now to 2036.

Every contribution has played its part: from the youngsters building a perfect Horsham in Minecraft; to the completion of the surveys and long discussions at the various exhibitions in Horsham Town Centre and community events.

The Horsham Blueprint Steering Committee would like to take this opportunity of thanking all those who have contributed to the plan.

Thank you all.

Horsham Blueprint Steering Committee

April 2021

Contents

1	INTRODUCTION	4
	Community engagement	7
	Sustainability of the Neighbourhood Plan	9
2	ABOUT THE HORSHAM BLUEPRINT NEIGHBOURHOOD AREA	10
	Location	10
	A brief history of Horsham	10
	Horsham Today	11
3	A VISION FOR THE HORSHAM BLUEPRINT	12
	Vision for the Neighbourhood Plan	12
	Neighbourhood Plan Objectives	12
	Overview of Neighbourhood Plan Policies	13
4	SPATIAL STRATEGY	14
	Policy HB1: Location of development	14
5	HOUSING	20
	Policy HB2: Meeting local housing needs	20
	Aim 1: Housing Cooperatives	21
6	CHARACTER, HERITAGE AND DESIGN	23
	Policy HB3: Character of development	23
	Aim 2: Conserving heritage assets	26
	Policy HB4: Design of development	27
	Policy HB5: Energy efficiency and design	30
7	HORSHAM TOWN CENTRE AND THE WIDER LOCAL ECONOMY	32
	Policy HB6: Retaining and enhancing the vitality and viability of Horsham Town Centre	37
	Policy HB7: A welcoming public realm	38
	Policy HB8: Horsham as a sustainable visitor destination	39
	Policy HB9: Protecting existing and encouraging new commercial premises and land	40
	Aim 3: Aspirational development sites	41
8	ENVIRONMENT AND GREEN SPACE	44

	Policy HB10: Green and blue infrastructure and delivering biodiversity net gain	44
	Policy HB11: Local Green Spaces	49
9	TRANSPORT AND MOVEMENT	53
	Policy HB12: Encouraging sustainable movement	53
10	COMMUNITY FACILITIES	58
	Policy HB13: Provision of sport, leisure and recreational facilities	58
	Policy HB14: Community and cultural facilities.....	64
	Policy HB15: Allotments and community growing spaces	65
11	IMPLEMENTATION AND PLAN REVIEW	68
12	INFRASTRUCTURE IMPROVEMENTS AND PROVISION	69
13	NON POLICY ACTIONS	70
14	POLICIES MAPS	78
15	GLOSSARY	82
16	LIST OF EVIDENCE DOCUMENTS	85
Appendix A	Ward Profiles	
Appendix B	Potential new and expanded Conservation Areas	
Appendix C	Local Green Space details	

1 INTRODUCTION

- 1.1 Horsham Blueprint Business Neighbourhood Forum, supported by Forest, Denne and Trafalgar Neighbourhood Councils, has developed this Neighbourhood Plan for the unparished area of Horsham Town. This Plan, when 'made', will form part of the statutory framework that will govern future developments within the town.



View across Horsham

- 1.2 The Horsham Blueprint Business Neighbourhood Plan sets out planning and land-use policy for the three Horsham Neighbourhood Councils (Denne, Forest and Trafalgar) that cover the Horsham Blueprint designated area, over the period 2019 to 2036. This will stand alongside and complement the 2015 Horsham District Planning Framework, which is currently being reviewed and will be superseded by the emerging Horsham Local Plan once complete and adopted.

- 1.3 Horsham District Council (HDC), as the local planning authority, designated the area co-terminus with the boundaries of Denne, Forest and Trafalgar Neighbourhood Councils in June 2015 as a Business Neighbourhood Area, comprising both residential and business interests. The Neighbourhood Plan has been prepared under the leadership of the Neighbourhood Forum Steering Committee and in consultation with the local community and local businesses.



Horsham Park

- 1.4 Figure 1.1 below shows the Horsham Blueprint Business Neighbourhood Plan area.

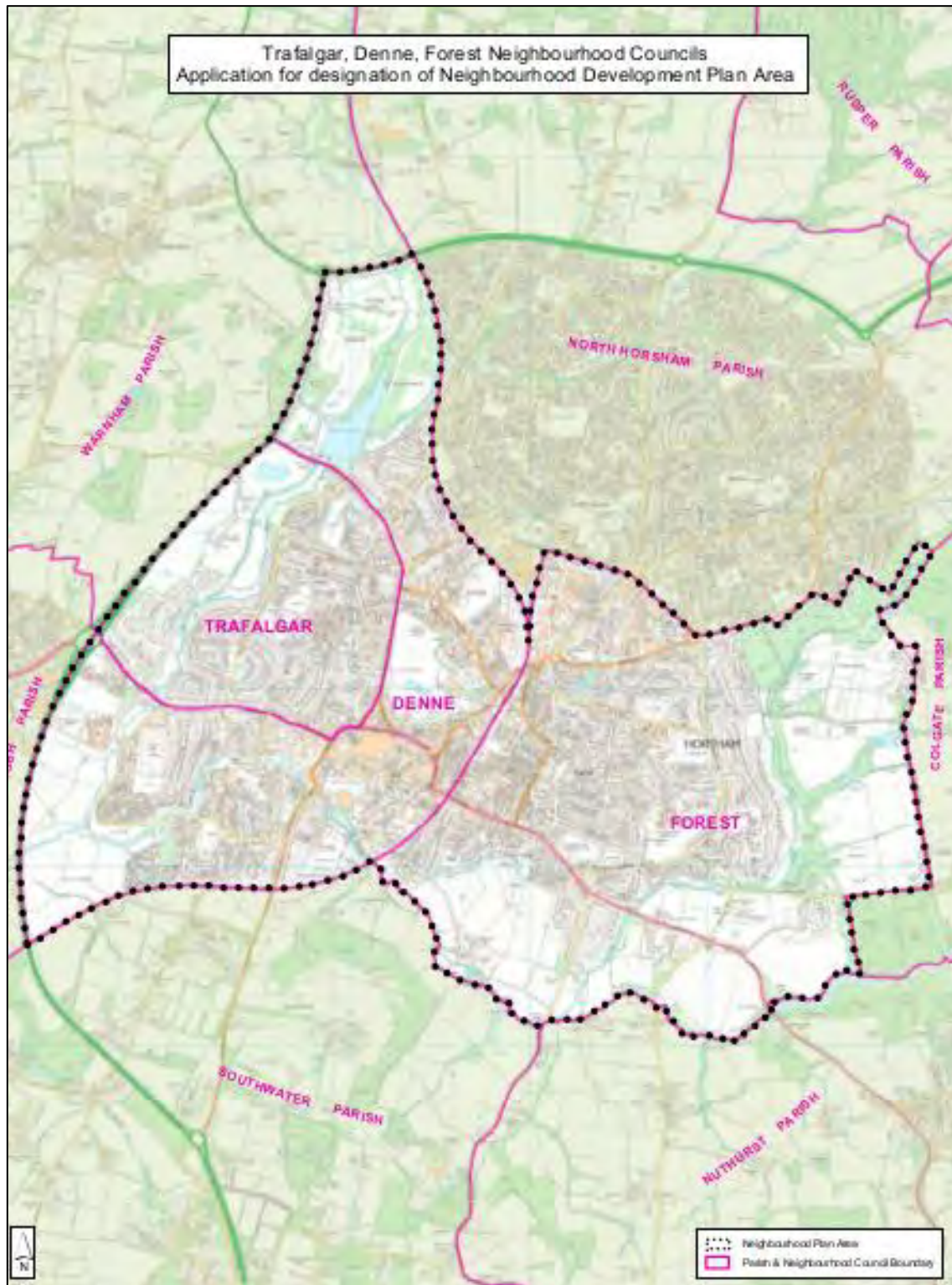


Figure 1.1: Horsham Blueprint Business Neighbourhood Plan designated area

- 1.5 The Plan is being prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Development Planning Regulations 2012 (as amended). The Neighbourhood Forum Steering Committee has prepared the Plan to establish a vision and framework for the future of the

designated area and to set out how that vision will be realised through planning land use and development change over the plan period 2019 to 2036.

- 1.6 The Plan will guide development and provide guidance to any interested parties wishing to submit planning applications for development within the designated area. The process of producing a plan has sought to involve the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance. Each section of the plan covers a different topic. Under each heading there is a justification for the policies presented which provides the necessary understanding of the policy and what it is seeking to achieve. The policies themselves are presented in the **blue** boxes. It is these policies against which planning applications will be assessed. It is advisable that, in order to understand the full context for any individual policy, it is read in conjunction with the supporting text and evidence documents that have been compiled to underpin the Neighbourhood Plan.
- 1.7 In addition to the policies, the Plan identifies a number of local needs and community aspirations that are not met through the planning system but which are important to the well-being of the community. It is proposed that these projects will be met through community action supported by a range of organisations. The Plan also sets out the Community Infrastructure Priorities and a framework for monitoring and implementation.

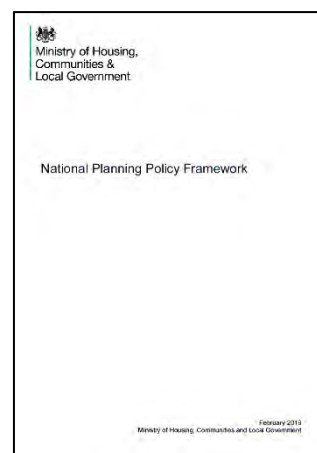
The Planning Policy Context

National Planning Policy

- 1.8 The Neighbourhood Plan must have regard to the policies set out in the National Planning Policy Framework (NPPF).
- 1.9 The National Planning Policy Framework (NPPF) states at paragraphs 29 and 30:

*“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 policies¹.***

*Once a neighbourhood plan has been brought into force, **the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.***

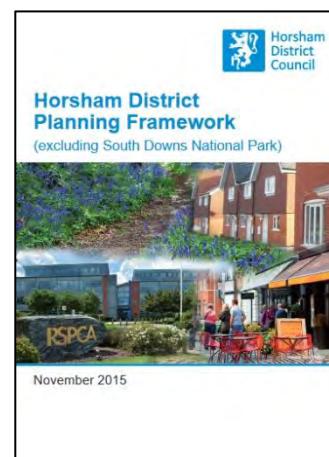


¹ Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.

- 1.10 The Horsham Blueprint Business Neighbourhood Plan has been prepared and submitted to Horsham District Council in accordance with the revised NPPF published in February 2019.

Local Planning Policy

- 1.11 The Local Plan for Horsham District consists of the Horsham District Planning Framework (HDPF), which guides decisions on planning applications and was adopted in November 2015. The HDPF covers the period 2011 to 2031 and provides the strategic framework for growth in the neighbourhood area. The Horsham Blueprint Business Neighbourhood Plan must be in general conformity with this Plan.
- 1.12 An updated Local Plan for Horsham to 2036 is currently being developed which will supersede the HDPF. The Local Development Scheme² sets out that the emerging Local Plan is expected to reach Regulation 19 (a formal public consultation associated with Regulation 19 of the Town and Country Planning (Local Plan) Regulations) by autumn 2020, with Adoption of the Plan provisionally set for December 2021.
- 1.13 As the Local Plan Review has not yet reached Regulation 19, this Neighbourhood Plan is guided by the contents of the existing HDPF. On housing, HDPF Policy 15 requires the provision of 16,000 new homes between 2011 and 2031, including around 2,500 homes on land to the north of Horsham. This policy also anticipates a minimum of 1,500 homes to be delivered through neighbourhood plans. On the local economy, Policy 5 recognises the need to promote the prosperity of Horsham town and maintain and strengthen its role as the primary economic and cultural centre in the District, and the wider economic area.



Community engagement

- 1.14 From the beginning, work on the Neighbourhood Plan has been guided by the need to engage as widely as possible with the different communities served by Horsham Town. The original stakeholders who came together to constitute the Neighbourhood Forum were drawn from across the community's existing organisations and representatives. Particular effort was made to ensure the Forum consulted with local businesses, in recognition of the designation of the Neighbourhood as a 'business area'.
- 1.15 Special efforts were made to reach those people who are often more difficult to involve in formal contacts. Apart from the statutory requirements for public consultation at various stages, measures to draw in a wider range of contributions included workshops, postcards, surveys, a three-day exhibition and street stalls, and included work with young people using Minecraft. These are more fully set out in the



Blueprint stand at Swan Walk

² https://www.horsham.gov.uk/data/assets/pdf_file/0015/67200/LDS-2019.pdf

Consultation Statement submitted with this Plan and available on the website. A timeline of activity is summarised in Figure 1.2 below.

Date	Milestone	Key activities
2013 to 2014	Neighbourhood Councils decide, with local civic societies, to establish Horsham Blueprint Neighbourhood Forum in order to create a neighbourhood plan.	<ul style="list-style-type: none"> • Preparation for undertaking the Plan. • Community engagement activity to understand the aspirations for the area.
2015 to 2018	Community engagement to gather evidence on each topic	<ul style="list-style-type: none"> • Neighbourhood Area formally designated • Neighbourhood Plan Forum officially formed • Working groups established based on feedback from community to date • Website set up • Ongoing community engagement including Imagine Horsham event, Community Fun Days • Interim Report published to illustrate key findings • Meeting businesses individually and engaging with Horsham Unlimited (town centre business partnership). Leaflet drop to every business address in the area.
Summer 2016	Summary Interim Findings	<ul style="list-style-type: none"> • Interim Findings Summary Report delivered to every residential and business property in the Blueprint Area together with an invitation to complete an online survey and also hard copy survey. Over 300 responses were received.
2016 to 2019	Developing draft policy options	<ul style="list-style-type: none"> • Draft policy options published online and feedback sought from the community and local businesses.
2019	Development of the Plan	<ul style="list-style-type: none"> • Work commences to draft the Plan
Early 2020	Regulation 14 Consultation	<ul style="list-style-type: none"> • Plan finalised following feedback from the community • Feedback sought from HDC to amend plan in readiness for formal consultation at Regulation 14 • Statutory period of consultation undertaken • Responses and amending the Plan
2020	Regulation 16 Consultation and Examination	<ul style="list-style-type: none"> • Submission of Plan to HDC • Regulation 16 Consultation • Examination
2021	Referendums and Making the Plan	<ul style="list-style-type: none"> • Referendums held with residents and local businesses – anticipated for May 2021, in light of Covid-19 guidelines.

Figure 1.2: Engagement activity timeline

1.16 Discussions with HDC have taken place on each of the topic areas covered by the Plan. In addition, communication with local groups and neighbouring parishes has taken place.

Sustainability of the Neighbourhood Plan

- 1.17 A Sustainability Report was developed alongside the Neighbourhood Plan and was consulted on at Regulation 14. It was then amended to reflect comments received and was submitted alongside the Submission Version Horsham Blueprint Business Neighbourhood Plan.
- 1.18 The Sustainability Statement finds that all of the policies in the Horsham Blueprint Business Neighbourhood Plan will either have no significant effect (positive or negative), a positive effect or a significant positive effect.

2 ABOUT THE HORSHAM BLUEPRINT NEIGHBOURHOOD AREA

Location

- 2.1 The Horsham Blueprint designated area is located on the upper reaches of the River Arun at the centre of the Sussex Weald, almost midway between London and Brighton. It lies approximately 50 km (31 miles) south-west of London, 30 km (19 miles) north-west of Brighton and 42 km (26 miles) north-east of the county town of Chichester. The nearest towns include Crawley to the north-east, Dorking and Guildford to the north and north-west, and Haywards Heath and Burgess Hill to the south-east.
- 2.2 The Neighbourhood Area comprises the unparished part of “Horsham Town”, namely Denne, Forest and Trafalgar (non-political) Neighbourhood Council areas. The Neighbourhood Councils were established in 1974 when Horsham Urban District Council amalgamated with Chanctonbury and Horsham Rural District Councils to form Horsham District Council:
- Horsham Denne Neighbourhood spans from the A264 in the North to where the railway line meets the Worthing Road in the South, from the railway station in the East to the A24 to the west. The outer North/South border follows the curve of the railway line and the inner border encircles the Trafalgar area. HDN also covers Horsham Town Centre and Horsham Park.
 - Horsham Forest Neighbourhood covers approximately half of the Horsham Blueprint designated area east of the railway line and south of Redkilyn Way.
 - Horsham Trafalgar Neighbourhood bounds the A24, the Guildford Road, part of Bishopric, part of Albion Way, Springfield Road, North Parade, and the Warnham Road.
- 2.3 The neighbourhood area borders the following parishes: North Horsham Parish, Warnham, Southwater, Broadbridge Heath, Nuthurst and Colgate. It has a population in the region of 25,000 to 30,000 people. A summary profile for each of the neighbourhood areas can be found in Appendix A.

A brief history of Horsham

- 2.4 Horsham is a town with an exciting past, and continues to be lively and stimulating. It started off as a small Saxon settlement close to the once navigable River Arun, and the key to its origins is contained in its very name. Horsham is a Saxon word, like so many place names in Sussex, and it means 'a place of horses' or 'a horse settlement', and it was named by its founders – probably no more than a handful of people - around the sixth or early seventh centuries, to describe the purpose it then served.



Causeway

- 2.5 William de Braose, a leading supporter of William the Conqueror, spearheaded the Norman occupation in this part of West Sussex, and became lord of the manor. It is the de Braose family that we must thank for the town's oldest building, the splendid church of St Mary at the bottom of Causeway. Causeway is a beautiful and calm tree-lined street of

medieval houses, the jewel in Horsham's crown. It has been much photographed, and is famous throughout the county. It links St Mary's with the Carfax, which is at the very heart of the town – once a village green but now a meeting place and social centre, largely paved over and the place for open air cafes, bandstand music and street markets. The name is unique in Sussex, but there is another in Oxford, and it may be derived from the French for 'the meeting of four ways'. Horsham's most famous son is the Romantic poet Percy Bysshe Shelley, who was born in the nearby village of Warnham, and whose family had long been connected with the area. There are Shelley memorials in the parish church, and his grandfather lived close by in Denne Road.

Horsham Today

- 2.6 Over the centuries Horsham has grown considerably. It is now a prosperous urban centre which always rates highly on economic indicators, and is home to large companies and small businesses alike. It is about an hour by train from London, and a popular location for those seeking a pleasant environment in which to live, away from the bustle of big city life. The wooded stretches of the High Weald and bracing walks along the South Downs are all within easy reach. Gatwick airport, whilst conveniently located close by, does not adversely impact upon the town and is a place of employment for many Horsham residents.
- 2.7 The town has a flourishing social scene, and there are many societies to join, catering for a wide range of interests. The choice is headed by the Horsham Society, which enjoys a flourishing and expanding membership, but there are many others, including two drama groups and a range of sports and cultural clubs. Excellent facilities include the swimming pool at the Pavilions Leisure Centre and the Capitol Arts Centre. The town's religious heritage is reflected by the wide range of active places of worship across the town. Horsham town is also the home of Horsham District Council and forms the administrative centre of the district. The Horsham Society³ was founded in 1955 to watch over the interests of the town, and this is a responsibility that it continues to take very seriously today. Its role is as important now as it ever has been.
- 2.8 In common with much of the South East, Horsham has been subject to constant pressure for development land as it has expanded over recent years to meet the need for new housing and business. The challenge for the future is to find the balance between maintaining the character of Horsham whilst enabling the town to grow and evolve to meet the needs of all its residents as we move into the 2020s and 2030s.



Carfax bandstand



Carfax

³ <http://www.horshamsociety.org/>

3 A VISION FOR THE HORSHAM BLUEPRINT

Vision for the Neighbourhood Plan

- 3.1 Ideas drawn from the engagement process, particularly the postcards, led to an assessment of what people valued about the area and what its shortcomings were, together with a 'wish list' for the future. This list of 'likes, dislikes and wants' revealed a significant level of agreement on priorities and helped the formulation of a vision and set of broad objectives and in turn, responses to the subsequent surveys helped to refine these broad objectives into proposed policies that were published on the Blueprint Website for comment. These proposed policies then formed the basis for the policies presented in this Plan. The vision for Horsham Blueprint up to 2036 is:

In the years up to 2036, the people of Horsham will live in a friendly, and sustainable thriving market town - a recognised destination set between the High Weald and the South Downs. It will be an inclusive, resilient community that recognises the contributions that are made by the different social groups and people of all ages.

Careful development and use of space will have resulted in a town which still feels compact whilst being closely connected to its surrounding landscape through footpaths and cycle links as well as its many green spaces and wildlife corridors, which are visitor attractions to the town. Horsham Park will continue to be the focus for recreation in the town and for the wider local area. The river running through the town also provides a recognised and natural asset, popular with locals for walking and leisure activities and providing access to residential, shopping and recreational areas leading off the Riverside Walk.

Horsham Town Centre will be an attractive and bustling destination comprising larger anchor stores and smaller independent shops, mixed in with opportunities for locals and visitors to take part in leisure, recreation and cultural activities. The evening economy will be further supported by additional housing located within the town centre itself, with residents able to work locally if they wish, or take advantage of the excellent rail and road links to access work further afield. Sustainable employment opportunities will focus on the digital and energy sectors.

The area will have retained its market town character together with its heritage assets, both designated and non-designated, further enhanced by the quality of its built and natural environment.

Neighbourhood Plan Objectives

- 3.2 The objectives of the Blueprint Business Neighbourhood Plan are as follows:

Objective 1: To safeguard, conserve, protect and enhance the historic character of the Area, including its Conservation Areas and heritage assets and their settings.

Objective 2: To safeguard green space, where it contributes to the wider green and blue infrastructure and/or is demonstrably special, for instance where it contributes to local character, biodiversity, recreation or tranquillity.

Objective 3: To protect and improve community, recreational, sporting and leisure facilities and be an integrated, balanced and resilient community, catering for diverse and changing needs across all age and social groups.

Objective 4: To ensure that development is well designed, is in keeping with local character and does not put adverse pressure on the roads, publicly available car parking and other services and infrastructure.

Objective 5: To encourage new housing that addresses local housing need, in particular providing opportunities for first-time buyers and young families to move into or remain in the area and provide opportunities for older people wishing to downsize.

Objective 6: To have a network of attractive streets and public spaces, which encourages pedestrian use and cycling, particularly for shorter journeys, and which moves the balance away from the dominance of cars, improves access within the area and to the surrounding settlements and countryside.

Objective 7: To support Horsham Town as a distinctive market town with a lively shopping experience and an eclectic mix of retail and complementary uses/facilities and a safe and welcoming evening economy to meet the needs of residents and visitors.

Objective 8: For the area to have a competitive edge as a good place to start and build a business, particularly in the digital and energy sectors, contributing to a net zero carbon economy; thereby supporting a sustainable local economy that provides high quality local employment.

Objective 9: To support initiatives and schemes that offset the impacts of climate change and create a low-carbon neighbourhood.

Overview of Neighbourhood Plan Policies

3.3 The following table provides a list of policies included in the Plan and which objectives they seek to address:

Policy name	Objective(s) met
POLICY HB1: LOCATION OF DEVELOPMENT	1, 2 and 4
POLICY HB2: MEETING LOCAL HOUSING NEEDS	5
POLICY HB3: CHARACTER OF DEVELOPMENT	1
POLICY HB4: DESIGN OF DEVELOPMENT	1 and 4
POLICY HB5: ENERGY EFFICIENCY AND DESIGN	1, 2, 4 and 9
POLICY HB6: RETAINING AND ENHANCING THE VITALITY AND VIABILITY OF HORSHAM TOWN CENTRE	3, 7
POLICY HB7: A WELCOMING PUBLIC REALM	4, 6 and 7
POLICY HB8: HORSHAM AS A SUSTAINABLE VISITOR DESTINATION	7 and 8
POLICY HB9: PROTECTING EXISTING AND ENCOURAGING NEW COMMERCIAL PREMISES AND LAND	7 and 8
POLICY HB10: GREEN AND BLUE INFRASTRUCTURE AND DELIVERING BIODIVERSITY NET GAIN	2 and 9
POLICY HB11: LOCAL GREEN SPACES	2
POLICY HB12: ENCOURAGING SUSTAINABLE MOVEMENT	6, 9
POLICY HB13: PROVISION OF SPORT, LEISURE AND RECREATION FACILITIES	3, 2
POLICY HB14: COMMUNITY AND CULTURAL FACILITIES	3
POLICY HB15: ALLOTMENTS AND COMMUNITY GROWING SPACES	2, 3 and 9

4 SPATIAL STRATEGY

Policy HB1: Location of development

- 4.1 It is important that new development within the neighbourhood area takes place in the most sustainable locations, near to local services and amenities, while protecting the valued green corridors within the Area, avoiding sprawl and coalescence with nearby settlements. Whilst the Neighbourhood Plan does not make housing allocations, HDC has identified potential housing allocations within the Blueprint area within its emerging Local Plan, although these have yet to be agreed. Consequentially, the Neighbourhood Plan identifies a range of policies designed to ensure that new development is consistent with the Vision and Objectives of the Neighbourhood Plan.
- 4.2 Horsham Town (which incorporates both the Neighbourhood designated Area and the parish of North Horsham), is classified in the Horsham District Planning Framework (HDPF) as the 'Main Town' in Horsham District. It is defined as having a large range of employment, services and facilities and leisure opportunities, including those providing a district function. Social networks are strong, with good rail and bus accessibility. The settlement meets the majority of its own needs and many of those in smaller settlements.
- HDPF Policy 3 (Development Hierarchy) provides a built-up area boundary (BUAB) for Horsham Town, incorporating the Neighbourhood designated Area and the parish of North Horsham. It states that: *"Development will be permitted within towns and villages which have defined built-up areas. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement in accordance with the settlement hierarchy."*
- 4.3 HDPF Policy 5 (Horsham Town) of the HDPF seeks to retain the attractive characteristics of the town, whilst enabling it to grow positively. This will ensure the town retains its vibrant economic role within the district, Gatwick Diamond and the wider south east economy.
- 4.4 In terms of housing, the HDPF makes provision for the development of at least 16,000 homes (800 dwellings per annum) and associated infrastructure within the period 2011-2031. This equates to a 5 year requirement of 4,000 units; adding on the additional 5% buffer required under paragraph 73 of the NPPF, the District's housing requirement for the next 1-5 years is 4,263 units and a further 4,000 units for years 6-10 and also 4,000 for years 11-15 thereafter⁴.
- 4.5 The Strategic Housing and Economic Land Availability Assessment (SHELAA), 2018, demonstrates that the Council has enough potential housing sites to meet its five and ten year housing requirements and that, in fact, there is a surplus of sites which means that the Council is able to progress those sites which have been assessed as the 'most sustainable'. The sites within the Neighbourhood Area shown in Figure 4.1 have been identified in the 2018 SHELAA as deliverable:

⁴ https://www.horsham.gov.uk/_data/assets/pdf_file/0017/66221/SHELAA-2018-FINAL-v7-App1MSDC.pdf

Neighbourhood Area	Number of sites identified	Capacity (dwellings)
Sites deliverable 1-5 years		
Denne	13	707
Forest	5	115
Trafalgar	1	10
Sites deliverable 6-10 years		
Denne	5	494
Forest	1	6
Sites deliverable 11+ years		
Denne	1	200
Total		1,525

Figure 4.1: Housing sites identified in 2018 SHELAA as deliverable

- 4.6 In terms of employment land, the SHELAA Economic Land Report 2018 identifies the following sites, shown in Figure 4.2, considered deliverable within the Neighbourhood Area, totalling 4.1 hectares.

SHELAA Ref.	Site Name	Neighbourhood Council	Hectares
Sites deliverable 6-10 years			
SA836	Foundry Retail Park, Foundry Lane, Horsham	Forest	0.37
Sites deliverable 11+ years			
SA570	Land Rear of Hilliers Garden Centre, Brighton Road, Horsham	Forest	3.73
Total			4.10

Figure 4.2: Employment sites identified in 2018 SHELAA Economic Land Report as deliverable

- 4.7 The SHELAA Economic Land Report concludes that the deliverable and developable supply of employment floor space, when taken together, would provide a total of 45.26 hectares of employment floor space by 2028. This would meet the target set out in the Northern West Sussex Growth Economic Assessment, 2015.
- 4.8 Finally, the Brownfield Land Register, published in December 2018, provides a list of sites that are available and could now be suitable for residential development; some of the sites have already been developed. This includes a number of sites within the Neighbourhood Area (where those coloured purple correspond with the SHELAA's 'most deliverable' sites), as shown in Figure 4.3:

SHELAA Ref.	Site Name	Neighbourhood Council	Hectares/dwellings
Sites without planning permission, 2018			
SA198	West Point	Denne	0.03ha 18 dwellings
Sites with planning permission, 2018			

SA143 – part delivered	Lifestyle Ford and Bishops Weald	Denne	0.58ha 70 dwellings
SA200	14-15 West Street	Denne	0.03ha 6 dwellings
SA436 delivered –	Former HDC council offices	Denne	0.23ha 103 dwellings
SA449 – part delivered	Norfolk House	Denne	0.05ha 20 dwellings
SA453 delivered –	Prewetts Mill	Denne	0.04ha 59 dwellings
SA490	Envision House, 5 North Street, Horsham	Denne	0.09ha 23 dwellings
SA577	Peel House	Denne	0.14ha 14 dwellings
SA664 delivered –	Garages at Pelham & Waverley Court	Denne	0.15ha 21 dwellings
SA672	St. Marks Court	Denne	1.3ha 203 dwellings
SA199 – in progress	Century House, Station Road	Forest	0.2ha 49 dwellings
SA448 delivered –	112 Brighton Road	Forest	0.4ha 5 dwellings
SA525	Queens Head	Forest	0.12ha 9 dwellings
SA535	4 Brighton Road	Forest	0.1ha 25 dwellings
SA557 delivered –	Land at 40 Brighton Road (Dairy Crest Site)	Forest	0.16ha 14 dwellings
SA661 delivered –	Winterton Court, Horsham	Forest	0.8ha 65 dwellings
		Total	4.39ha 686 dwellings

Figure 4.3: Sites identified in the HDC Brownfield Site Register within the neighbourhood area

- 4.9 Local engagement has indicated that protecting green spaces and corridors of green space is a top priority for residents. Indeed a recent report by the Office for National Statistics⁵ found that across England, 12% of households have no access to a private or shared gardens; in central Horsham, this figure rises to 24%.
- 4.10 Many of the larger spaces are beyond the BUAB, however, Historic England note that the land of the Cricket club is included within BUAB, although the cricket fields would not normally be considered to qualify as a built up area, and that this area lies adjacent to the Horsham Conservation Area and could contribute positively to its setting. Policy HB1 of the Neighbourhood Plan therefore amends the BUAB to address this. The BUAB, including the revised boundary, is shown in Figure 4.4.

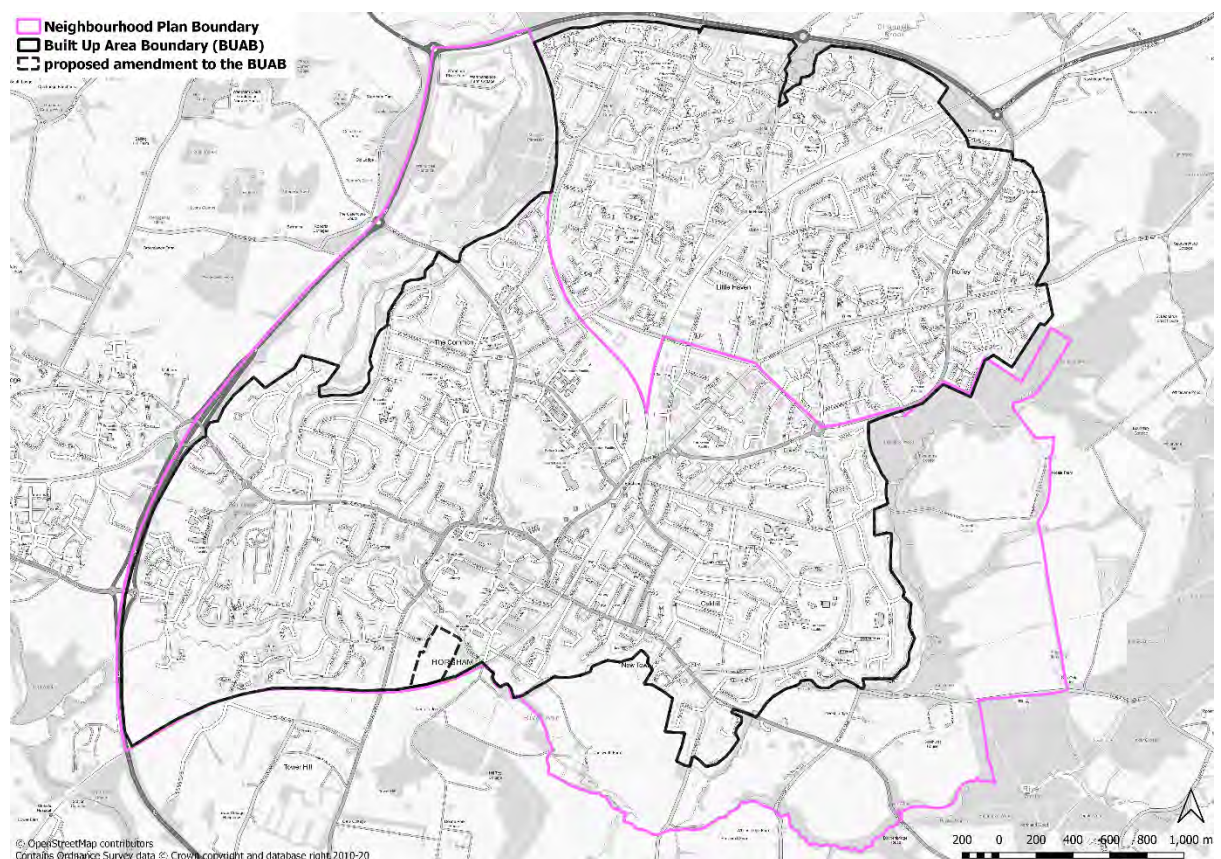


Figure 4.4: Built Up Area Boundary

- 4.11 The majority of people wish to see all new development within the existing urban area is well-designed to reflect the size and character of the Area in terms of density and form.
- 4.12 Retaining the individual identity of the neighbourhood area is seen as critical. For this reason, the Neighbourhood Plan seeks to restrict further coalescence, which is viewed as a particular threat to the south of the area, towards Southwater. Development between settlements will only be permitted where it meets the criteria of Policy 27 (Settlement Coalescence) of the HDPF, or the equivalent policy of the successor plan.

5

<https://www.ons.gov.uk/economy/environmentalaccounts/articles/oneineightbritishhouseholdshasnogarden/2020-05-14>

- 4.13 In light of the conclusion of the SHELAA 2018, that the District has enough potential housing sites to meet its five and ten year housing requirements, and sufficient deliverable and developable employment sites to meet the need underpinning the HDPF, the Neighbourhood Plan does not seek to allocate additional sites for development. It should be noted, however, that the emerging Local Plan could bring about a need for additional housing and employment sites to be delivered and, as the Review of the HDPF continues, this will provide greater clarity about the amount of growth that the Neighbourhood Plan area will be expected to accommodate over the period of the new Horsham Local Plan.
- 4.14 Notwithstanding the defined Plan period to 2036, it is recognised that Neighbourhood Plans should be reviewed periodically. The defining basis for Neighbourhood Plans is the Local Plan, in this instance HDC's HDPF. The HDPF is in the process of being reviewed and to ensure that emerging neighbourhood plans are in conformity with the emerging Local Plan, on 13 March 2019, following on from a 'Future of Neighbourhood Planning' seminar, HDC sent a letter to all communities setting out two options for developing their neighbourhood plans and in particular how site allocations might be approached. The Horsham Blueprint Business Neighbourhood Forum considered it would develop its neighbourhood plan without the inclusion of site allocations as the Steering Committee was concerned that the plan could be in danger of being overtaken by the review of the HDPF. Instead, the Neighbourhood Forum will work with HDC as it undertakes the HDPF Review and allocates sites (residential and small scale employment) as part of that process. It is therefore expected that an early review of the Horsham Blueprint Neighbourhood Plan will be required to take account of the changing strategic context following the adoption of the HDPF Review.

POLICY HB1: LOCATION OF DEVELOPMENT

- A. Development in the Blueprint Neighbourhood Area shall be focused within the built-up area boundary as shown on Figure 4.4 and the Policies Maps in Section 14 of this Neighbourhood Plan. Development between settlements will only be permitted where it meets the criteria of Policy 27 (Settlement Coalescence) of the HDPF, or the equivalent policy of the successor Local Plan.**
- B. Development proposals outside the proposed built-up area boundary will not be permitted unless:**
- i. it is in accordance with the development plan policies on appropriate uses in the countryside; or**
 - ii. it relates to necessary utility infrastructure; or**
 - iii. it is on sites allocated for those uses in the Horsham District Planning Framework or its successor.**
- C. Proposals should make the best use of suitable brownfield land, where available, before greenfield land adjacent to or beyond the built up area boundary is released.**
- D. Proposals must demonstrate that they are water neutral to prove that there is no adverse impact on the integrity of the Arun Valley SAC/SPA and Ramsar site.**

Policy conformity: Blueprint Business Neighbourhood Plan Objectives: 1, 2, 4; HDPF (2015) Policy: 3, 4, 26, 27; NPPF (2019) para: 16, 17, 28, 117, 118

5 HOUSING

Policy HB2: Meeting local housing needs

- 5.1 It is important that any new residential development within the Neighbourhood Plan designated area addresses local housing need. Policy 16 of the HDPF states that *“development should provide a mix of housing sizes, types and tenures to meet the needs of the district’s communities as evidenced in the latest Strategic Housing Market Assessment in order to create sustainable and balanced communities”*. Policy HB2 seeks to ensure that new housing units provided within the Neighbourhood Plan Area primarily meet the needs of the local population and that a balanced mix of housing is achieved.
- 5.2 The majority of sales in Horsham during the last year were flats, selling for an average price of £232,102. Semi-detached properties sold for an average of £418,707, with terraced properties fetching £328,909. Horsham, with an overall average price of £361,639, was cheaper than nearby Mannings Heath (£616,393), Broadbridge Heath (£399,110) and Warnham (£449,833)⁶, reflecting the different housing mix.
- 5.3 Local consultation and evidence has identified a need for the provision of homes that are affordable to young people so that they can live in the area and work locally, close to their family networks. In addition, the aging community within the Neighbourhood Area has expressed a desire for more manageably sized homes in which to downsize. In particular there is a need for one, two and three-bedroom dwellings, including apartments and bungalows, at lower to median local cost, suitable for occupation by single people, young couples, small families and the elderly, and those living with disability in suitable locations. All will have different requirements, but all will benefit from being located close to public transport and other amenities. In particular it will be important to ensure that future housing developments at least meet the affordable housing requirements as set out in Policy 16 of the HDPF.
- 5.4 In addition, local evidence gathered during the Neighbourhood Plan process has revealed that there is an increasing number of people who are homeless within the Area and consequently a need for a suitable hostel for those who are currently living rough. Some of this need for accommodation is currently being met on a permanent or seasonal basis by the Y Centre (YMCA) and Horsham Churches Together, but permanent facilities where people (of all ages) can find shelter are needed. Such a facility could provide not only accommodation but also support people back into employment. Whilst this cannot be addressed through planning policy, an associated action, within Section 13, is to work with partners to identify potential solutions.
- 5.5 Policy HB2 sets the expected housing mix for the neighbourhood area, based on this objective of securing a greater number of low to median cost homes. It also seeks to increase the net number of affordable housing units available in the neighbourhood area.

⁶ www.rightmove.co.uk (December 2019)

POLICY HB2: MEETING LOCAL HOUSING NEEDS

- A. All residential development proposals in the Plan area shall provide a mix of housing as required by Policy 16 of the Horsham District Planning Framework and in accordance with Policy HB5 Design of Development in this Neighbourhood Plan. Proposals that will deliver smaller one, two and three bedroom dwellings, including apartments and bungalows, to address the needs of single people, young couples, small families and the elderly, will be strongly encouraged.**
- B. Housing development must contribute to meeting the existing and future housing needs of the neighbourhood area. Developers of major developments are required to submit a neighbourhood area-Specific Affordable Housing and Dwellings Mix Strategy.**
- C. Affordable homes should be well integrated with market housing. The type and size of affordable homes should meet the specific needs identified for the neighbourhood area. Should it be demonstrated that the required level of affordable housing cannot be met on-site for legitimate reasons, a commuted sum will be required to ensure that the provision of affordable units is not lost.**
- D. Proposals must demonstrate that they are water neutral to prove that there is no adverse impact on the integrity of the Arun Valley SAC/SPA and Ramsar site.**

Conformity reference: Blueprint Business Neighbourhood Plan Objective: 5; HDPF (2015) Policy: 16; NPPF (2019): 61, 62, 64

Aim 1: Housing Cooperatives

- 5.6 Horsham Blueprint believes that Housing Cooperatives could make a positive contribution to the Area's housing needs. The experience of Berlin, where 15% of their annual new housing provision is built by Housing Cooperatives, illustrates that Housing Cooperatives can be a viable alternative to the traditional owner-occupied or landlord/tenanted housing sectors.
- 5.7 A Housing Cooperative is a group of people who have control over their own housing, without actually owning it personally. As well as affordable rents, there are many advantages:
- Democratic ownership and management of homes leading to people taking responsibility and feeling a sense of belonging, identity and ownership. This leads to mutually supportive communities.
 - Providing some of the benefits of individual home ownership within a supportive safety net, meeting individual needs and aspirations through community-based businesses.
 - Helping members of the cooperative housing organisations to reshape their lives and livelihoods, learn new skills and get into work.
 - Contribute to the transformation of neighbourhoods previously affected by a lack of trust and sense of community.

Aim 1: Support for Housing Cooperatives

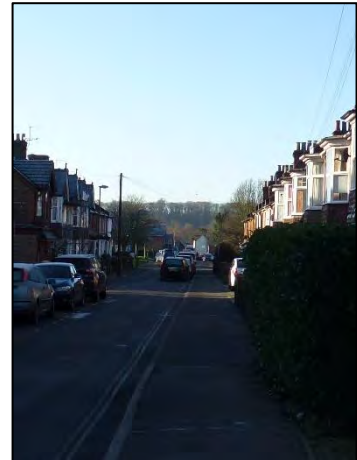
Horsham Blueprint believes that Housing Cooperatives can make a valuable contribution to meeting the housing needs of the area. It therefore encourages

Horsham District Council to work with prospective cooperatives to identify suitable sites.

6 CHARACTER, HERITAGE AND DESIGN

6.1 Past generations of people and development have created the features that give the Neighbourhood Plan Designated Area its distinctive identity today. Because this process has been gradual, the landscapes, townscapes and streetscapes have a distinctiveness that derives from variety. They contain heritage assets of all kinds, including characterful buildings, historic landmarks and archaeological features, both exposed and still beneath the ground. Each has a setting that should allow its historic significance to be understood and appreciated.

6.2 This heritage has multiple benefits for sustainable communities and defines their character and distinctiveness. It supports social cohesion, creating a sense of place and belonging. It is attractive to residents and visitors alike. It has an economic value in supporting regeneration. These assets are an irreplaceable resource and should be conserved.



New Street

Policy HB3: Character of development

6.3 There are three Conservation Areas in the Blueprint Area: Horsham Conservation Area⁷, London Road⁸ and Richmond Road⁹. The Horsham Conservation Area Advice Leaflet No.4¹⁰ provides an assessment and analysis of the special character of the Conservation Areas so as to protect their essential qualities, provide guidance for development proposals, measures for enhancing the area, and policies for preservation.



Causeway

6.4 In addition to the Conservation Areas, numerous studies exist that identify additional Character Areas, historical eras of note and key principles to take into account in development:

- Horsham Town Neighbourhood Appraisal (2005): includes a series of character assessments, which identify the locally valued and important elements and features of the Neighbourhoods, particularly those that are not of sufficient quality to constitute Conservation Area designation.

⁷ https://www.horsham.gov.uk/_data/assets/pdf_file/0018/63036/Horsham_ConArea.pdf

⁸ https://www.horsham.gov.uk/_data/assets/pdf_file/0019/63037/HorshamLondonRd_ConArea.pdf

⁹ https://www.horsham.gov.uk/_data/assets/pdf_file/0020/63038/HorshamRichmondRd_ConArea.pdf

¹⁰ https://www.horsham.gov.uk/_data/assets/pdf_file/0019/63091/Horsham-Character-Statement-and-Appraisal.pdf

- The Horsham Town Design Statement SPD (2008): This provides guidelines to assist developers, planners, architects and members of the public wishing to build or renovate properties. It examines development by historical period - Early period, Georgian, Victorian, Edwardian, Between the Wars, Modern (1945-1970), Modern (1970-1985) and Modern (post 1985) - giving geographical examples of where these exist. For some eras, it also identifies Character Areas where a proliferation of the styles can be found. For each period it identifies particular development issues that arise and links these to the broader descriptions and guidelines.



New Street

- Horsham Town Plan (2012): This sets out a series of guidelines for the Town Centre including General Guideline 4: Townscape Character and Design, which states that Horsham should continue to be an attractive location through maintaining the town centre's historical core and the delivery of a high quality environment, respecting its character and heritage.
- Horsham Heritage and Character Assessment (2017): This report was produced by AECOM for the Blueprint Business Neighbourhood Plan, and provides a detailed character assessment for the New Street Area of Horsham. It acknowledges the existing character guidance contained in other reports and expands on this.
- Good By Design (2018): This was developed and published by the Horsham Society and provides an expansion of the Horsham Town Design Statement, supporting, using and expanding it to cover Major Developments as well as other themes that have not been taken into account.



- 6.5 Figure 6.1 provides an overview of the Character Areas and concentrations of period housing, although it should be noted that the boundaries are not definitive.
- 6.6 Development should have regard to both the era of the properties surrounding it and, where relevant, the Character Area in which it is set.
- 6.7 As part of the work on the Neighbourhood Plan, it has been suggested that the existing Conservation Areas might expand in the future and additional Conservation Areas added. Work has commenced on this and Appendix B includes a series of potential areas for designation. Whilst this is not something that could be taken forward through a Neighbourhood Plan policy, it is an aspiration that is recorded in Section 13 of this Plan to be addressed by the Neighbourhood Councils and the Horsham Society in partnership with Horsham District Council and Historic England.

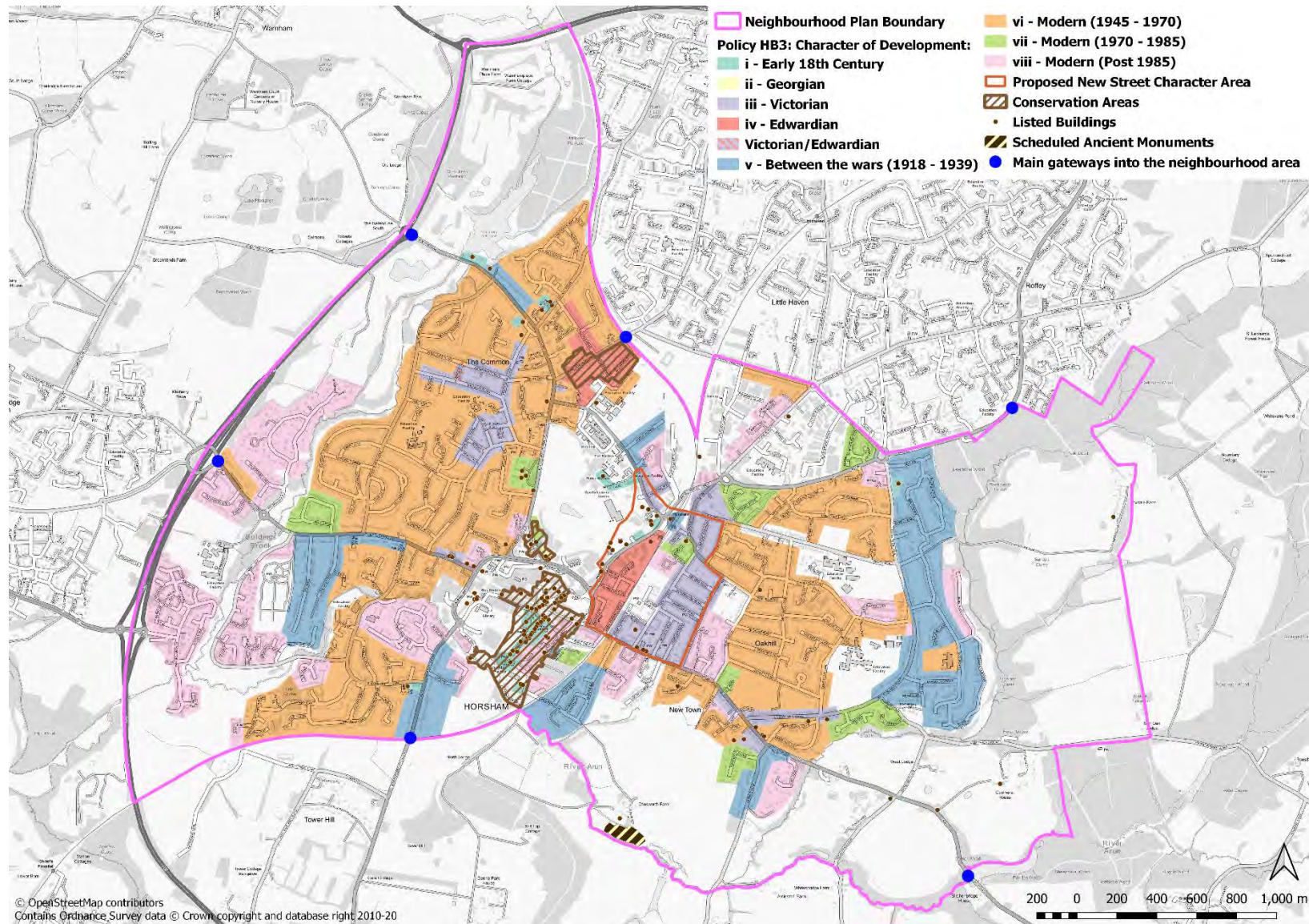


Figure 6.1: Heritage assets, Conservation Areas and Character Areas

POLICY HB3: CHARACTER OF DEVELOPMENT

- A. Development is expected to preserve and enhance the Character Area in which it is located (as shown in Figure 6.1 and on the Policy Maps). The design of new development should take account of the local context and reflect the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area. Innovation in design will be supported, however, where this demonstrably enhances the quality of the built form in a character area.**
- B. Where relevant, development proposals are expected to address the following:**
- i. Make a positive contribution to the visual impact of the main highway approaches into the Area which are: Brighton Road, Harwood Road, Crawley Road, Wimbleshurst Road, Warnham Road, Guildford Road and Worthing Road. Improvements and enhancements should include, where appropriate, additional tree planting, the enhancement of roadside green space, the reduction/consolidation of road signs and other street furniture and wider green infrastructure improvements that are identified as being necessary.**
 - ii. Be guided by the Conservation principles included in the Horsham Conservation Area Advice Leaflet No.4, The Horsham Town Design Statement SPD (2008), The Horsham Town Plan (2012), The Horsham Heritage and Character Assessment (2017) and Good By Design (2018) and conserve those features identified as contributing to the character of the area.**

Conformity reference: Blueprint Business Neighbourhood Plan Objective: 1; HDPF (2015): 32, 33, 34, 35; NPPF (2019): 125, 127

Aim 2: Conserving heritage assets

- 6.8 The Neighbourhood Plan area has in excess of 140 nationally listed buildings and ten scheduled ancient monuments¹¹ including the Moated site and fishponds 15m south of Chesworth House (scheduled ancient monument), Grade II* Chesworth House, Grade II* Horsham Park (house) and the timber-frame Grade II* Netherledy's house. A high concentration of the listed buildings can be found in the conservation areas.
- 6.9 Figure 6.1 shows the buildings and other structures with the Blueprint Area that are nationally listed. In addition, HDC maintains a local list of buildings which are important to the historic local context, but not nationally important enough to be included on the statutory List of Buildings of Special Architectural or Historic Interest compiled by the Government. The Horsham town local list¹² is made up of buildings with historic character or architectural associations which are particular to Horsham town. The local list was updated in 2011.
- 6.10 The Horsham Society has identified a series of additional buildings and other structures as being worthy of protection as non-designated heritage assets¹³ due to the important contribution that they make to the distinctive local character and history of the Area. This list is not yet complete and is subject to discussion with HDC, with the aim of including additional heritage assets on the

¹¹ <https://britishlistedbuildings.co.uk/search/?q=horsham#.XdvvCuieS73>

¹² https://www.horsham.gov.uk/_data/assets/pdf_file/0017/63413/Horsham_Town_Local_List.pdf

¹³ http://www.horshamblueprint.org/wp-content/uploads/2020/01/Combined-Draft-Local-Listing-v1.0_compressed.pdf

local list. This list should also consider the wealth of sculptures within the area and the need to protect these.

AIM 2: LOCALLY LISTED HERITAGE ASSETS AND CONSERVATION AREAS

The Neighbourhood Councils and the Horsham Society will work with Horsham District Council and Historic England to explore the addition of the buildings noted as historically important in the Neighbourhood Plan engagement process to the Local List.

Policy HB4: Design of development (including Water Neutrality)

- 6.11 Good quality housing design can improve social wellbeing and the quality of life by improving the built environment, reducing crime, improving public health, easing transport problems and providing supportive neighbourhoods.
- 6.12 In October 2019, a new National Design Guide¹⁴ was launched, forming part of the Government's collection of Planning Practice Guidance. It forms a material consideration in the decision making process, particularly in the absence of local design guidance. The document sets out the ten characteristics necessary for creating a well-designed place, contributing to its physical character, a sense of community and addressing environmental issues affecting climate.
- 6.13 The Building for a Healthy Life – Design for Homes¹⁵, published in 2020, the Government-endorsed industry standard for the design of new housing developments. It is a tool for assessing the design quality of homes and neighbourhoods. The criteria also link to other standards for housing design, including the Housing Quality Indicators (HQI) standards¹⁶, Secured by Design¹⁷ and Lifetime Homes¹⁸. The standard provides a framework that stakeholders should use to guide development along with other policies contained within this plan for the Neighbourhood Plan Area to achieve the industry standard's Building for a Healthy Life commendation.
- 6.14 The Horsham Town Design Statement SPD (2008)¹⁹ provides design guidance for the town as a whole. The Good by Design: Building Design in Horsham guidance²⁰, published in May 2018, adds additional local detail to this, including guidance on:
- Appropriate scale, density, massing and height of development;
 - The desire to reflect the architectural and historic character of the area, without stifling innovative design;

¹⁴

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/843468/National_Design_Guide.pdf

¹⁵ [Building For Life | Design For Homes](#)

¹⁶ <https://www.gov.uk/guidance/housing-quality-indicators>

¹⁷ <https://www.securedbydesign.com/>

¹⁸ <http://www.lifetimehomes.org.uk/>

¹⁹ https://www.horsham.gov.uk/_data/assets/pdf_file/0006/66831/Horsham-Town-Design-Statement.pdf

²⁰ http://newsite.horshamsociety.org/images/PDFfolder/Publications/Good_by_Design.pdf

- The need for effective landscaping and the retention of existing hedgerows and trees;
 - Provision of dedicated space for bins, bicycles and other equipment, that is out of sight and does not add to street clutter; and
 - Adequate, ideally off-street, car parking.
- 6.15 Applicants are encouraged to work closely with those affected by their proposals to evolve designs that take account of the views of the community. In particular, the community has raised the importance of designing from the outset to take into account the needs of those living with disability – both mental and physical. There have been examples of public buildings where it has been reported that it has been difficult for members of the public to access that facility.
- 6.16 Additionally, maintaining the existing building lines has been identified as important, whereby development should be set back from the pavement to preserve the frontage and to restrict people from building into front gardens.
- 6.17 In terms of materials, Horsham Stone roofs are a feature of some buildings with the Blueprint Business Neighbourhood Area. Access to Horsham stone for repair of Horsham stone roofs should be safeguarded and therefore should be considered by developers as part of their site assessment, for instance, if the stone needs to be extracted before building.
- 6.18 When these building standards and guides are updated or superseded, this Neighbourhood Plan should use the updated standards for good quality, well-designed homes and neighbourhoods.

Water Neutrality

- 6.19 With reference to Natural England's Position Statement for Applications within the Sussex North Water Resources Zone (September 2021 – Interim Approach), Horsham Blueprint Business Neighbourhood Plan Area lies within this Water Supply Zone which includes supplies from a groundwater abstraction which cannot, with certainty, conclude no adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar site. As it cannot be concluded that the existing abstraction within Sussex North Water Supply Zone is not having an impact on the Arun Valley site, Natural England advises that developments within this zone must not add to this impact.
- 6.20 Natural England has advised that this matter should be resolved in partnership through Local Plans across the affected authorities, where policy and assessment can be agreed and secured to ensure water use is offset for all new developments within Sussex North. To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.
- 6.21 Developments within Horsham Blueprint Business Neighbourhood Plan Area therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.
- 6.22 The Horsham Blueprint Business Neighbourhood Plan has been prepared to be in general conformity with the Horsham District Planning Framework. In addition, applications will need to be subject to a project level HRA. Further information on these requirements are available on the

POLICY HB4: DESIGN OF DEVELOPMENT

Development is expected to demonstrate a high quality of design, which responds and integrates well with its surroundings, meets the changing needs of residents and minimises the impact on the natural environment. Development proposals will be expected to demonstrate how they have considered and sought to address the following matters:

- i. Being guided by the National Design Guide and the principles of Building for a Healthy Life – Design for Homes²¹ unless alternative principles would otherwise result in a higher quality of design. Development proposals are encouraged to achieve the Building for a Healthy Life commendation.
- ii. The guidance contained within the Horsham Town Design Statement SPD²² and Good By Design²³.
- iii. Dwellings designed to be suitable for older residents (aged 60 and over) are encouraged to meet the space and accessibility requirements of the Lifetime Homes standards. Such dwellings may also be suitable for younger residents and are not intended to be restricted in use.
- iv. To design layouts of safe and secure dwellings that meet the requirements of ‘Secured by Design’ and minimise the likelihood and fear of crime.
- v. The height of new building in conservation areas to be consistent with existing buildings such that they do not affect their setting. In addition to retain existing building lines, where development is set back from the pavement to create a sense of space and aid movement.
- vi. All new residential, commercial and community properties within the Horsham Blueprint Business Neighbourhood Plan area should be served by a superfast broadband (such as full fibre) connection.
- vii. To ensure that areas requiring service and maintenance including watercourses are accessible at all times.
- viii. Development that is required to provide Sustainable Drainage Systems (SuDS) is expected to provide this on-site, unless there are clear reasons why this is not possible. Such development is encouraged to demonstrate the use of a wide range of creative SuDS solutions, for example through the provision of SuDS as part of green spaces, green roofs, permeable surfaces and rain gardens. SuDS provision must demonstrate how its design will enhance wildlife and biodiversity as well as minimise the impacts of flooding. Only where it is demonstrably unviable will an absence of any on-site SuDS provision be permissible in such developments.
- ix. To incorporate water and energy efficiency measures

²¹ [Building For Life | Design For Homes](#)

²² Ibid.

²³ Ibid.

- x. Provide adequate off-road parking for residents, visitors and service vehicles, in accordance with the West Sussex Parking Guidance²⁴ as a minimum.**
- xi. To ensure that the layout and design of parking provision does not adversely affect vehicular and pedestrian access and safety. Permeable surfacing should be used.**
- xii. Where a building incorporates Horsham stone roofing, developers are expected to reinstate it. If this is not possible, the Horsham stone must be preserved for future reuse in Horsham district.**

Conformity reference: Blueprint Business Neighbourhood Plan Objectives: 1, 4; HDPF (2015): 16, 32, 33, 35, 42; NPPF (2019): 124, 125, 126, 127, 149

Policy HB5: Energy efficiency and design

- 6.23 On 12 June 2019 the Government voted to amend the Climate Change Act 2008 by introducing a new target for at least a 100% reduction of greenhouse gas emissions (compared to 1990 levels) in the UK by 2050. This is otherwise known as a net zero target. This is a demanding target, which will require everyone to be engaged, from households and communities, to businesses and local and national government.
- 6.24 Being ‘2050 ready’ means that new development will be required to have minimal energy use and net carbon emissions over the year. They should be highly insulated, have low water demand and be fitted with or directly connected to renewable energy systems.
- 6.25 Nearly Zero-Energy requirements for new developments came into force in 2019; prior to this, standards for ecologically sustainable homes and developments were optional. Planners and developers are strongly encouraged to make use of energy efficient materials and to consider high-efficiency alternative systems and facilities for development sites. In this context, the orientation of buildings can be important in order to make best use of available sunlight.
- 6.26 The Code for Sustainable Homes was withdrawn by the Government in 2015 and this has been replaced by new national technical standards which include new additional optional Building Regulations regarding water and access as well as a new national space standard (this is in addition to the existing mandatory Building Regulations).
- 6.27 There is an opportunity to improve and promote sustainability in the Neighbourhood Plan Area by:
- following basic passive environmental design in a fabric first approach;
 - integrating renewable energy systems into new development, including existing and new public buildings;
 - reducing water consumption through grey water systems;
 - promoting sustainable forms of transport through priority systems for pedestrians and cyclists; and

²⁴ https://www.westsussex.gov.uk/media/1847/guidance_parking_res_dev.pdf

- introducing community energy schemes.

6.28 This Neighbourhood Plan seeks to encourage energy efficient and sustainable well-designed development.

POLICY HB5: ENERGY EFFICIENCY AND DESIGN

A. The design and standard of any development is encouraged to achieve the highest level of sustainable design, in order to reduce energy consumption and climate effects. This includes:

- i. Siting and orientation to optimise passive solar gain.
- ii. The use of high quality, thermally efficient building materials.
- iii. Installation of energy efficiency measures such as loft and wall insulation and double glazing.
- iv. Incorporating on-site energy generation from renewable sources such as solar panels.
- v. Including the provision of measures to maximise water saving through building design, including efficient fixtures and fittings and the use of rainwater harvesting and/or grey water systems.
- vi. Providing low carbon sustainable design and avoid or mitigate all regulated emissions using a combination of on-site energy efficiency measures (such as insulation and low energy heating systems), on-site zero carbon technologies (such as solar panels) and only where necessary off-site measures to deal with any remaining emissions.
- vii. Reducing fuel poverty levels, such as replacement of lighting by lower wattage light sources.
- viii. Providing the infrastructure for adequate electric vehicle charging points for each dwelling, where new parking provision is expected to be made, in accordance with WSCC Parking Guidance Principle B²⁵.
- ix. Alterations to existing buildings should be designed with energy reduction in mind and comply with current sustainable design and construction standards.

Where a development cannot achieve one or more of the criteria (for instance for practical reasons), then this would not render the scheme unacceptable, providing a robust demonstration can be provided by the developer.

B. Alterations to existing buildings, including the sensitive retrofitting of historic buildings, should be designed with energy reduction in mind and comply with current sustainable design and construction standards.

C. Proposals to develop community-owned energy projects, that generate funds to offset fuel poverty and that contribute towards the area being a low-carbon neighbourhood, are strongly encouraged and will be strongly supported.

Conformity reference: Blueprint Business Neighbourhood Plan Objectives: 1, 2, 4, 9; HDPF (2015): 32, 35, 36, 37; NPPF (2019): 149, 150, 151

²⁵ WSCC Parking Guidance Principle B – Electric Vehicle Charging Infrastructure (para. 4.7 & 4.8).

7 HORSHAM TOWN CENTRE AND THE WIDER LOCAL ECONOMY

- 7.1 The HDPF describes Horsham town as *“the main commercial gateway to the district. It offers a winning fusion of heritage and quality modern living, and provides an excellent place for businesses, a highly educated workforce and a good employment offer. As the main centre for the district, Horsham acts as a ‘hub’ for a number of smaller towns and villages in the surrounding area. It also serves the area beyond the district as a destination of shopping choice and an attractive place to visit and do business.”*
- 7.2 HDPF Policy 5 seeks to retain the attractive characteristics of the town, whilst enabling it to grow positively. This will ensure the town retains its vibrant economic role within the district, Gatwick Diamond and the wider south east economy.
- 7.3 Horsham Town Centre is located within the Neighbourhood Plan Area and is the ongoing subject of HDC’s Future Prosperity of Horsham Project work. In 2012, HDC developed the Horsham Town Plan Supplementary Planning Document (SPD), building on Policy CP17 of the previous Core Strategy 2007 and the Town Framework Report, 2011. The SPD sets out general guidance for planning applications within the town centre on topics such as sustainable design, access, conservation and retail uses. It also includes more site specific guidance for a number of key sites within Horsham town centre which have been identified for regeneration: Albion Way, The Quarter, Hurst Road and Nightingale Road Area, Bishopric, The Forum, West Street, Swan Walk and other areas (Carfax and Causeway).
- 7.4 In 2017, the work was further added to with the development of a Vision for the Town Centre²⁶, approved by HDC Cabinet on 23 November 2017 and focusing on the area bounded by Albion Way, Park Way, East Street, Queen Street, Denne Road, the River Arun and Freshwater Parade/Bishopric, as shown in Figure 7.1, overleaf.

²⁶ <https://www.horsham.gov.uk/planning/planning-policy/horsham-town-centre-planning>

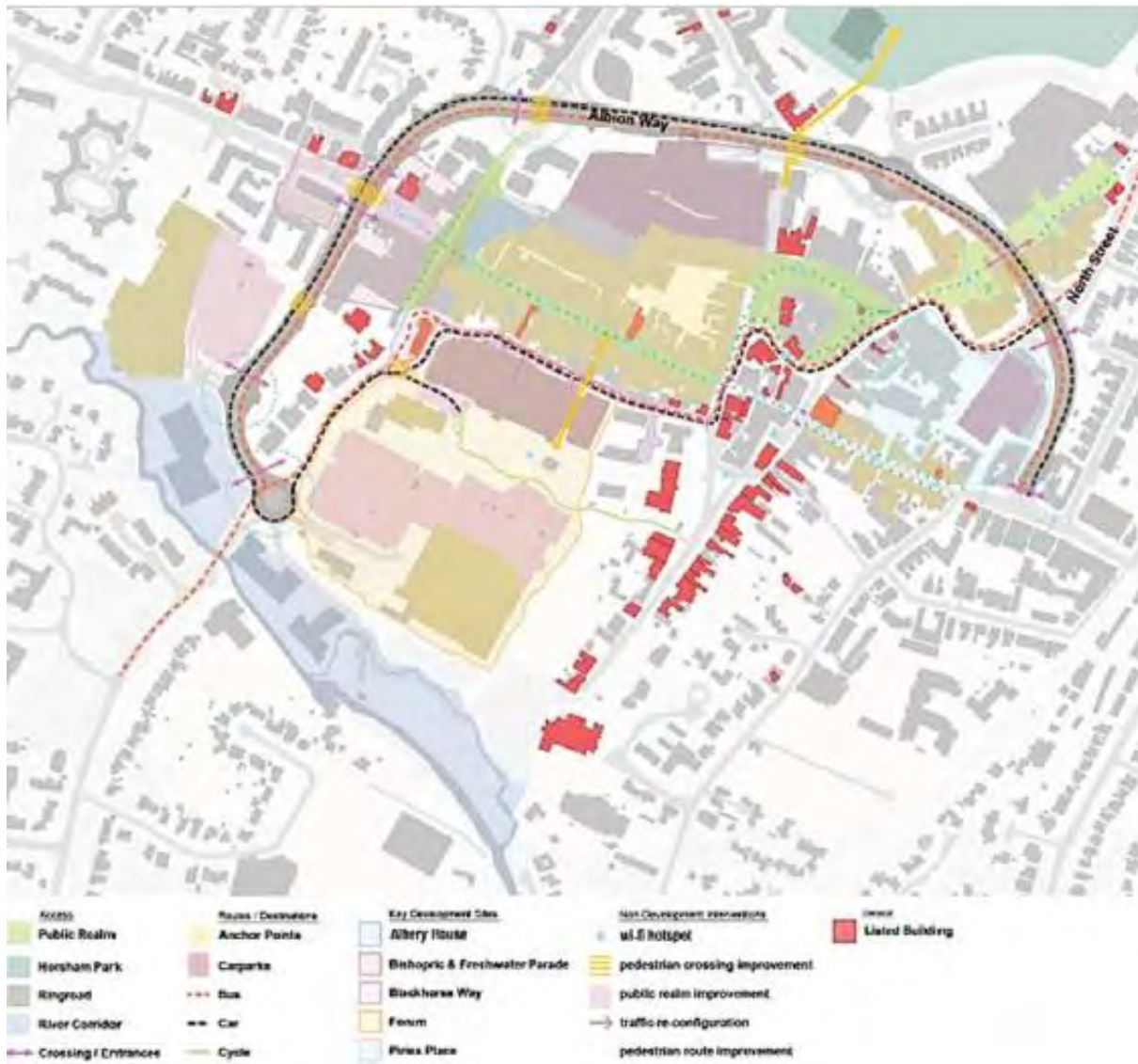


Figure 7.1: Area covered by the Vision for the Town Centre, published 2017

The vision is as follows:

Our vision is that Horsham town centre will continue to be a distinctive destination of choice. This is a view that respects its attractive market town image but understands that we will need to adapt to changing patterns of shopping and entertainment and provide an accessible and enjoyable place to visit, live and work in.

This will be achieved by:

- Encouraging a choice of town centre uses and experiences for families and a fast growing local and younger population.
- Supporting new leisure, cultural and retail opportunities.
- Understanding the offer we need to make for business travellers, tourists and family visitors.
- Focusing on good gateways into the town centre and ensuring easy access for both private and public vehicle transport while delivering cycling and walking strategies.
- Maintaining the town centre's historic character and investing in creating a high quality, attractive public realm and ensuring green spaces are preserved and enhanced.

Figure 7.2: Vision taken from Vision for Horsham Town Centre, 2017

7.5 The Town Centre Vision document assesses the existing town centre and then sets out a series of actions advised to be undertaken to fulfil that vision, summarised into the following Strategic Directions (SDs):

SD1: Respond to demographic change – catering not just for an ageing population but for the growing number of younger residents and visitors to the town.

SD2: Strengthen Retail and Leisure, Support Employment Growth and the Economy – diversifying the offer in the town centre to respond to changing retail habits. For instance encouraging smaller units to appeal to independent retailers and start-ups, which in turn would appeal to the visitor market.

SD3: Increase and Diversify Housing Provision – encourage high quality housing, to increase footfall and reduce development pressures in more rural areas.

SD4: Improve the Hotel provision – to draw in business travellers, weekend tourists and family occasion visitors.

SD5: Support New Community Infrastructure – in diversifying the town centre offer from a predominantly retail focus, additional community facilities should be provided to serve new residents and to attract footfall.

SD6: Enhance Access and Movement – improving the gateways into the town centre, improving navigation and wayfinding, providing additional parking and enabling more sustainable modes of travel in and around the centre.

SD7: Evolving Image and Identity – maximising Horsham's appeal as a modern market town, capitalising on its location near to the South Downs National Park and High Weald AONB, to appeal to visitors. This includes improving the public realm.

- 7.6 The Town Centre Vision also identifies seven 'Town Centre Opportunity Areas', illustrated in Figure 7.3 below. Principles for regenerating these areas are explored, which are followed by specific sites and proposed options for development.



Figure 7.3: Town Centre opportunity areas identified in the Vision for Horsham Town, 2017

- 7.7 Finally the Vision presents a schedule detailing ten specific projects to be delivered over the 10-15 year vision period. A Business Improvement District is being established for the town centre, which will play a lead role in progressing these actions, for instance promoting the town and attracting inward investment.
- 7.8 The Horsham Blueprint Business Neighbourhood Plan largely supports the Horsham Town Centre Vision. In developing the Neighbourhood Plan, the Forum engaged local people and businesses about the future of the town centre, which revealed similar ideas and concerns to those raised through the Visioning process. In addition, a strong theme emerged about supporting technological innovation, creativity and the digital industries. A vision for the 'Horsham Digital Hub' was developed, which should be used to underpin discussions with HDC, as it delivers its Economic Strategy and the Local Enterprise Partnership, in attracting inward investment and industry to Horsham.
- 7.9 The overarching aspiration to diversify the role of the Town Centre, to provide a mix of uses – retail, office, leisure and recreation, community and housing - will crystallise Horsham Town Centre as a destination in its own right, encouraging footfall throughout the day and into the evening, attracting residents and visitors as well as new businesses. A map showing the Town Centre Boundary is overleaf at Figure 7.4.

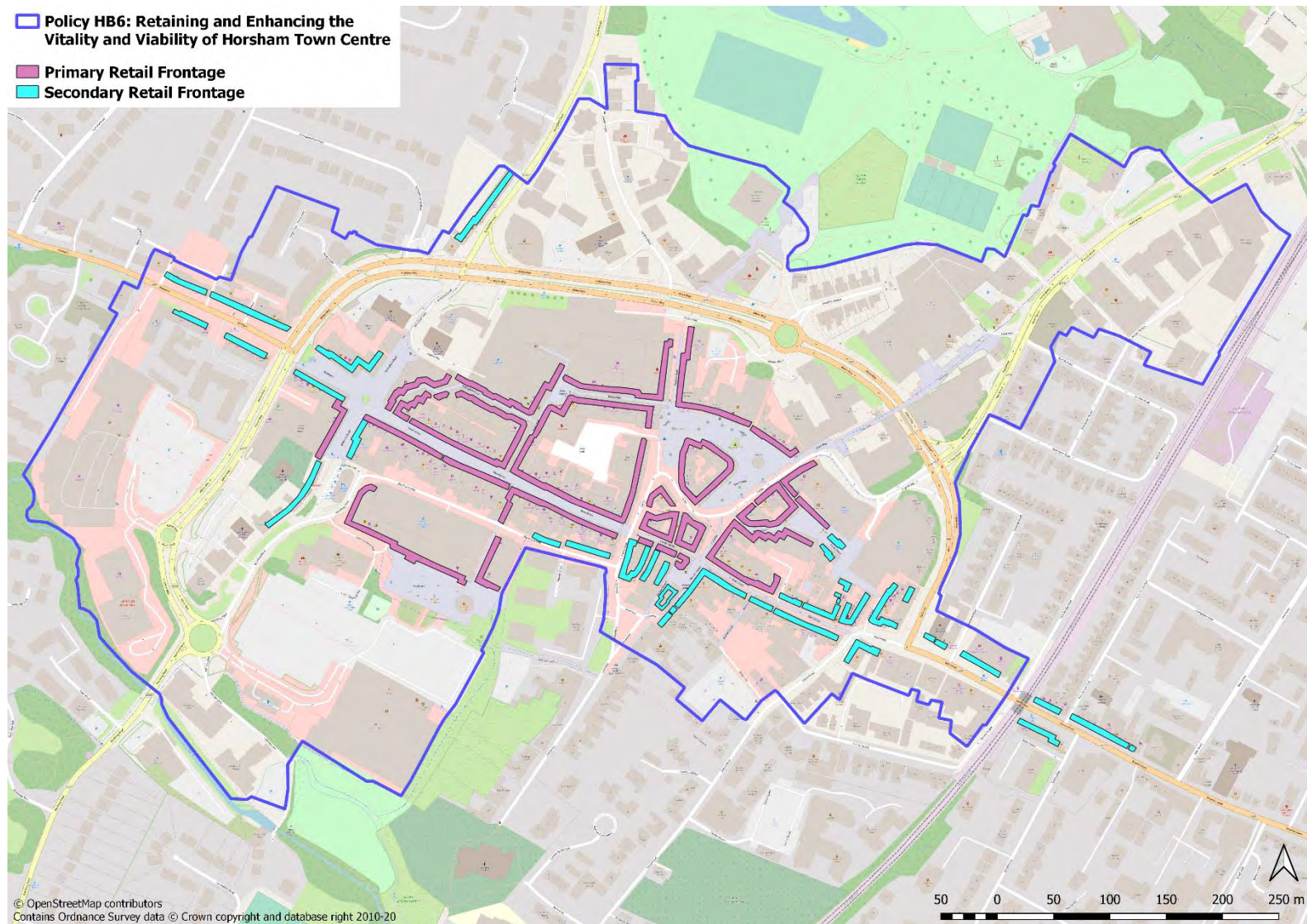


Figure 7.4: Horsham Town Centre Boundary

7.10 The Blueprint Business Neighbourhood Plan does not allocate sites, rather this section sets out a series of policies that seek to underpin the delivery of the Town Centre Vision by:

- Enhancing vitality and viability – mixed uses, strengthening the identities and roles of the individual parts of the town (the quarters),
- Improving the public realm
- Improving connectivity and permeability – including gateways, access, parking
- Supporting sustainable tourism

Related actions are included in Section 13 of the Neighbourhood Plan.

Policy HB6: Retaining and enhancing the vitality and viability of Horsham Town Centre

7.11 Horsham Town Centre is a focus in the Neighbourhood Plan Area, providing a destination not only for retail opportunities, but also a valuable social, leisure and recreation and tourism component. As spending habits evolve and competition from the internet and other nearby centres intensifies, including Crawley, Guildford and Worthing, it will become increasingly important to make sure that all development helps to sustain Horsham Town Centre as a vibrant and viable space that meets the needs of the resident population, surrounding communities and visitors to the area.

7.12 This policy supports the vision for a sustainable mix of uses, which will encourage footfall throughout the day and into the evening.

7.13 Under the current retailing climate, some secondary retail frontages may be under review. This policy may need to be revisited therefore when the Neighbourhood Plan is reviewed, once the new Horsham Local Plan has been adopted.

POLICY HB6: RETAINING AND ENHANCING THE VITALITY AND VIABILITY OF HORSHAM TOWN CENTRE

- A. There is a need to maintain the economic health, vitality and viability of the Town Centre, as defined on the Policies Maps, in balance with residential development and infrastructure. Therefore mixed use development proposals - including employment, office, retail, community, cultural, tourism and residential uses - will normally be supported within the Town Centre. Proposals should demonstrate how they contribute to the Neighbourhood Plan objectives, the Strategic Directions of the Horsham Town Centre Vision and the Horsham Town Centre SPD.**
- B. The temporary change of use of vacant premises to pop-up shops will be encouraged within the primary and secondary shopping areas.**
- C. In the secondary shop frontage areas, development proposals that foster small, local business activity in the town centre will be supported.**

Conformity reference: Blueprint Business Neighbourhood Plan Objective: 3, 7; HDPF (2015): 5, 11, 12 13; NPPF (2019): 80, 81, 85, 118, 127

Policy HB7: A welcoming public realm

- 7.14 Horsham town centre has a high quality historical core, most of which is designated as a Conservation Area and includes approximately 50 listed buildings. This has served to create a high quality shopping experience for residents and visitors alike.
- 7.15 Maintaining and, where possible, improving the public realm environment will help to sustain Horsham's distinctiveness. Engagement undertaken for both the Town Centre Vision and the Neighbourhood Plan revealed numerous areas where the public realm could be improved:
- Improved linkages between parts of the Town centre to ease movement particularly by foot and cycle. This should be supported by improved wayfinding and signage. There is a very limited number of bridleways suitable for horse riders in the area, and these should be safeguarded and, where possible, linked to the wider countryside.
 - Sharpening the individual identities of the particular 'quarters' of the town.
 - Enhancing the gateways to the town centre.
 - Providing safe spaces that are accessible to all.
 - Providing public art that enhances the area. This might include installations that reflect the history and heritage of the town but could also include more innovative pieces that inspire thought and discussion.
 - Ensuring that any advertising signage is in-keeping with the local character and avoids cluttering pavements.

POLICY HB7: A WELCOMING PUBLIC REALM

A. Development proposals that have the potential to provide public realm improvements should consider and address those opportunities as part of their scheme. In particular, proposals should seek to:

- i. Reinforce the concept of legible "character areas" / "quarters" with distinct identities, as described in the Town Centre Vision.**
- ii. Provide for pedestrian and cycle movement as a priority, including making provision for those with mobility requirements, making appropriate connections to existing footpaths, cycle paths and rights of way, in accordance with the primary movements routes protected in Policy HB12 (Encouraging Sustainable Movement) to improve connectivity and movement within the town.**
- iii. Provide safe spaces that are accessible, including to those with physical or mental disabilities.**
- iv. Provide adequate car parking, where required for workers, residents and visitors, and respond appropriately to the local context.**
- v. Contribute to improved wayfinding and signage for the town centre, provided that they can be satisfactorily integrated within their surroundings**
- vi. Enhance the character and appearance of the town centre, including through the use of planting and installation of public art, considering the heritage and history of the urban area.**

- B. Development at the main gateways to the Area, as defined on the Policies Maps, will be expected to add to the sense of arrival to Horsham town centre. The quality of development at gateways, and along main routes into the centre from them, will be given significant weight when considering planning applications. CIL funding will be directed towards public realm improvements at the principal gateways.**
- C. The provision of public art will be sought on the development of sites in the town centre, on major developments outside the town centre and on areas of Green Space. In particular, the design of new on-site open space should include a place for public art.**
- D. Within the Plan area, proposals for an advertisement and/or signage will be supported where it would not be obtrusive in appearance, cause visual clutter or lead to a proliferation of signs, appear dominant or overbearing in the street scene, or cause significant harm to the appearance of any building on which it would be displayed because of its siting, size, design, illumination, construction or materials.**

Conformity reference: Blueprint Business Neighbourhood Plan Objectives: 4, 6, 7; HDPF (2015): 5, 12, 13, 14; NPPF (2019): 85, 91, 102, 104

Policy HB8: Horsham as a sustainable visitor destination

- 7.16 By 2025, VisitBritain estimates that the UK will have a tourism industry worth over £257 billion – just under 10% of UK GDP and supporting almost 3.8 million jobs, which is around 11% of the total UK number²⁷.
- 7.17 At the county level, Experience West Sussex partnership reported during English Tourism Week in 2019²⁸ that the county is attracting 22 million visitors each year, contributing almost £1 billion to the local economy. There is a 10% increase year on year in West Sussex tourism.
- 7.18 At the district level, the HDPF and emerging Local Plan recognise the important contribution that the visitor economy makes, creating employment opportunities and assisting in investment.
- 7.19 The Horsham District Hotel & Visitor Accommodation Study (2016)²⁹ shows good potential for tourist accommodation development in the Horsham District. The district, it says, is well placed to capitalise on the projected growth in the domestic short break and overseas tourist markets, building on its attractive countryside and the pulling power of the South Downs National Park.
- 7.20 The Horsham District Economic Development Strategy, 2017 to 2027, includes the following objectives to develop the local visitor economy:
- Bring forward site allocations for new hotel and larger scale visitor accommodation development
 - Develop a year round programme of events that supports a year round visitor offer
 - Position Horsham District as a convenient and desirable business tourism destination
 - Encourage the development of major visitor attractions

²⁷ <https://www.visitbritain.org/visitor-economy-facts>

²⁸ <https://www.travelandtourworld.com/news/article/bid-perk-west-sussex-tourism/>

²⁹ https://www.horsham.gov.uk/_data/assets/pdf_file/0008/66518/Hotel-and-Visitor-Accommodation-Study-July-2016.pdf

- Enhance the local arts, culture and heritage sectors to maximise their positive cultural, social and economic contribution

7.21 This policy seeks to support the positioning of Horsham town centre as a market town destination and capitalise on the benefits of the tourism sector by encouraging developments that promote sustainable tourism.

POLICY HB8: HORSHAM AS A SUSTAINABLE VISITOR DESTINATION

The development and expansion of tourism facilities, accommodation, attractions and activities connected with day and staying visitors will be supported where the following criteria can be met:

- i. **There are demonstrable economic and social benefits of the proposals; and**
- ii. **It provides links to sustainable forms of transport and is accessible by foot, bicycle and mobility transport; and**
- iii. **There is no significant detrimental impact on the existing community; and**
- iv. **Dedicated parking provision should be consistent with WSCC Parking Guidance; and**
- v. **The siting, scale and design has strong regard to the local character, historic and natural assets of the surrounding area and the design and materials are in keeping with the local style and reinforce local distinctiveness and provide a strong sense of place.**
- vi. **Proposals must demonstrate that they are water neutral to prove that there is no adverse impact on the integrity of the Arun Valley SAC/SPA and Ramsar site.**

Conformity reference: Blueprint Business Neighbourhood Plan Objective: 3, 7; HDPF (2015): 5, 11, 12, 13; NPPF (2019): 91, 92, 95, 102, 125, 127

Policy HB9: Protecting existing and encouraging new commercial premises and land

7.22 Beyond the town centre footprint itself, the Neighbourhood Plan Area comprises other retail and commercial areas, such as at Foundry Lane, Parsonage Road, Nightingale Road, Redkiln Way and the Hillier's site (located off Brighton Road). There is also a significant number of people choosing to work from home and their business needs must also be considered.

7.23 Over the years, the Area has lost much of its employment space to permitted residential development and this has affected the dynamic of the town centre. The protection of local employment opportunities will not only provide greater prospects for local people to access jobs but will ensure that these are sustainable in terms of the patterns of commuting that they generate.

7.24 A balanced work economy requires a sufficiently large base to ensure the retention of core business support activities, as well as the provision of local amenity and good communications. In this respect, Horsham as a traditional market town, has a key role in supporting the rural hinterland. It also has an opportunity to redevelop as a modern market town by providing more space for early stage businesses and start-ups. This could include incubator space and enhancing the market offer, by an indoor market for example.

7.25 In order to provide flexible start-up space, it is necessary to encourage appropriate buildings that can be rented out at sufficiently low rents to attract their use by business start-ups and

existing home workers. A potential source of such space is vacant units in the commercial areas or within the Town Centre, which could either be converted on a permanent basis if they are no longer viable for retail use or on a temporary basis.

7.26 Policy HB9 seeks to protect existing employment land while also encouraging new businesses.

POLICY HB9: PROTECTING EXISTING AND ENCOURAGING NEW COMMERCIAL PREMISES AND LAND

Protecting existing employment

A. There will be a presumption against the loss of commercial premises or land which provides employment. Subject to Permitted Development rights, applications for a change of use of existing commercial premises to an activity that does not provide employment opportunities will be resisted unless it can be demonstrated that the commercial premises or land:

- i. has not been in active use for at least 12 months; and**
- ii. has no potential for either reoccupation or redevelopment for employment generating uses as demonstrated through the results of:**
- iii. a marketing campaign lasting for a continuous period of at least six months and a supplemental report evidencing the marketing undertaken and the market response; and**
- iv. a detailed valuation report assessing the viability of the land and buildings for employment use.**

Encouraging new employment

B. Proposals to provide start-up business space – including office/workshop space, incubator and start-up units - on flexible terms will be supported, provided that:

- i. there is no adverse impact on the amenity of surrounding areas; and**
- ii. access by public transport, cycle and on foot, and catering for all users including children and those with disabilities, is created, maintained and enhanced.**
- iii. Proposals must demonstrate that they are water neutral to prove that there is no adverse impact on the integrity of the Arun Valley SAC/SPA and Ramsar site.**

C. Proposals that support or enhance existing businesses delivering a net gain in employment in sustainable locations and enabling businesses to grow will be supported.

Conformity reference: Blueprint Business Neighbourhood Plan Objectives: 7, 8; HDPF (2015): 7; NPPF (2019): 80

Aim 3: Aspirational development sites

7.27 The Neighbourhood Plan does not allocate any sites for development, however potential development sites are likely to come forward through the Local Plan Review. Locality's Site Assessment for Neighbourhood Plans Guidance states:

"Where you cannot demonstrate that a site is deliverable, for example it may be in a good location but there is no evidence that it could become available, your plan can identify 'aspirations' for sites you would like to see developed, and set out principles for each site linked to plan policies."

“In order to demonstrate that there is a good prospect the site will be delivered, there should be evidence that it is suitable, available and economically viable.”

- 7.28 As part of the preparation of this Plan, therefore, potential sites for development were sought. A call for sites was put out amongst the Steering Committee and its networks. Twenty seven sites were proposed and are indicated below. Sites have been assessed for their development potential, including physical and environmental constraints, planning policy and ownership / likelihood of the site being available for development.
- 7.29 The assessment concluded that of the 27 sites assessed, twenty five of them could be included in the Plan as aspirational sites. The detailed site assessments and conclusions are set out in the Horsham Blueprint Site Assessment Final report³⁰, and a summary set out in Figure 7.5. Note that some of the sites have since been developed and are therefore not included in the summary below.
- 7.30 If the sites, described briefly below in AIM3, were to become available, the consultation on the Neighbourhood Plan has shown support for their development in line with the aspirations as set out below and this should form the basis for discussions with developers and the planning authority. Development will be resisted unless it accords with the policies of this Neighbourhood Plan and aspirations for the sites, as set out below.
- 7.31 In addition to the list below, one further site, the Vicarage, Causeway, has since been identified as potentially suitable for community use, should it become available for redevelopment.

AIM 3: ASPIRATIONAL DEVELOPMENT SITES

Horsham Blueprint will input proactively into discussions with Horsham District Council, landowners and others if and when the following sites are put forward for development, in order to contribute to the future vision for those sites.

The list of aspirational development sites, with site references, is comprised of:

- HB4 Royal Sun Alliance Building: conversion to a hotel.
- HB5 East Street: residential use
- HB6 55 59 East Street: residential
- HB7 North side of Queen Street (a): residential/ mixed use
- HB8 North side of Queen Street (b): residential/ mixed use
- HB9 South side of Queen Street (a): Continued use as retail with residential above
- HB10 South side of Queen Street (b): redevelopment with mixed use
- HB11 Telephone Exchange, North Street: Mixed use redevelopment
- HB13 Sussex House, North Street: Office or residential/mixed use
- HB14 Norfolk House, North Street: Residential (flats) – part developed
- HB15 68-78 Park Street: Residential
- HB16 62-64 Park Street: Residential

³⁰ <http://www.horshamblueprint.org/wp-content/uploads/2017/05/Horsham-Blueprint-Site-Assessment-Final-Report.pdf>

- HB17 Freshwater Parade: Residential
- HB18 Lower Tanbridge Way: Expanded community use as library, with surgery relocated to Hurst site
- HB19 Courtyard Surgery: Residential/ retirement, depending on Clinical Commissioning Group plans for consolidation of surgeries
- HB20 Riverside Surgery: Residential, depending on Clinical Commissioning Group plans for consolidation of surgeries
- HB21 WSCC Land off A24: Potential for relocation of Hurst Road fire station
- HB22 Black Horse Way: Possible redevelopment as part of an overall **improvement of the Forum and Sainsbury's area**
- **HB23 Sainsbury's and the Forum: Mixed use including leisure and retail** and an enhanced link to the town centre
- HB24 Nightingale Road: Redeveloped with 5 Nightingale Road incorporated into the employment zone
- HB25 Hurst Road: Hospital expansion; University or College site, possibly in association with Collyer's Sixth Form College. Development here should not be detrimental to Horsham Park.

Further details are set out in the separate document entitled [Horsham Blueprint Site Assessments](#).

8 ENVIRONMENT AND GREEN SPACE

Policy HB10: Green and blue infrastructure and delivering biodiversity net gain

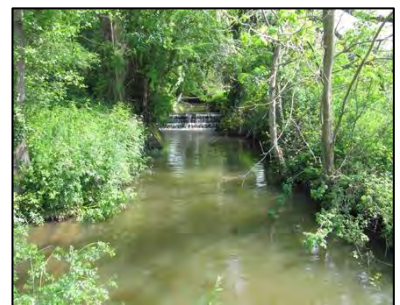
- 8.1 Whilst surrounded by countryside and located within easy reach of the High Weald AONB and the South Downs National Park, the Neighbourhood Plan Area itself is largely urban in nature. It does however benefit from a patchwork of green spaces and corridors, including Horsham Park, Warnham Local Nature Reserve, Rookwood (including golf course), Chesworth Farm, the river corridor, leisure and recreation areas and verges and gardens.

- 8.2 The NPPF states that plans should seek to protect and enhance biodiversity and geodiversity including by identifying and mapping habitats and networks.³¹ HDC's Green Infrastructure Strategy³² notes that the Neighbourhood Plan Area is located in the most densely populated and developed area in the District and pressure for further development here is much stronger than in any other area of the District. This may lead to pressure for the loss of some existing areas of green infrastructure.



Part of the Riverside Walk

- 8.3 This policy seeks therefore to ensure that the multiple benefits of green and blue spaces – including their importance in combating pressure on wildlife, habitats, biodiversity and geodiversity and in off-setting the effects of air pollution - are recognised and enhanced. This applies particularly where individual spaces have a greater collective value as part of wider chains of green infrastructure. This will serve to support the requirement to conserve and, where possible, provide a net gain in biodiversity through planning policy whilst accommodating sustainable development.
- 8.4 It is considered important to seek to enhance the green infrastructure assets of the Neighbourhood Plan Area where possible. Figure 8.1 identifies on a map the green stepping stones and, importantly, the unbroken green corridors within the area. These are particularly important spaces for the local communities for recreational purposes and for visitors to the area, threading through the neighbourhood area itself. They also provide critical spaces as wildlife refuges and routes for wildlife, such as bats, to prevent species becoming isolated. Some of the spaces identified are also in use as recreational spaces for the local community and visitors, others are areas laid to grass or to wild.



River Arun at Chesworth Farm

- 8.5 The green and blue infrastructure assets of the Neighbourhood Plan Area should be maximised and made properly accessible, where feasible. Development proposals are encouraged to facilitate improved connectivity between wildlife areas and green spaces that are used by the community.

³¹ [NPPF para 174.](#)

³² https://www.horsham.gov.uk/_data/assets/pdf_file/0009/9396/Green-Space-Strategy.pdf

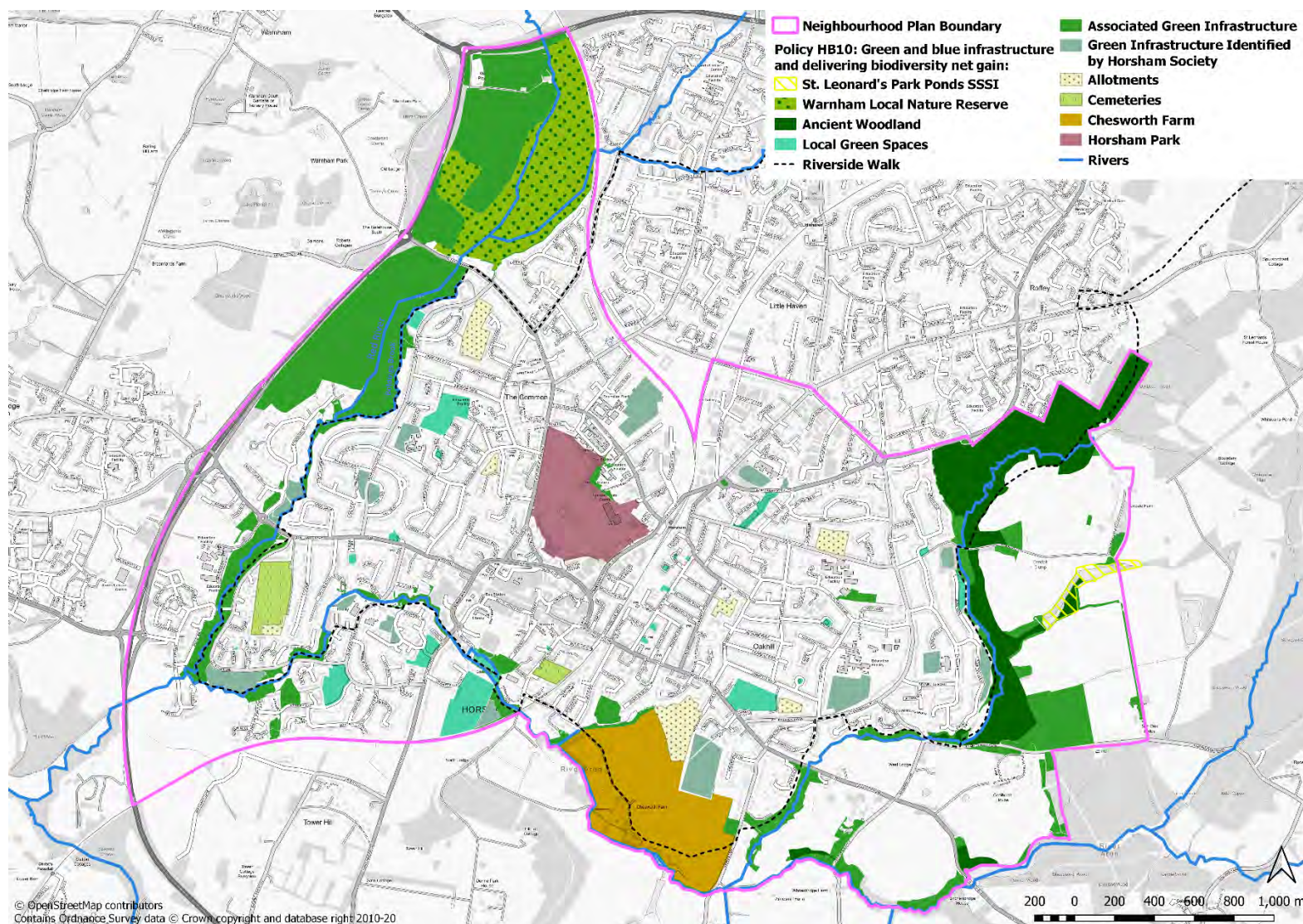


Figure 8.1: Important Green and blue Infrastructure in the Blueprint Area

- 8.6 The Defra biodiversity metric has been designed to determine and quantify existing biodiversity value, in terms of habitats, and the consequent measures required to ensure measurable net gain. Net gain involves a post development increase in biodiversity units of 10%. Natural England considers this to be the most appropriate mechanism for determining current ecological value and delivering biodiversity net gain. Ecological assessment by suitably qualified people must utilise this metric on all habitats to determine net gain. Ecological reports must be consistent with BS 42020 Biodiversity – code of practise for planning and development.
- 8.7 If significant harm resulting from a development cannot be avoided (for instance by locating to an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.
- 8.8 Planning permission should also be refused for any development resulting in the loss or deterioration of irreplaceable habitats such as veteran trees and trees of a high conservation value, unless the need for and benefits of the development in that location clearly outweigh the loss. In this instance, substantial compensation as quantified by the Defra biodiversity metric will be considered.
- 8.9 Three areas of green infrastructure – Chesworth Farm, the Riverside Walk and Warnham Local Nature Reserve - were noted as particularly important during the consultation for the Neighbourhood Plan and these are described further below. A fourth, Rookwood Golf Course, was also frequently mentioned and this is considered in Section 10 (Community Facilities), although it is also identified as an existing part of the green infrastructure network

Chesworth Farm

- 8.10 One of the areas of important green infrastructure identified above is Chesworth Farm, on the south side of the town. Chesworth Farm is a 90 acre site owned by HDC and managed for the benefit of its wildlife, its heritage and the beauty of its natural and agricultural landscape. It has numerous footpaths around the site, incorporating grassland, the River Arun, wet meadow, ancient hedgerows, and access to the greater countryside. It is also a farm steeped in history, and one of King Henry VIII's wives – Catherine Howard – once lived at nearby Chesworth House. The farm can be explored either via the Horsham to Southwater cycle route, ('Peddlars Way') or as part of Horsham's Riverside Walk, following the River Arun. A network of bridleways also crosses the site.
- 8.11 The Friends of Chesworth Farm community group was formed in August 2011, 'to foster and promote the preservation, enhancement, improvement and appreciation of Chesworth Farm, for the benefit and protection of wildlife, environment and history of the site for the enjoyment of all.'



Chesworth Farm (c/o Friends of Chesworth Farm)

8.12 An online consultation into creating a management plan for Chesworth Farm was launched during October 2017 and ran until the end of November 2017. The main findings about Chesworth Farm revealed:

- Overall satisfaction with the farm was high with 97% saying it was very or fairly well managed
- The majority of respondents were in favour of the provision of more parking
- The most common reasons for visiting the farm were related to nature, physical health and walking pets
- There was strong support for increasing natural habitats to attract wildlife and improving information available on the site and online
- The most significant problems were seen as muddy paths and dog fouling.

8.13 The Management Plan, published in June 2019, seeks to ensure that the site is managed in a way that will maximise its wildlife and biodiversity role, whilst enhancing its community and educational purpose. This Neighbourhood Plan supports the safeguarding of this site for these purposes and would also support the designation of the site as a Local Nature Reserve.

Horsham Riverside Walk

8.14 The Riverside Walk is a 13 mile (20kms) long circular footpath surrounding Horsham Town. The major section of the walk, following the River Arun and Boldings Brook, is within the Neighbourhood Plan Area. It is well-used by locals and visitors to Horsham, for both recreational purposes and as a link to key facilities around the town. It is also an important green corridor weaving through the urban area of the town.



Riverside Walk

8.15 An objective of HDC's Play Strategy³³ is to encourage more people to use the Riverside Walk to increase their activity levels. It does this by setting out a strategy to include more features along the walk, which will encourage families to explore the area by foot, for instance opportunities for natural play. Equally, and supported by its close proximity to the waterways in Horsham, the path represents an important corridor enabling the movement of wildlife between different green spaces in Horsham and the wider countryside beyond.

8.16 Policy HB10 highlights and supports the inclusion of the Riverside Walk – and its setting - as an important part of the Neighbourhood Plan Area's green infrastructure network that should be safeguarded and enhanced where possible in terms of improving opportunities for biodiversity and opportunities for natural play.

³³ https://horsham.moderngov.co.uk/documents/s7805/L17_PC09%20Play%20Strategy%202017%20-%202027%20Final%20Draft%20web.pdf

Warnham Local Nature Reserve

8.17 This 38.4 hectare Local Nature Reserve is owned and managed by Horsham District Council. It has a long history of being particularly rich in biodiversity: over 400 species of plants have been found, from Common Bird's-foot Trefoil to Orchids, as well as many different fungi. Over 100



Warnham Local Nature Reserve

species of bird, including the Grey Herons with their thriving heronry and woodpeckers, are recorded annually. The beautiful Kingfisher is to be seen most days and is joined by Common Terns in the summer which come to breed on the millpond. Also to be seen in the summer are many species of butterfly, from Common Blue to Silver-washed Fritillary together with dragonflies of which over 21 species have been recorded.

8.18 Policy HB10 seeks to protect the Nature Reserve from significant harm from development, either on-site or nearby. It also supports proposals that would improve the connectivity of the nature reserve with the rest of the green infrastructure network.

POLICY HB10: GREEN AND BLUE INFRASTRUCTURE AND DELIVERING BIODIVERSITY NET GAIN

- A. Proposals should be designed to create, conserve, enhance and manage green spaces and connect chains of green infrastructure, as identified on the Policies Maps, with the aim of delivering a measurable net environmental benefit³⁴ for local people and wildlife. Proposals for development must be supported by a biodiversity appraisal, which must demonstrate how negative impacts would be minimised and biodiversity net gain achieved.**
- B. The appraisal should demonstrate that where significant harm cannot be avoided, proposed development and other changes should adequately mitigate or, as a last resort, compensate for the harm. The appraisal must demonstrate a measurable biodiversity net gain of 10% by utilising the Defra biodiversity metric (or as amended). Where this is not demonstrated, permission for planning or for change should be refused.**
- C. Measures to achieve biodiversity net gain, mitigation or compensation involving the creation of habitat and/or relocation of species, must be agreed by the Local Planning Authority and include sufficient funding to support at least 30 years of post-development habitat management or land use change³⁵.**
- D. Proposals that seek to improve the connectivity between wildlife areas and green spaces will be encouraged in order to enhance the green infrastructure of the Neighbourhood area. Conversely, proposals which threaten to damage such connectivity will be strongly resisted.**
- E. The planting of additional native species trees and/ or continuous hedgerows to provide wildlife corridors and to offset the effects of air pollution and to provide cooling and shelter for people as well as a habitat for wildlife will be supported.**

³⁴ Net gain involves a post development increase in biodiversity units of 10%

³⁵ This is in accordance with the emerging Environment Bill.

Chesworth Farm

F. Proposals that deliver the objectives of the Chesworth Farm Management Plan – including conserving its distinctive landscape features, enhancing the site as a wildlife habitat and encouraging sustainable community access and use for recreational and educational purposes – are supported. Proposals that enable the designation of the site as a Local Nature Reserve will also be strongly supported.

Riverside Walk

G. The Riverside Walk forms a green ribbon within Horsham and should be protected and enhanced in its complementing roles as a recreational path and wildlife corridor. Enhancements for recreation should include the provision of natural play facilities and infrastructure to enable people to rest, such as benches. This protection extends to the pockets of green space associated with and aligned to the walk, as defined on the Policy Map, some of which are designated as Local Green Spaces.

Warnham Local Nature Reserve

H. Proposals that support greater connectivity of Warnham Local Nature Reserve with the wider network of green infrastructure, will be strongly supported. Conversely, proposals which threaten to damage such connectivity will be strongly resisted.

Conformity reference: Blueprint Business Neighbourhood Plan Objectives: 2, 9; HDPF (2015): 25, 31; NPPF (2019): 145, 170, 171, 172

Policy HB11: Local Green Spaces

8.19 Under the NPPF, Neighbourhood Plans have the opportunity to designate Local Green Spaces which are of particular importance to them. This will afford protection from development other than in very special circumstances. Paragraph 100 of the NPPF says that the Local Green Space designation should only be used where the green space is:

- in reasonably close proximity to the community it serves;
- 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), tranquillity or richness of its wildlife; and
- local in character and is not an extensive tract of land.

8.20 A survey of green spaces in Horsham Town was undertaken by the Horsham Society in 2013. The Steering Committee reviewed the green spaces that are located within the Horsham Blueprint Business Neighbourhood Area to ascertain whether or not they might be suitable for designation as a Local Green Space. Additional green spaces were also considered as part of this process. The following areas are considered to fulfil all of the criteria of the NPPF:

DENNE

1. The Needles Recreation Ground (D8)
2. Tanbridge Park amenity area (D11)
3. Sports Ground, Cricketfield Road (D13)
4. Remembrance Gardens and Mill Bay (D14)
5. Denne Road open space (D17)

6. Communal space within Hills Place retirement complex (D32)
7. Fenhurst Close Community Garden (D33)

FOREST

8. Green adjacent to Standings Court (F4)
9. Gardeners Court (F5)
10. New Street Green (F7)
11. Ayshe Court Lakes (F8)
12. Bennetts Field Recreation Ground (F11)
13. Bens Acre open space (F17)
14. New Street Gardens (F26)
15. Green space at Smithbarn (F27)
16. Residential green at Bennetts Road (F28)
17. Residential green, Winterton Square, New Street (F29)
18. Residential green adjacent to Hampshire Court, New Street (F30)
19. Residential green, Macleod Road (F31)

TRAFALGAR

20. Redford Avenue Recreation Ground (T2)
21. Victory Recreation Ground and football field (T5)
22. Pennybrook Green (T12)
23. Churchill Avenue green space (T13)

- 8.21 Figure 8.2 shows the location of each of the Local Green Spaces. Detailed maps of each space are shown in Appendix C. Details of how each area fulfils the Local Green Space criteria is included in the supporting evidence base, in the Local Green Space Review.
- 8.22 A number of green spaces identified in the audit have not been designated as Local Green Spaces, for instance those that are already protected by other designations and those which would be better identified as green infrastructure within Policy HB10. Notably, this includes Horsham Park, as it was felt that the designation could restrict future development of the site for recreation and leisure purposes. Horsham Park is discussed further in section 10 of the Neighbourhood Plan.

POLICY HB11: LOCAL GREEN SPACES

The following 23 green spaces , defined on the Policies Map, are designated as Local Green Spaces:

DENNE

1. The Needles Recreation Ground
2. Tanbridge Park amenity area
3. Sports Ground, Cricketfield Road
4. Remembrance Gardens and Mill Bay
5. Denne Road open space
6. Communal space within Hills Place retirement complex
7. Fenhurst Close Community Garden

FOREST

8. Green adjacent to Standings Court
9. Gardeners Court
10. New Street Green
11. Ayshe Court Lakes
12. Bennetts Field Recreation Ground
13. Bens Acre open space
14. New Street Gardens
15. Green space at Smithbarn
16. Residential green at Bennetts Road
17. Residential green, Winterton Square, New Street
18. Residential green adjacent to Hampshire Court, New Street
19. Residential green, Macleod Road

TRAFALGAR

20. Redford Avenue Recreation Ground
21. Victory Recreation Ground and football field
22. Pennybrook Green
23. Churchill Avenue green space

Local policy for managing development on a Local Green Space should be consistent with policy for Green Belts (NPPF 101); proposals for development on Local Green Spaces will not be supported unless they conform to with national policy guidelines.

Conformity reference: Blueprint Business Neighbourhood Plan Objectives: 2; HDPF (2015): 25, 30, 31; NPPF (2019): 99, 100, 101, 145, 146

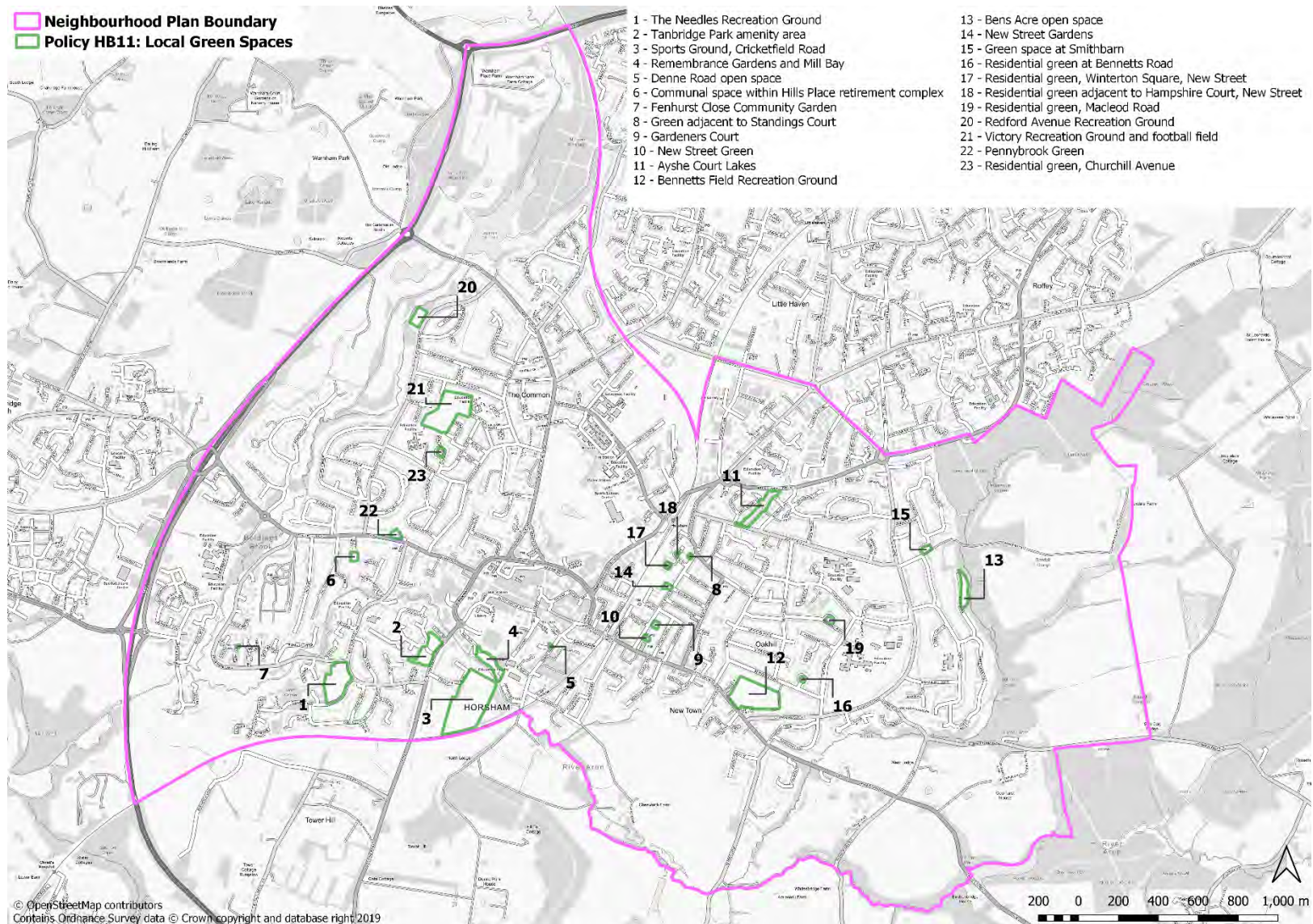


Figure 8.2: Local Green Spaces

9 TRANSPORT AND MOVEMENT

Policy HB12: Encouraging sustainable movement

- 9.1 With the projected growth in population, related to strategic development, particularly north of Horsham, traffic and movement around and through the neighbourhood area will be an even greater issue for residents, workers and visitors alike than at present. Feedback from the community revealed the following priorities in relation to transport and movement:
- Shared spaces – the areas shared by different users – pedestrians, cyclists and cars, should be safe for all users.
 - Pedestrian areas - any new and refurbished surfaced pedestrian areas should be easy to use by all, including disabled users, mobility scooters and those with pushchairs and/or shopping trolleys. Priority should be given to key walking routes, for example the Brighton Road, which is currently unsafe to pedestrians (especially young children) as a result of the eroded kerbs, degraded surfaces and speed of cars.
 - Pedestrian crossing points – new major development should ensure linkages to the existing foot and cycle path network, installing safe crossing points where required.
 - Network of pedestrian and cycle routes – a network of key foot and cycle routes should be identified to encourage sustainable movement and to link up key facilities, residential areas and retail/businesses. This should incorporate the unique network of twittens³⁶ for pedestrians in the area and link into the Riverside Walk. Despite Horsham’s etymology as a ‘place of horses’, few bridleways remain today in the area. Those remaining should be protected and enhanced, connecting them to the wider rural network where possible.
 - Safeguarding of twittens – these historic alleyways are found throughout the neighbourhood area and provide useful access routes as well as having a heritage value.
 - Travel plans – schools and businesses should be encouraged to prepare travel plans to minimise their impact on the local networks.
 - Encouraging electric vehicles – a move away from petrol and diesel cars, which tend to be more polluting, is actively encouraged for both private owners and commercial businesses. A network of charging points is required to enable this.
- 9.2 It should be noted that developers can only be required to mitigate the impact of their development, in accordance with CIL Regulation 122. Whether pedestrian crossing points or travel plans should be provided would be assessed on a case by case basis. Various aspects of proposed development will determine whether crossings/ travel plan would be required to make development acceptable in planning terms and will be based on site specific assessments and scale of development proposed.
- 9.3 Whilst the Neighbourhood Plan cannot prevent people from using their cars, improvements to key movement routes in the neighbourhood area will encourage short, local journeys to be made on foot or by bicycle. Not only will this alleviate congestion and associated air pollution

³⁶ The area is rich in narrow paths or passage ways between two walls or hedges.

(particularly outside the schools and at the main junctions) but will provide regular healthy exercise.

- 9.4 The Government issued its Cycling and Walking Investment Strategy in 2017 alongside Technical Guidance to local areas to help them prepare a Local Cycling and Walking Infrastructure Plan (LCWIP). The purpose of creating such a document is to maximise opportunities for walking and cycling using evidence and data on existing and potential future demand. This can help to ensure that routes are appropriately designed at the outset. It focuses investment where it will have the greatest impact and enables communities and authorities to identify infrastructure improvements in readiness for funding bids. Whilst the focus is primarily on local everyday journeys, there is no reason why walking and cycling leisure routes cannot also be identified.
- 9.5 Horsham District Council adopted its LCWIP in December 2020. This will form part of the overall West Sussex cycling and walking network that is being co-ordinated by West Sussex County Council. The Horsham LCWIP is focused on cycling and walking corridors within Horsham town and routes into the town from surrounding settlements.
- 9.6 West Sussex County Council has focused its County-wide LCWIP on six long-distance inter-community routes which include the Horsham to Crawley A264 corridor.
- 9.7 Figure 9.1 shows the walking and cycling corridors in the Horsham LCWIP.
- 9.8 The Neighbourhood Plan seeks to support the work of the LCWIP and encourages the plan to consider both utility and leisure routes. Linking both existing and new development areas into the network of existing routes is vital to encourage more walking and less use of the car and to connect these areas and residents to key destinations within the area and beyond.
- 9.9 The Blueprint Business Neighbourhood Area is home to a network of ancient alleyways, known as twittens. Not only do the twittens provide useful access routes for pedestrians, they also form an important part of the local character and history. Some of twittens are registered as public rights of way, however others are not and are therefore at risk. Figure 9.2 shows the twittens at risk on a map and Policy HB12 seeks to safeguard this ancient passageway network.
- 9.10 Additional community actions to support safer and more sustainable movement in the neighbourhood area are included in Section 13 of this Plan (Non-Policy Actions). This includes working with the West Sussex County Council Rights of Way Team to formally register the twittens at risk as public rights of way.

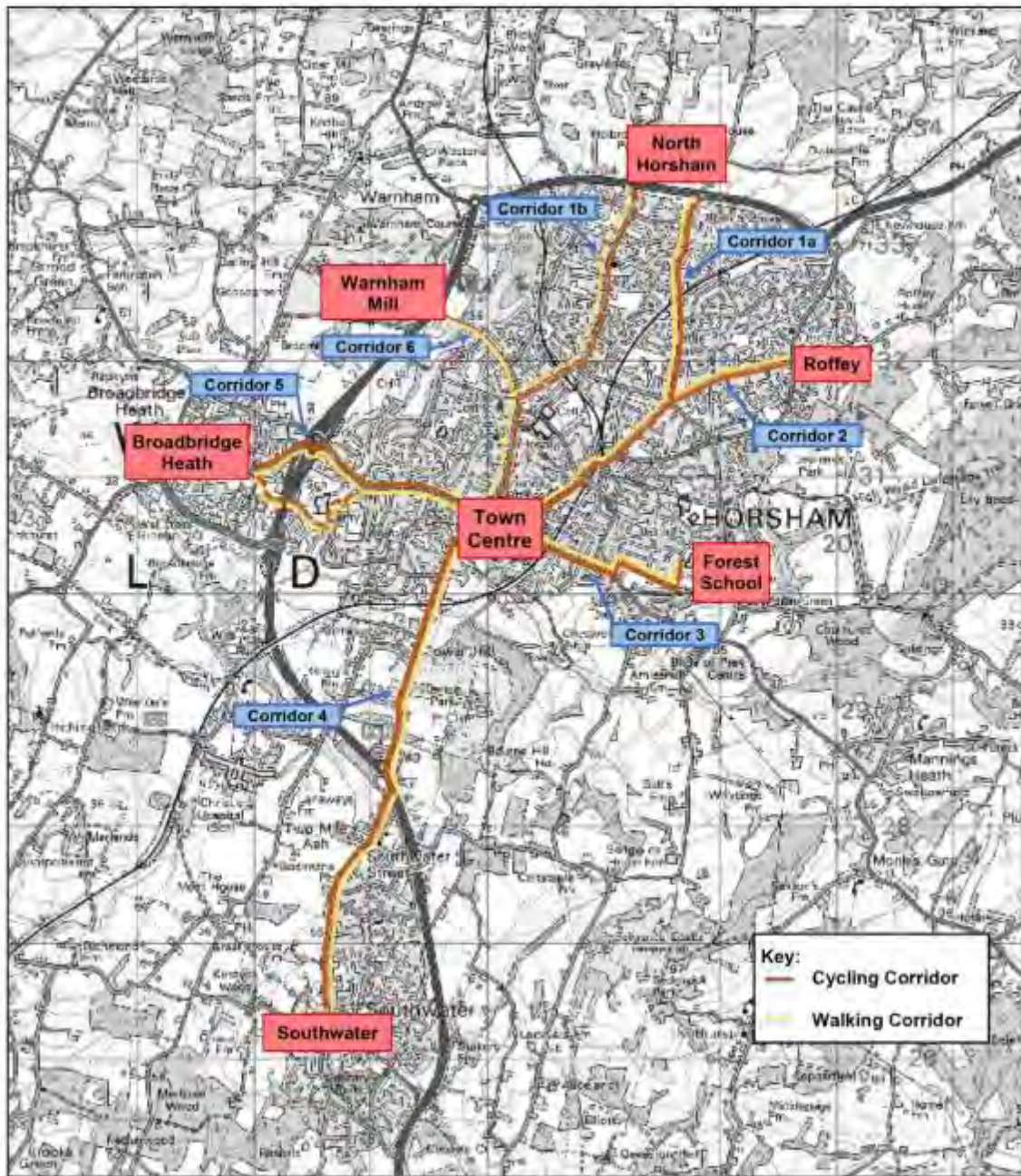


Figure 9.1: Walking and cycling corridors in the Horsham LCWIP

POLICY HB12: ENCOURAGING SUSTAINABLE MOVEMENT

- A. To ensure that residents can access social, community, public transport, schools, the town centre and other important facilities, where appropriate, new development should ensure safe access to link up with the existing footpath and cycleway network, and key movement routes that are identified in the adopted Horsham Local Cycling and Walking Infrastructure Plan.
- B. The network of historic streets and twittens (passageways) across the Blueprint Neighbourhood Area – including those ‘at risk’ as shown in Figure 9.3 - will be protected and

enhanced. Development proposals that would have an unacceptable detrimental impact on the existing historic network will not be supported.

C. Development proposals should maximise opportunities for permeability of the area by pedestrians and cyclists (and mobility vehicles), in line with WSCC guidance as necessary. This will need to be assessed on a case by case basis but could include:

- i. provision of cycle and pedestrian routes that are physically separated from vehicular traffic and from one another will be strongly supported. Such routes should also ensure that access by disabled users and users of mobility scooters is secured, which could include the provision of wider pavements, dropped kerbs and widened entrance ways.**
- ii. provision of traffic-free routes.**
- iii. avoidance of unnecessary signage and clutter in public areas.**
- iv. contribution to the extension of a consistent standard of information services and public signposting, including digital signage to key destinations, facilities, and places of interest in the area.**

Major development proposals are encouraged to prepare a walking and cycling strategy.

D. Loss of public bridleways and footpaths will not be approved unless suitable alternatives are provided. Connectivity of bridleways to the wider rural network will be supported.

E. Particular attention should be paid to the need to reduce the generation of road traffic and help to reduce both air and noise pollution.

F. Alongside any new public car parking provision, the following will also be required to be provided as part of that provision:

- i. dedicated bicycle parking facilities, preferably covered and secure; and**
- ii. electric vehicle charging points (or wireless charging facilities) that are fast, affordable, reliable and open access.**

Conformity reference: Blueprint Business Neighbourhood Plan Objective: 6; HDPF (2015): 34, 40, 41; NPPF (2019): 91, 98, 102, 103, 104

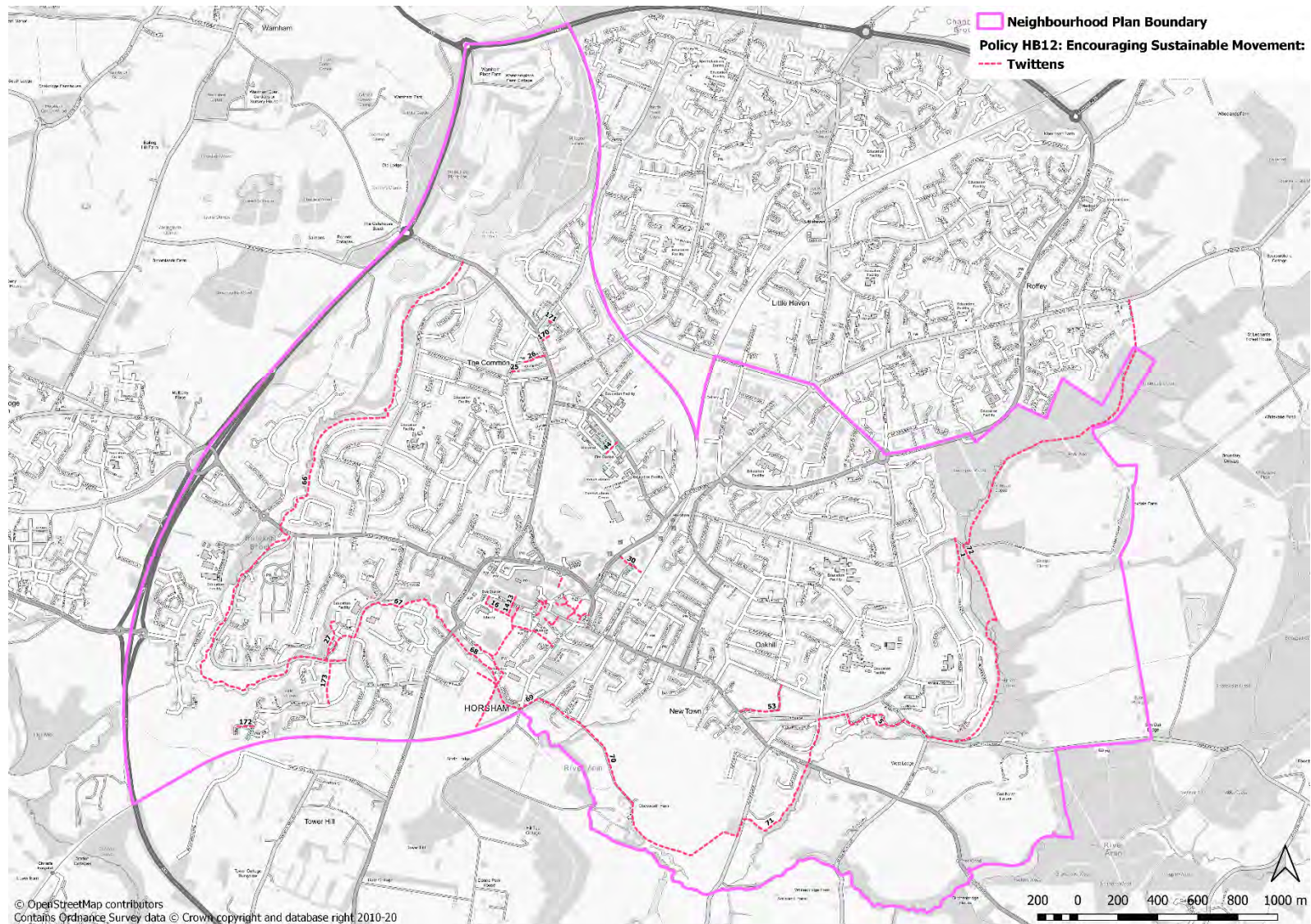


Figure 9.2: Twittens at risk (as not registered as public rights of way)

10 COMMUNITY FACILITIES

Policy HB13: Provision of sport, leisure and recreational facilities

10.1 As the primary settlement within Horsham district, inevitably Horsham town is well served for leisure and sports facilities. The local engagement revealed a concern, however, that as the population grows, not only in the Neighbourhood Plan Area itself, but in the neighbouring settlements which Horsham also serves (including for instance the new strategic development planned north of Horsham), it will be important to ensure that the provision of local facilities grows appropriately. Figure 10.1 shows the existing facilities in the Neighbourhood Plan Area.



Human Nature Garden

10.2 HDC's Open Space and Recreation Assessment³⁷ sets out the minimum facilities – both in terms of quantity and quality – that communities should have access to. A new Play Strategy was published by HDC in 2017 and a Built Sports Facilities Strategy is currently being drafted by HDC, both of which are relevant to the Neighbourhood Plan Area. Figure 10.2 details the current position relevant to the Neighbourhood Plan.

Type of provision	Current provision and commentary on future provision
"Multi-functional greenspace" (MFGS) to include amenity greenspaces, natural greenspaces and parks and recreation grounds.	<p>Whilst the existing level of multi-functional greenspaces in the neighbourhood area meets the quantity standards adopted by HDC, new housing developments across the District could create deficiencies.</p> <p>In relation to the Neighbourhood Plan Area HDC has identified a need to improve accessibility to MFGS; for example, promoting continuous paths around their periphery in the urban fringe that link to the rights of way network and the wider countryside, is an overarching aim. Access to green space is addressed in the Neighbourhood Plan within the Transport and Movement section, which seeks to protect and improve key cycling and walking routes to protect and enhance.</p> <p>In addition, the quality and amount of MFGS needs to be enhanced in Horsham. The NPPF, at para 97, extends a level of protection from built development to open space, sports and recreational buildings and land, including playing fields. In addition, the safeguarding of individual green spaces, which are demonstrably special, are designated as Local Green Spaces in Policy 11 of this neighbourhood plan. Additionally, green infrastructure is also identified in Policy 10 of this Plan.</p>
Built Sports provision – including sports pitches, health and fitness	Provision is generally good in the neighbourhood area. An overarching aim of HDC, however, is to fund up to five 3G (or better) pitches across the district through the forthcoming Community Infrastructure Levy. Within the neighbourhood area, Millais School has a sand-based all-terrain pitch;

³⁷ https://www.horsham.gov.uk/data/assets/pdf_file/0003/66504/Sport-Open-Space-Recreation-Assessment-February-2014.pdf

Type of provision	Current provision and commentary on future provision
	<p>the life expectancy of this pitch needs to be considered, alongside whether there is scope to upgrade it to a 3G pitch as part of HDC's aims. Additionally, there is scope to encourage schools to open up their facilities to the wider public and local clubs outside of school hours and/or term time. This is included as an Action in Section 13.</p>
Youth facilities	<p>The provision of additional youth facilities emerged as the top priority in the 2011 residents' survey undertaken by HDC. As a consequence, there is a commitment in the plan to secure places for older children to meet, outside of traditional play areas and this would be welcomed in the neighbourhood area.</p> <p>One proposal from HDC relates to skate park facilities. The existing skate park at Horsham Park is constructed of wood and has been in place for over 20 years. It is extremely well-used, not only by locals but also by those visiting the town.</p> <p>HDC has unveiled plans for a new, concrete skate park to replace the wooden one in 2020. There is local concern about this as many users would wish to see any redevelopment undertaken in wood. This is felt to be safer than concrete, as slippages are less likely. In addition, the aesthetic of wood is felt to be important as part of the heritage of the skate-park and this would be lost if replaced by concrete.</p> <p>Public consultation for the Neighbourhood Plan highlighted a desire for an indoor skate park for use by older children and adults.</p>
Play facilities	<p>Public consultation for the Neighbourhood Plan highlighted strongly a lack of indoor facilities for children, in particular the need for additional indoor play centres ideally located in the town centre.</p> <p>HDC's Open Space and Recreation Assessment identifies a need for additional play provision across the district, particularly where new development is planned. Equally, existing play facilities will need upgrading to improve their quality.</p> <p>For the neighbourhood area, the Play Strategy for Horsham District makes provision specifically for:</p> <ul style="list-style-type: none"> - additional/enhanced accessible play facilities at Horsham Park play area including the installation of a sand table and sensory sound objects and wheelchair accessible roundabout - Family Discovery Hub at Warnham Local Nature Reserve to encourage more families to interact with nature

10.3 Three open space leisure facilities that attracted particular attention during the neighbourhood plan process were Rookwood (including golf course), Warnham Local Nature Reserve and Horsham Park and these are discussed in more detail below.

Rookwood

10.4 Rookwood is a site of approximately 68 ha owned by Horsham District Council and includes woodland, public paths and part of the Riverside Walk, an 18-hole golf course and pitch and putt. It is considered to be one of the best pay and play courses in the south of England and was frequently cited as an important leisure facility, attracting people from within Horsham and beyond, during the Neighbourhood Plan consultation.

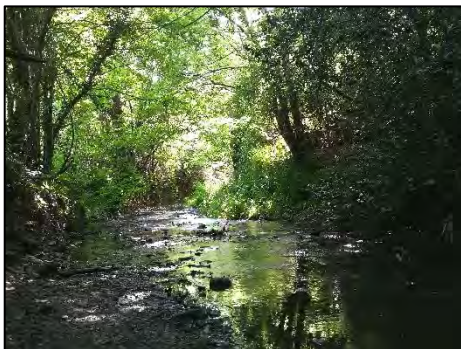


Rookwood golf course

10.5 The site is, however, being considered as a potential strategic allocation for major housing development by Horsham District Council as part of its Local Plan Review, although this has not yet been confirmed. There is great concern among the local community about the loss of this asset both in terms of its function as a leisure facility and also as an important part of the green infrastructure network within the area. This latter point is particularly relevant in light of the fact that the golf course adjoins Warnham Local Nature Reserve to the east, with the natural boundary formed by Boldings Brook.

10.6 Policy 43 of the HDPF states that *“Proposals that would result in the loss of sites and premises currently or last used for the provision of community facilities or services, leisure or cultural activities for the community will be resisted unless equally usable facilities can be conveniently provided nearby.”*

10.7 Any development proposals relating to Rookwood, and indeed other existing leisure facilities should adhere to HDPF Policy 43 (or its successor) and Policy HB10 (Green and Blue Infrastructure and Delivering Biodiversity Net Gain) of this Neighbourhood Plan.



River and woodland through Rookwood

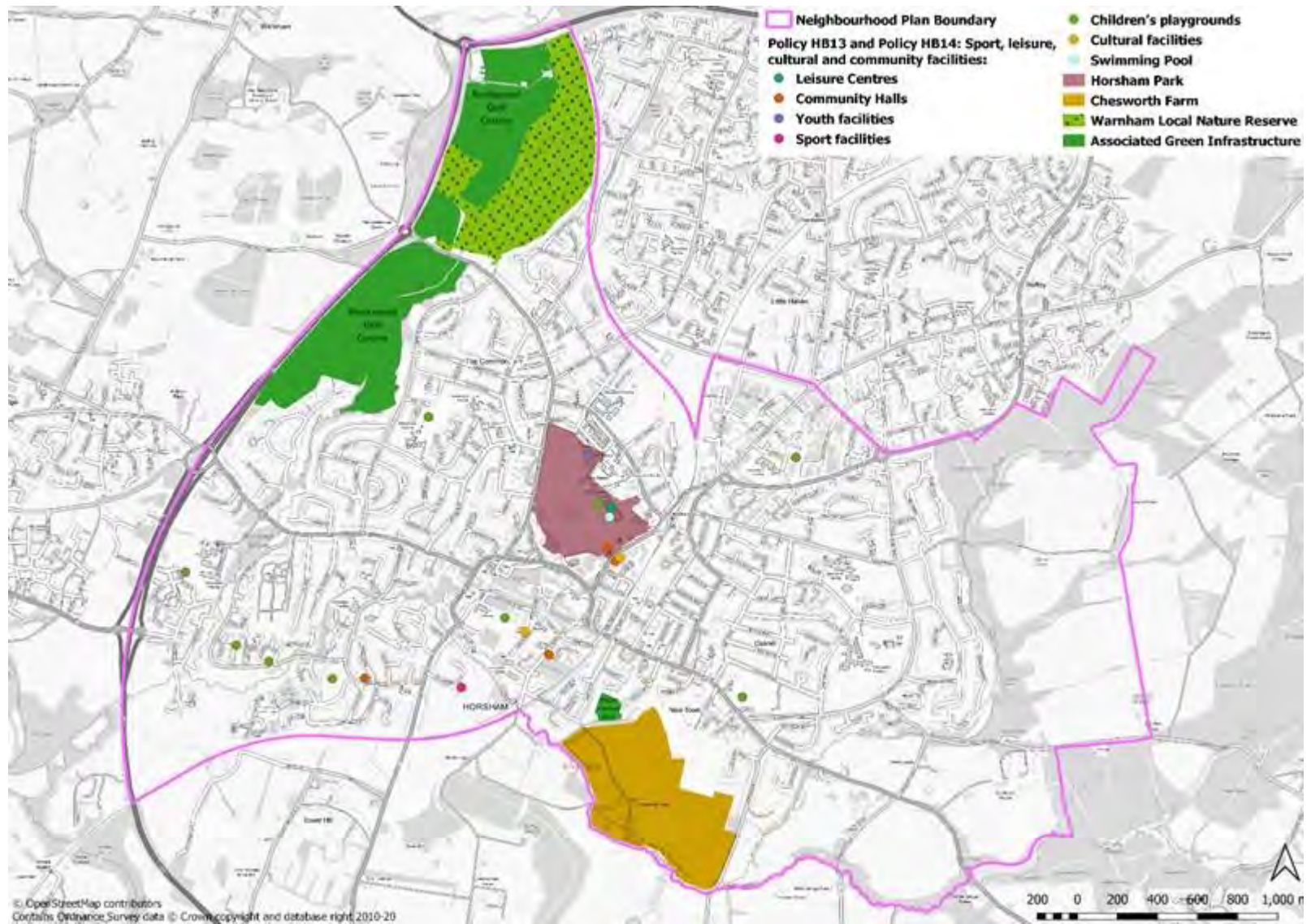


Figure 10.1: Leisure, recreation and community facilities in the Blueprint Neighbourhood area

Horsham Park

10.8 Horsham Park is situated in Horsham Town Centre, approximately 60 acres in size. It comprises mown grassland with some areas of longer grasses and floral meadow areas, conservation areas and a much valued central pond and the more formal Park House garden area. The park contains approximately 2,500 trees which are a mixture of native and non-native including some impressive heritage trees. It is also home to a wide range of leisure and recreational facilities and activities including sports pitches, skate park, an outdoor gym, tennis courts and table tennis, a playground, sensory garden and maze; it is well used by various organisations including the Park Run.



*View of Horsham Park from
Park House*

10.9 Whilst the Park is owned and managed by HDC, Denne Neighbourhood Council has a Memorandum of Understanding concerning the management, use and operation of the Park. Both Denne Neighbourhood Council and HDC liaise closely with the Friends of Horsham Park community group, which was launched in August 2017, with the aim of protecting, enhancing and promoting Horsham Park. The Friends group has over 250 members, who are residents of Horsham and users of the park.



Pavilions in the Park

10.10 Enhancements set out in HDC's Play Strategy for Horsham Park include:

- Expanded playground to include a wheelchair accessible roundabout, a sand table and sensory sound objects. The Friends of Horsham Park are keen to incorporate natural materials as recommended by the 'Space to Thrive 2019' report³⁸.
- Replacement of the Horsham Skate Park.

10.11 This Neighbourhood Plan support these ambitions including the creation of recreational facilities that promote social inclusion. For example, in other areas, it is popular to have a communal BBQ area with fixed BBQs, picnic benches and bins. This enables different elements of the community to mix and for larger social groups to picnic together.

10.12 The Friends of Horsham Park are exploring ways to protect the Park for future generations. An application to designate the Park as a Field in Trust, with a Deed of Dedication is being sought, under the leadership of HDC, which would offer greater protection than designating the space as a Local Green Space. In addition, there is support to work towards a Green Flag award for the Park.

³⁸ <https://www.heritagefund.org.uk/publications/space-thrive>

POLICY HB13: PROVISION OF SPORT, LEISURE AND RECREATION FACILITIES

A. In order to provide for the increased need for leisure provision to support the growing population of the neighbourhood area, development proposals that deliver the following shall be strongly supported:

- i. The improvement in the quality of existing play areas to conform to HDC standards³⁹ and the provision of additional play areas to serve the needs of children of all ages and abilities, in line with the HDC's Quantity Standard⁴⁰ and meeting the standards set out in the Play Strategy. Where possible, this should incorporate areas for 'natural play'⁴¹ and the provision of play facilities suited to children with disabilities. New residential development should demonstrate how it has actively provided for natural play through the design of public green spaces.**
- ii. The upgrading of existing sports pitches and facilities, including Millais School's all-terrain pitch to incorporate a 3G (or higher specification) pitch⁴².**
- iii. The provision of an indoor soft play area for younger children.**
- iv. The provision of additional facilities aimed at youth, including, but not limited to, an indoor skate park aimed at older children and adults.**

Where relevant, provision should incorporate sufficient storage space, changing facilities and adequate car and bicycle parking.

Horsham Park

B. Proposals that support social inclusion supported, in particular:

- i. Proposals to expand the playground in particular where natural materials are utilised as recommended by the 'Space to Thrive 2019'⁴³ report.**
- ii. Proposals to improve the skate park, in consultation with its core users.**
- iii. The Neighbourhood Plan supports the community aspiration to designate Horsham Park as a Field in Trust with a Deed in Designation, and identifies the space as an important part of the Area's green infrastructure network, as set out in Policy HB10 (Green and Blue and delivering Biodiversity Net Gain) of this Neighbourhood Plan.**

Conformity reference: Blueprint Business Neighbourhood Plan Objectives: 2, 3; HDPF (2015): 42, 43; NPPF (2019): 91, 92, 96, 97

³⁹ https://www.horsham.gov.uk/_data/assets/pdf_file/0019/31582/Sport-Open-Space-Recreation-Asessment.pdf

⁴⁰ Ibid.

⁴¹ Play provision within natural environments as opposed to man-made

⁴² *It is important to note that technologies beyond 3G (4G, 5G, 6G etc.) have not been yet recognised by sports governing bodies.*

⁴³ <https://www.heritagefund.org.uk/publications/space-thrive>

Policy HB14: Community and cultural facilities

10.13 Community halls provide an invaluable resource to the local community, with spaces to hire out for activities and clubs. This can help to engender a sense of community. The Neighbourhood Plan Area is fortunate to have a number of community halls available for such activities, including those letting at subsidised prices, operated by organisations such as AgeUK, the Girl Guides, the YMCA and the Salvation Army; church halls; school halls (with access usually restricted to evenings and weekends); and District Council halls such as The Capitol and the Drill Hall (the Drill Hall is already considered under threat).

10.14 HDC's Open Space and Recreation Assessment identifies a need for a comprehensive study of hall provision in Horsham town to be undertaken, to ensure that sufficient provision is offered, in terms of both quality and quantity.

10.15 In terms of cultural facilities, the Neighbourhood Area is home to Horsham Library, Horsham Museum, the Capitol Arts Centre (with theatre) and other smaller venues. These facilities continually involve the local community in various cultural and educational ways and therefore they should also be protected.



Drill Hall

POLICY HB14: COMMUNITY AND CULTURAL FACILITIES

A. Proposals that would result in the loss of community and leisure facilities – in particular community halls and the library - will only be supported if alternative and equivalent facilities are provided. Such re-provision will be required to demonstrate that the replacement facility is:

- i. at least of an equivalent scale to the existing facility; and**
- ii. is in a location accessible by foot or bicycle to the community of the Neighbourhood Plan area; and**
- iii. is made available before the closure of the existing facility; and**
- iv. is of a quality fit for modern use.**

B. Proposals for new/improved community facilities – for example an art gallery will be encouraged subject to the following criteria:

- i. the proposal would not have significant harmful impacts on the amenities of surrounding residents and the local environment; and**
- ii. the proposal would not have significant adverse impacts upon the local road network; and**
- iii. sufficient associated storage space and adequate parking space is provided.**

C. Proposals that enable the diversification and flexible use of the buildings through the extension of and shared use of such buildings, to provide additional community facilities for example, will be supported.

D. Proposals must demonstrate that they are water neutral to prove that there is no adverse impact on the integrity of the Arun Valley SAC/SPA and Ramsar site.

Conformity reference: Blueprint Business Neighbourhood Plan Objective: 3; HDPF (2015): 11, 42, 43; NPPF (2019): 85, 91, 92

Policy HB15: Allotments and community growing spaces

10.16 Many people wish to grow their own food. This provides exercise, social contact and reduces food miles but local allotments have waiting lists.

10.17 In the neighbourhood area there are seven areas of allotments:

- Denne: Guildford Road
- Forest: Chesworth Allotments Society/Arun Way (including community allotment space); Bennetts Road, Clarence Road; and Depot Road
- Trafalgar: Blunts Way and Redford Avenue

10.18 The allotments are shown in Figure 10.2.

10.19 The Horsham District Sport, Open Space and Recreation Assessment, 2014, states that there is a deficiency in the amount of allotment provision throughout most of the District. In the neighbourhood area, for instance, there has been a slight reduction in the size of the Hills Farm site in Guildford Road, as some of the site has been used to extend the Hills Cemetery. Chesworth Allotments has a waiting list (October 2019). To combat this, HDC's Assessment recommends that redevelopment of existing allotment sites should only be allowed if the developer either makes or funds compensatory provision of at least the same size and quality in a suitably accessible location and that residential developers should be required to contribute to additional allotment provision wherever there is a clear local need. Within the Horsham Blueprint Designated Area, there are few if any such available sites, therefore Policy HB14 seeks to safeguard existing allotments as a priority.



Bennetts Road allotment

10.20 In light of the predicted increase in the population of Horsham, including within the denser town centre areas, the Neighbourhood Plan supports the recommendations of the 2014 Assessment. Access for vehicles is essential, to enable deliveries.

10.21 It recognises, however that within a densely developed area, identifying land for new traditional allotments can be difficult. An alternative solution is community growing spaces which can be designed into new developments, meaning they are close to residents' homes and involve collective growing by residents that helps to ensure that what is grown is of the right quantity for those residents. They can also help to provide screening from noise and fumes in built up areas, as well as contributing to the street scene. Plans for 27 small plots are included in the Highwood development, but it is not known when these will become available.



Examples of community growing spaces integrated into denser development

POLICY HB15: ALLOTMENTS AND COMMUNITY GROWING SPACES

- A. Proposals that would result in the loss of all or part of existing allotment spaces will not be supported.**
- B. The provision of new community growing spaces of a size appropriate to developments and where these can be used to create attractive screening for, for example, car parking areas, roads and commercial servicing areas, will be encouraged, in particular within Horsham Town Centre. Access for vehicles to enable deliveries to the allotment/growing space is essential.**

Conformity reference: Blueprint Business Neighbourhood Plan Objectives: 2, 3, 9; HDPF (2015): 43; NPPF (2019): 91, 92

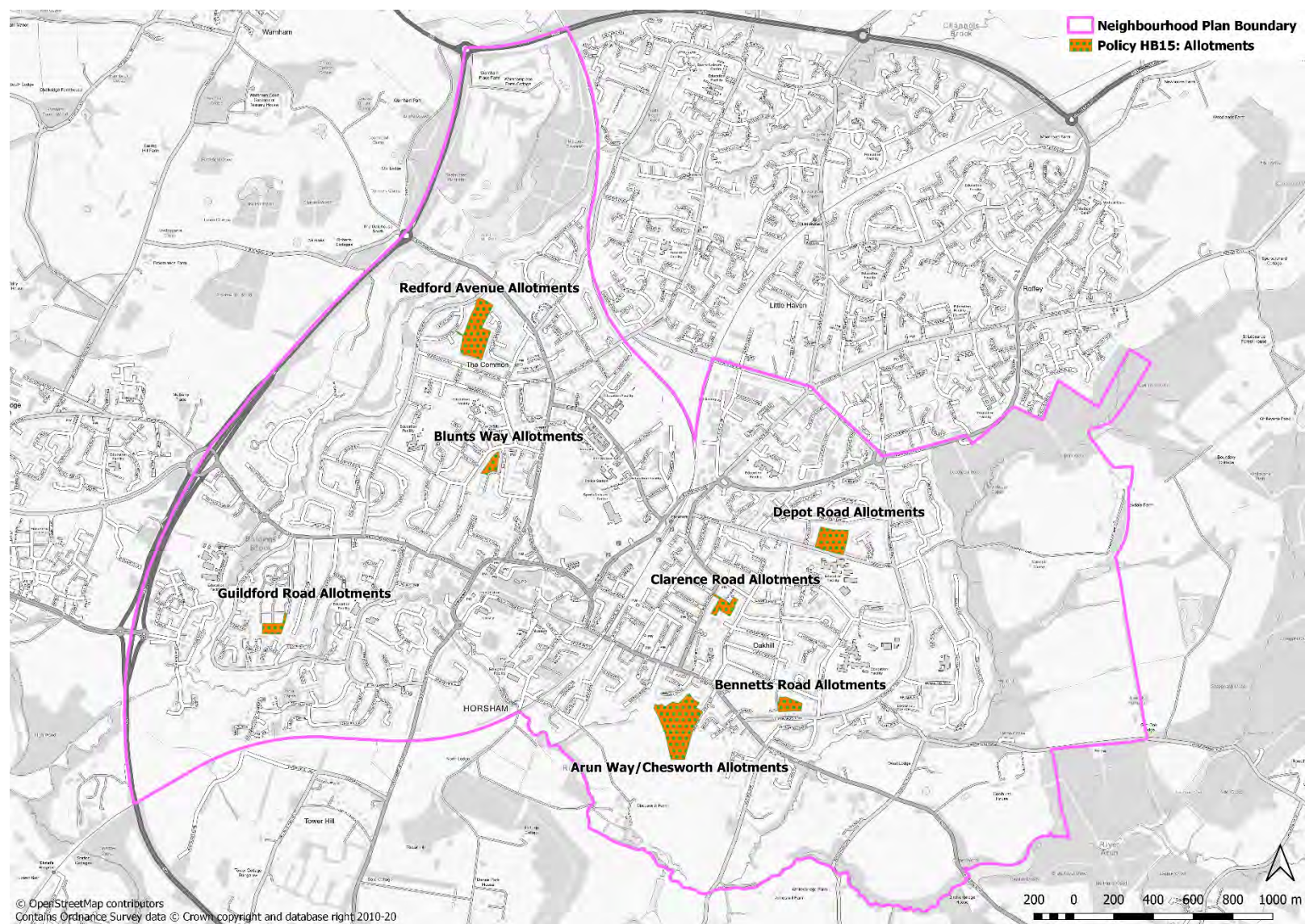


Figure 10.2: Allotments

11 IMPLEMENTATION AND PLAN REVIEW

- 11.1. Horsham Blueprint Neighbourhood Forum is the official body responsible for the Neighbourhood Plan. It established a Steering Committee - comprising Neighbourhood Councillors, residents and representatives of various civic societies - to lead on the development of the Neighbourhood Plan.
- 11.2. Once the Plan has been 'made', the work of the Steering Committee effectively comes to an end. There are, however, a series of actions that will need to be undertaken, not least the early review of the Neighbourhood Plan, in light of the emerging Local Plan. For this reason, the Neighbourhood Councils might consider extending the role of the Steering Committee, which could include the same members or provide an opportunity for new members to join. In relation to this, there is an aspiration among the Neighbourhood Forum to consider whether forming a Town Council would be helpful. If this were to happen, the Town Council would be the natural lead on planning matters, taking over from the current Neighbourhood Councils.
- 11.3. Specific actions that will need to be undertaken are as follows:
- Pursuing the Non-Policy Actions detailed in Section 13 of this document including prioritising the actions and considering budget requirements and sources of funding;
 - Commenting on planning applications or consultations relating to the Neighbourhood Plan area;
 - Monitoring the application of the Neighbourhood Plan policies to ensure they have been applied consistently and interpreted correctly in response to planning applications;
 - Maintaining a dialogue with Horsham District Council regarding the timing and content of its emerging Local Plan; and
 - Considering any review of the Neighbourhood Plan, for instance as a result of emerging Local Plan policy.
 - Investigating the opportunity to form a Town Council.

12 INFRASTRUCTURE IMPROVEMENTS AND PROVISION

- 12.1 The Neighbourhood Councils are keen to influence the way in which developer contributions are spent in the neighbourhood area to the full extent of their powers under national legislation and planning guidance.
- 12.2 There are different types of contributions arising from section 106 agreements, section 278 agreements and the Community Infrastructure Levy (CIL):
- A section 106 agreement (based on that section of The 1990 Town & Country Planning Act) or planning obligation is a private agreement made between local authorities and developers and can be attached to a planning permission to make acceptable development which would otherwise be unacceptable in planning terms.
 - A section 278 agreement refers to a section of the Highways Act 1980 that allows developers to enter into a legal agreement with the local authority to make alterations or improvements to a public highway as part of a planning application.
 - The Community Infrastructure Levy (CIL) is a non-negotiable charge on development based on a fixed rate per square metre of net additional development on a site, and is levied by the District Council. Different charge rates apply for different types of uses and in different areas. The levy is intended to fund the provision, improvement, replacement or maintenance of infrastructure required to support development in an area as set out in its local plan.
- 12.3 With a 'made' (adopted) Neighbourhood Plan, the local community will benefit from an uplift in the level of CIL received, from 15% (capped at £100 per existing property) to an uncapped 25% of CIL receipts from the Horsham Blueprint Neighbourhood Area.
- 12.4 The Neighbourhood Councils intend to regularly review their spending priorities. Any proposed changes to spending principles or priorities will be published for comment by the community and other interested parties. Once finalised, any updated list will be published on the Neighbourhood Plan website and in relevant literature.
- 12.5 Should the Neighbourhood Councils pursue the action of forming a Town Council, it would be that newly formed Town Council that would take responsibility for determining spending priorities within the Neighbourhood Plan Area.

13 NON POLICY ACTIONS

Ref	Issue	Possible actions	Lead agencies and partners
Housing			
1.	Aspirational development sites	Input into discussions relating to the development of strategic sites in the designated Blueprint Area, in order to maximise opportunities for development that will contribute to the current and future local housing needs.	Neighbourhood Councils, Horsham District Council, land owners, developers
Character, heritage and design			
2.	Protect areas of local character	Explore options to expand the existing Conservation Areas and add further ones.	Neighbourhood Councils, Horsham Society, HDC, Historic England
3.	Conserve heritage assets	Explore opportunities to add additional buildings to the HDC Local List.	Neighbourhood Councils, Horsham Society, HDC, Historic England
Horsham Town Centre / wider economy			
4.	Need for start-up business space to encourage and nurture new businesses and cater for homeworkers	<p>Work with the emerging Business Improvement District and HDC to examine the feasibility of establishing a hub or co-working space, in particular:</p> <ul style="list-style-type: none"> i. To identify potential opportunities for start-up and incubator space in business areas where Horsham has particular strengths, e.g. computer games development, digital businesses. ii. To increase the offer of 'pop-up' and 'meanwhile' spaces in empty shops or other premises with business rates and other concessions, particularly for social enterprises, charities and other community groups. iii. To provide more targeted start-up assistance and the development of new workspace such as high specification business space for digital businesses. 	HDC, Business Improvement District, Neighbourhood Councils

Ref	Issue	Possible actions	Lead agencies and partners
5.	Public realm improvements	<p>To ensure there is a regular programme of public realm improvements which meet the needs of all town users, with adequate provision for:</p> <ul style="list-style-type: none"> i. seating in public areas and along key pedestrian routes ii. safe play areas for children iii. toilets available for public use, including toilets to Changing Places standards iv. high quality public art 	Neighbourhood Councils, Horsham District Council, Business Improvement District
6.	Aspirational development sites	Input into discussions relating to the development of strategic sites in the designated Blueprint Area, in order to maximise opportunities for development that will contribute to the local economy and infrastructure needs.	Neighbourhood Councils, Horsham District Council, land owners, developers, Business Improvement District
7.	Activities to attract footfall	<p>Explore ways to attract greater footfall into the town centre through:</p> <ul style="list-style-type: none"> i. creation of (temporary) attractions in the town centre to attract greater footfall. ii. promotional activities iii. considering the public car parking strategy, for instance, waiting times 	Business Improvement District, individual retailers, Horsham District Council
8.	Lack of information about ownership of units	Explore options to create a database of landlords in the town, which would enable more effective communications, for	Neighbourhood Councils, Business Improvement District, Horsham District Council

Ref	Issue	Possible actions	Lead agencies and partners
		instance when considering how to tackle empty shops, rates or rents issues.	
Environment and green spaces			
9.	Protecting and enhancing green spaces	<p>Establish a specially planned programme for the enhancement of open spaces to:</p> <ul style="list-style-type: none"> i. Encourage biodiversity by improving opportunities and resources for wildlife, such as meadow verges and native planting – a verge cutting regime that encourages flowering plants rather than just cut to keep a green sward is preferred as low, flowering plants are valuable assets for pollinators. ii. Replace trees under stress or affected by disease. iii. Provide for a tree, hedgerow and bulb planting programme to enhance the traditional street scene of the town, to provide shelter and shade and to act as carbon sinks. Additionally the use of hedging to reduce air pollution. iv. Work towards the Green Flag Award where relevant, for instance Horsham Park and the allotments. 	Neighbourhood Councils, HDC, Horsham Society, local allotment societies, Friends of Horsham Park, Horsham In Bloom, local Friends groups, conservation groups
10.	Need to reduce impacts on air quality	Neighbourhood Councils to work with schools, colleges and others to monitor air pollution levels, and record the impacts on the town over several years. Solutions to reduce the problem at identified trouble spots are to be considered and acted upon.	Neighbourhood Councils, Schools, Colleges, Horsham District Council

Ref	Issue	Possible actions	Lead agencies and partners
11.	Reusable energy	<p>Explore options for projects – potentially funded by developer funding - that will contribute to mitigating climate change and fuel poverty, for instance:</p> <ul style="list-style-type: none"> i. Development of car clubs and roll-out of electric car charging infrastructure network ii. Feasibility of community energy schemes to address fuel poverty and investment for community projects 	Neighbourhood Councils, Horsham District Council, developers and land owners
12.	Protecting Chesworth Farm	Support the work of the Friends of Chesworth Farm to explore opportunities to formally designate the farm as a nature reserve.	Neighbourhood Councils, Friends of Chesworth Farm, Horsham District Council, Natural England, Sussex Wildlife Trust
13.	Protecting Horsham Park	Support the work of the Friends of Horsham Park in designating it as a Field in Trust with a Deed of Dedication	Neighbourhood Councils, Friends of Horsham Park, Horsham District Council
14.	Maintenance of existing green spaces	Green spaces should be properly maintained by owners, particularly where they are publicly accessible or border public areas.	Neighbourhood Councils, landowners, West Sussex County Council
15.	Problems associated with littering	Consider a local campaign to discourage people from littering.	Neighbourhood Councils, community groups, schools
Transport and movement			
16.	Improve surfacing of the Riverside Walk	Undertake an audit of the walk to identify where improvements for access and to surfacing can be made and address this.	Neighbourhood Councils, West Sussex County Council, Horsham District Council and Horsham Town Community Partnership

Ref	Issue	Possible actions	Lead agencies and partners
17.	Protect the historic network of twittens, trackways, bridle paths and footways	Identify twittens and other paths not currently protected as part of the Rights of Way network and designate them as rights of way.	Neighbourhood Councils, West Sussex County Council, Horsham Society
18.	Need to consider how to reduce speeding and congestion, particularly near to schools	Introduce 'school streets' or 'school car-free zones' to reduce the traffic congestion and resulting air pollution outside schools.	Neighbourhood Councils, West Sussex County Council, local schools
19.	Moving away from reliance on the car	<p>Introduce low traffic neighbourhoods⁴⁴, which would reduce the number of vehicles on the roads, encouraging more walking and cycling while contributing to reducing air pollution. Several areas of the town could be converted to low traffic neighbourhoods with reduced traffic flow. This does not mean that cars are removed totally, but that there is reduced traffic permeability of the area enabling the streets to be more attractive for other users and reducing noise and congestion.</p> <p>There may also be opportunities to explore bicycle hire schemes.</p>	Horsham Blueprint, Neighbourhood Councils, Business Improvement District, West Sussex County Council, Horsham District Council
20.	Review parking by takeaway restaurants	Work with West Sussex County Council to review parking adjacent to the takeaway restaurants, particularly those with delivery services, so that pavement parking and other inconsiderate parking is reduced.	West Sussex County Council

⁴⁴ <https://www.livingstreets.org.uk/media/3844/lcc021-low-traffic-neighbourhoods-detail-v9.pdf>

Ref	Issue	Possible actions	Lead agencies and partners
21.	Signage within the neighbourhood area	Undertake a signage and wayfinding audit of the Blueprint area in order to set out where improvements can be made and seek funding to implement these.	Neighbourhood Councils, West Sussex County Council Rights of Way Team/ Highways Team/ Business Improvement District
22.	Making streets safer and more appealing to pedestrians and cyclists	Explore opportunities to calm traffic and improve the street scene from a pedestrian and cyclist point of view.	Neighbourhood Councils, Horsham District Council, West Sussex County Council, local cycling and walking groups.
Community facilities			
23.	Community infrastructure	<p>Explore opportunities for provision of space for community related needs, including:</p> <ul style="list-style-type: none"> i. Undertake a comprehensive study of hall provision in Horsham Town, to record whether provision offered meets HDC standards in terms of both quality and quantity and to identify any gaps in provision. ii. a primary healthcare Health & Wellbeing centre in a central site with good public transport access, in conjunction with the Clinical Commissioning Group; iii. other space for community based activities and organisations such as youth and educational groups, and older vulnerable or other disadvantaged members of the local population. iv. Liaise with schools and colleges to explore opportunities to enable their facilities to be accessed by local clubs/ the general public, out of school hours / term time. 	Neighbourhood Councils, Horsham District Council, local charities and community groups, Clinical Commissioning Groups, GPs, schools, colleges
24.	Play facilities	Neighbourhood Councils and local community groups to explore the following projects:	Neighbourhood Councils, playgroups, youth organisations, schools, Horsham

Ref	Issue	Possible actions	Lead agencies and partners
		<ul style="list-style-type: none"> i. Work with community groups such as playgroups to consider the options for indoor soft play area. ii. Work with organisations such as 4TheYouth, RebelMakers and Happy Accidents on developing and providing other play areas such as for arts and crafts and STEM related activities. iii. Work with HDC and WSCC to provide an indoor skate park, parkour⁴⁵ (and/or climbing wall space) to provide increased activity opportunities for older children and teenagers. 	District Council, West Sussex County Council
25.	Facilities for older people	Consider opportunities to expand the leisure and recreational offer for older people living and visiting the area, for instance exercise facilities, social activities.	Neighbourhood Councils, Age UK and other local community organisations and charities
26.	All Age Friendly Town	Support initiatives and steps for Horsham to be designated as an Age-friendly Neighbourhood as defined by the World Health Organisation. Horsham has both an expanding younger and older population, both in the town and within its catchment. By striving to meet the needs of both older and younger people, Horsham Town has an opportunity to consolidate its reputation as a place with a high level of well-being, proactively seeking to reduce isolation.	Neighbourhood Councils, Horsham District Council, Age UK, the Business Improvement District and others

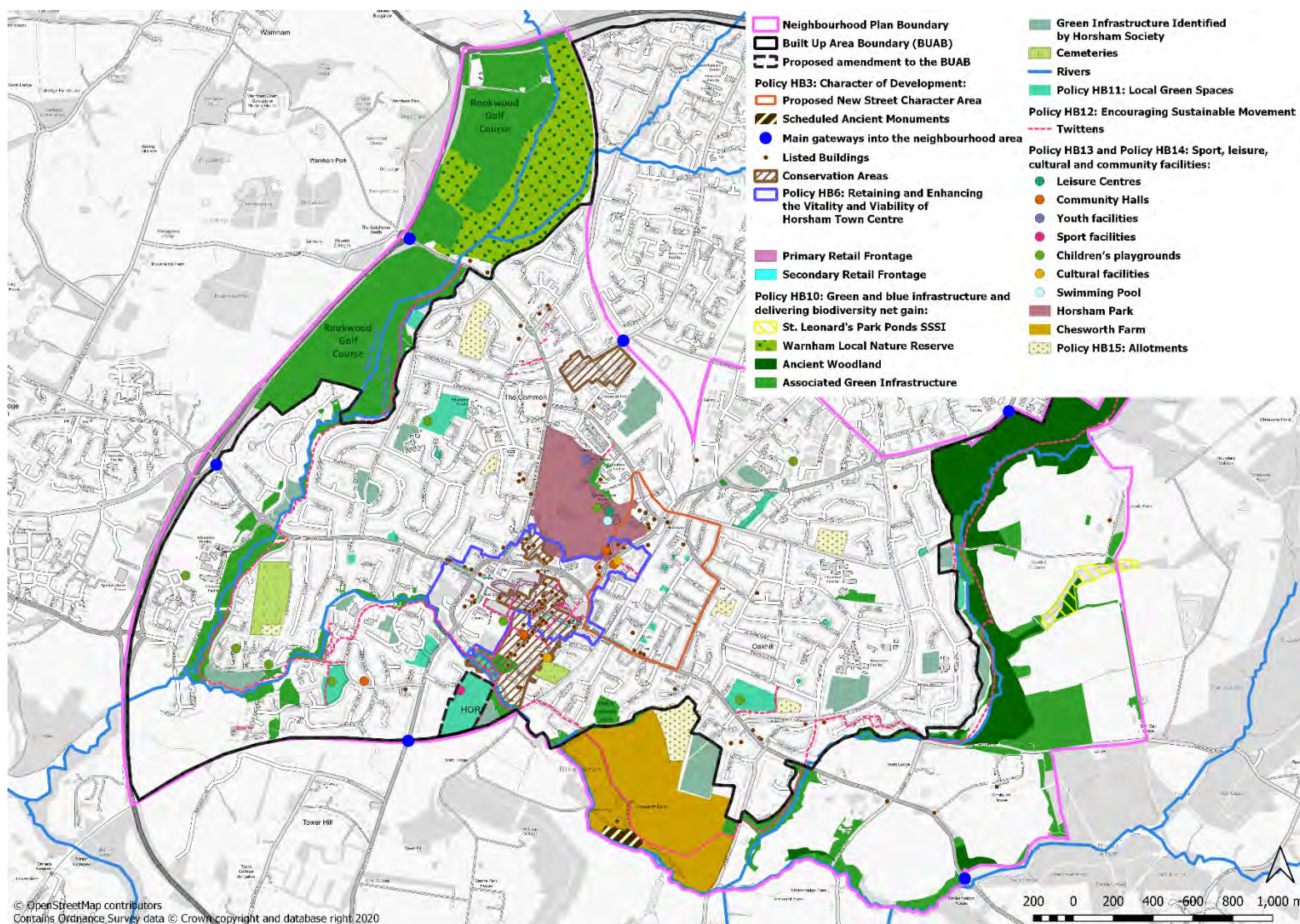
⁴⁵ Parkour refers to the activity or sport of moving rapidly through an area, typically in an urban environment, negotiating obstacles by running, jumping, and climbing.

Ref	Issue	Possible actions	Lead agencies and partners
27.	Cultural activities	<p>Develop a legacy from the Horsham Year of Culture to back cultural and artistic events in the town centre to serve local residents and to attract visitors from a wider area.</p> <p>Actively support other developments that increase the range and variety of arts, theatre and music activities and facilities in Horsham.</p> <p>Work with creative businesses in the town to provide a resource that celebrates computer gaming and digital technology as a visitor attraction and which promotes participation in new technology, such as a makerspace or FabLab.</p>	Neighbourhood Councils, Horsham District Council, Business Improvement District, creative industries, and other organisations

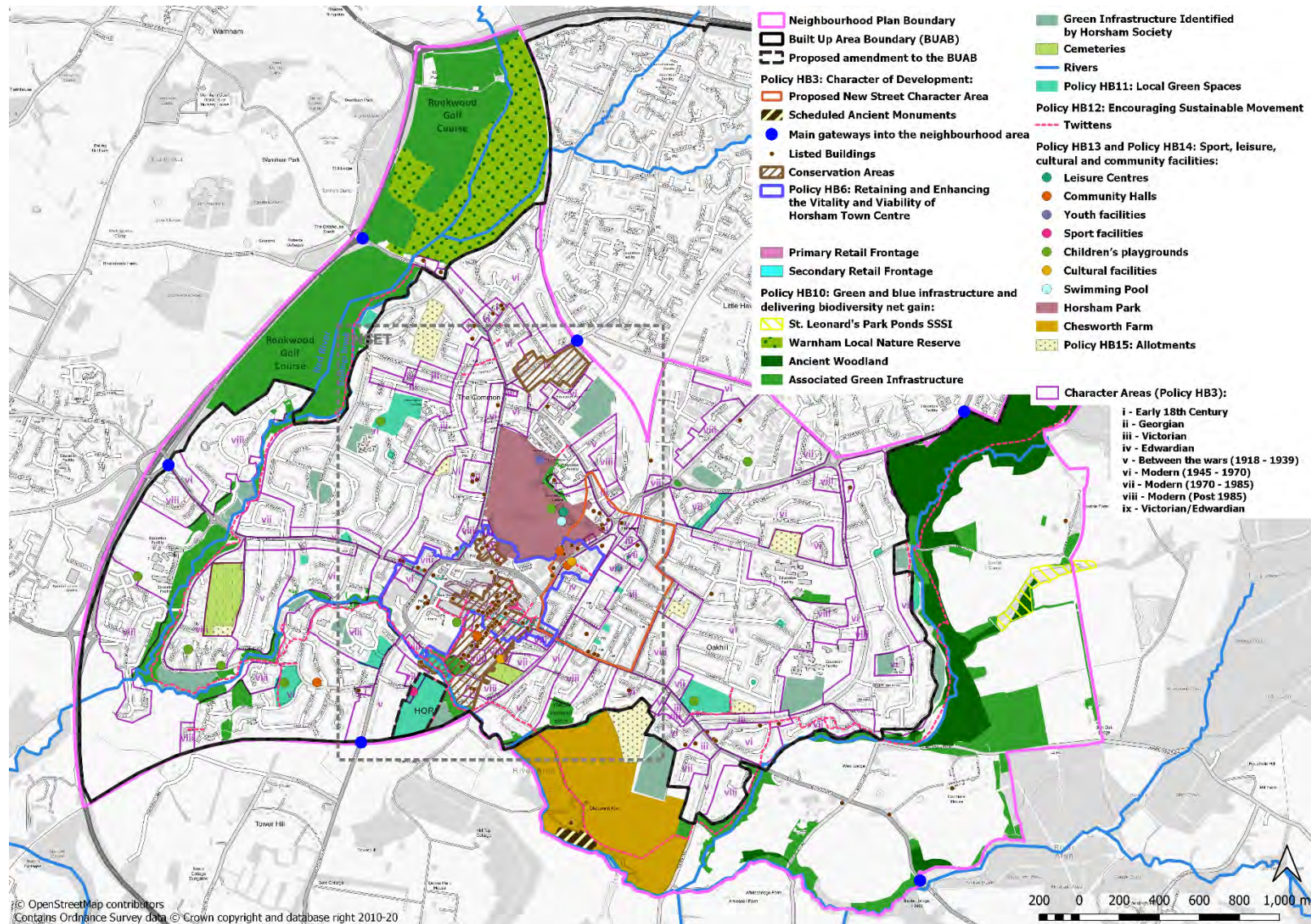
14 POLICIES MAPS

The following three Policies Maps are included:

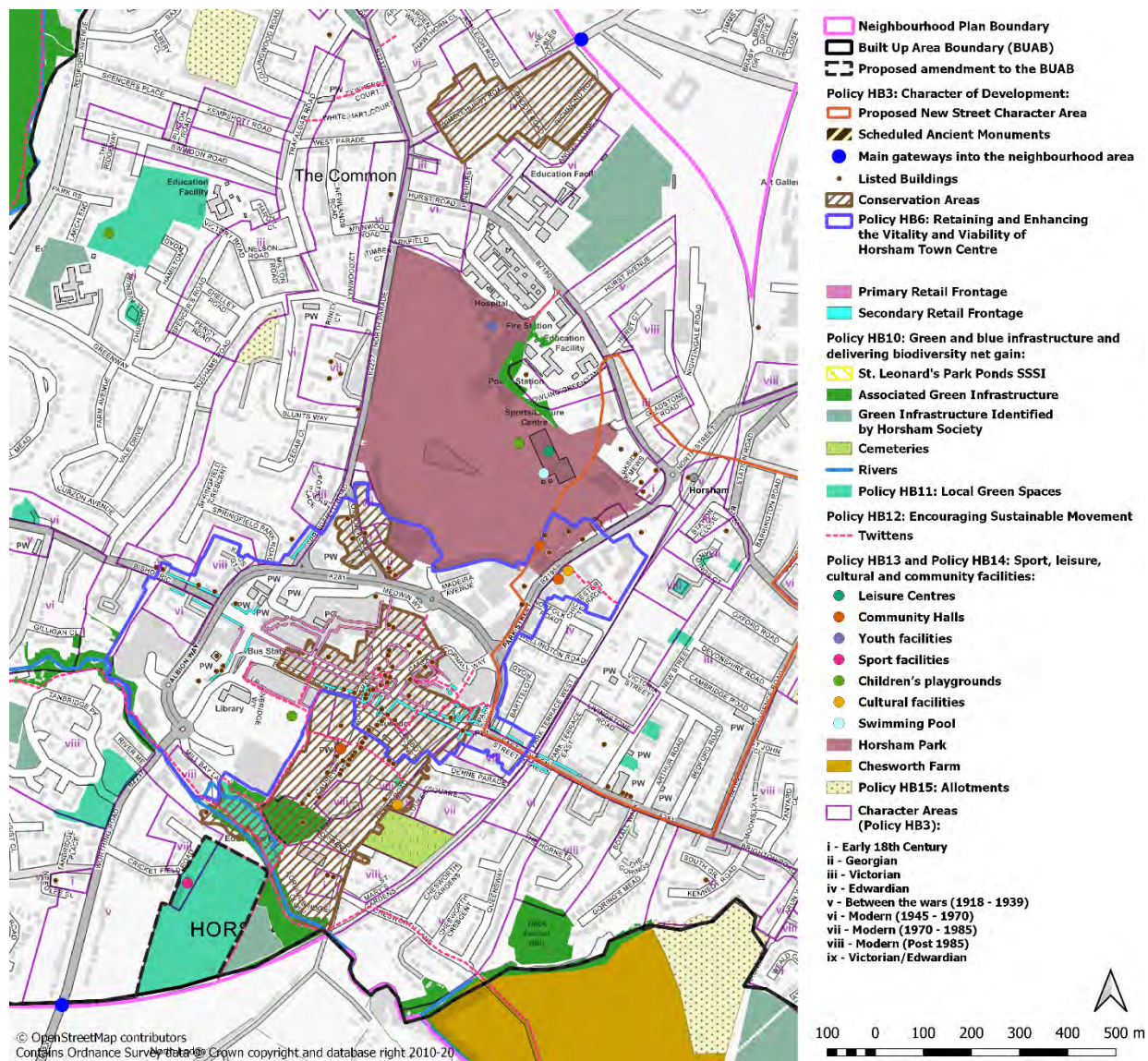
- Map showing the whole neighbourhood area (excluding Character Areas)
- Map showing the whole neighbourhood area (with Character Areas)
- Inset map



Policies Map showing the whole Blueprint neighbourhood area (excluding Character Areas)



Policies Map showing the whole Blueprint neighbourhood area (including Character Areas)



Inset Policies Map

15 GLOSSARY

- **Affordable housing:** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market
- **Ancient or veteran tree/tree of arboricultural value:** A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.
- **Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Built Up Area Boundary (BUAB):** These identify the areas 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 (NPPF and NPPG). 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.
- **Change of Use:** A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary to change a "use class".
- **Community Infrastructure Levy (CIL):** a fixed, non-negotiable contribution that must be made by new development. It is chargeable on each net additional square metre of development built and is set by HDC.
- **Conservation area:** an area of notable environmental or historical interest or importance which is protected by law against undesirable changes.
- **Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation
- **Disability:** There is no single definition for 'disability'. Under the Equality Act 2010, a person is defined as disabled if they have a physical or mental impairment that has a 'substantial' and 'long-term' negative effect on their ability to do normal daily activities.
- **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 for local communities.
- **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).
- **Horsham District Council:** the local authority for Horsham District, the Council is responsible for land-use planning, parks and open spaces, recreation facilities, housing, waste collection and car parking. HDC prepare the development plan for Horsham – currently the Horsham District Planning Framework (2015).
- **The Horsham Society:** As the Civic Society for Horsham, the purpose of the Horsham Society is to watch over the interests of the town, to guard its heritage, to promote good planning and design and to speak up when it believes decisions critical to Horsham are being considered. The society undertakes research, publishes leaflets and books and develops guidance on issues such as design, character and heritage.

- **Local housing need:** The number of homes identified as being needed through the application of the standard method set out in national planning guidance.
- **Local Plan** - Local Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for safeguarding the environment, adapting to climate change and securing good design for the area they cover. They are a critical tool in guiding decisions about individual development proposals, as Local Plans (together with any Neighbourhood Development Plans that have been made) are the starting-point for considering whether applications can be approved. It is important for all areas to put an up to date Local Plan in place to positively guide development decisions.
- **Major Development:** For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- **Meanwhile space:** The term 'meanwhile use' refers to the short-term use of temporarily empty buildings such as shops until they can be brought back into commercial use. It takes a potential problem and turns it into an opportunity and helps keep an area vibrant
- **National Planning Policy Framework (NPPF):** the national planning policy document which sets out the Government's planning policies for England and how these are expected to be applied.
- **Nature Recovery Network:** An expanding, increasingly connected, network of wildlife-rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.
- **Neighbourhood Councils:** The Blueprint Business Neighbourhood Plan designated area covers the three Neighbourhood Councils of Denne, Forest and Trafalgar. When local government was restructured by central government in 1974, a parish council was created for the northern part of Horsham by Horsham District Council but not for the southern half of Horsham. Rather than create a town or parish council for the "unparished" area, three Neighbourhood Councils were formed instead. These are non-political and operate within a well-defined constitution for the benefit of the residents of the three areas. They each have a Chairman and elected councillors, who remain in post for four years.
- **Non-strategic policies:** Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.
- **Older people:** People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.
- **Permitted development:** Permitted development rights are an automatic grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Most houses have permitted development rights, but flats and

maisonettes do not, so planning permission is required. A further example is the conversion of offices, for instance to flats, without the need for planning permission.

- **Pop-up shop:** A pop-up shop is a short-term, temporary retail space where brands—usually ones without a physical presence—can interact in person with current customers and communicate their message to potential new ones.
- **Previously developed land/ brownfield 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.
- **Retail Frontage:** A street frontage containing retail shops and services. Primary Retail Frontage is found in the town/village centre and includes a high proportion of retail uses. Secondary Retail Frontage contains a greater diversity of uses and may be found outside of the town centre.
- **Section 106 agreement:** A mechanism under Section 106 of the Town and Country Planning Act 1990 which makes a development proposal acceptable in planning terms that would not otherwise be acceptable.
- **Supplementary Planning Documents (SPD):** Supplementary Planning Documents may cover a range of issues, both topic and site specific, which may expand policy or provide further detail to policies contained in a Development Plan Document, where they can help applicants make successful applications or aid infrastructure delivery.
- **Twitten:** A historic passageway, characteristic of the neighbourhood area.
- **Use Classes Order:** The Town and Country Planning (Use Classes) Order 1987 (As amended in 1995, 2005 and 2013) puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.
- **West Sussex County Council:** The county-wide authority has responsibility for strategic matters including waste and minerals planning, maintaining the public rights of way network, education, libraries and roads.

16 LIST OF EVIDENCE DOCUMENTS

All links correct at 1 June 2020. Evidence documents are also available on the Horsham Blueprint Business Neighbourhood Plan website: www.horshamblueprint.org

- [A Survey of Horsham's Green Spaces, Horsham Society, 2013](#)
- [Brownfield Sites Register, Horsham District Council, 2018](#)
- [Cycling and Walking Investment Strategy, Department for Transport, 2017](#)
- [Good by Design, Horsham Society, 2018](#)
- [Green Infrastructure Strategy, Horsham District Council, 2014](#)
- [Green Space Strategy, 2013 to 2033](#)
- [Horsham Blueprint Forum online survey responses, 2016](#)
- [Horsham Blueprint Interim Report, 2016](#)
- [Horsham Blueprint Engagement: Consultation Responses, 2017](#)
- [Horsham Blueprint Resident and Business Survey responses, 2016](#)
- [Horsham Blueprint: Heritage and Culture Assessment, AECOM, 2017](#)
- [Horsham Blueprint Local Transport Review documents](#)
- [Horsham Blueprint Business Profile](#)
- [Horsham Blueprint Evidence Files \(range of evidence prepared by the Working Groups and collation of responses to surveys\)](#)
- [Horsham District Deal, 2018](#)
- [Horsham District Economic Profile, 2016](#)
- [Horsham District Economic Strategy 2017-2027](#)
- [Horsham District Planning Framework, 2015](#)
- [Horsham Heritage And Character Assessment, AECOM, 2017](#)
- [Horsham Town Centre Vision, 2017](#)
- [Horsham Town Design Statement Supplementary Planning Document, 2008](#)
- [Horsham Town Local List, HDC, 2011](#)
- [Horsham Town Plan Supplementary Planning Document, 2012](#)
- [Joined-up Cycling, Horsham District Cycling Forum, 2015](#)
- [Local Green Spaces Review, Horsham Blueprint, amended 2020](#)
- [Management Plan, Chesworth Farm, 2019](#)
- [Play Strategy, Horsham District Council, 2017-2027](#)

- [Revised Horsham Local List of Buildings and Conservation Areas - Draft Proposals for Inclusion](#)
- [Strategic Housing and Economic Land Availability Assessment \(SHELAA\), Economic Land Report, Horsham District Council, 2018](#)
- [Strategic Housing and Economic Land Availability Assessment \(SHELAA\), Housing Report, Horsham District Council, 2018](#)
- [The Horsham District Sport, Open Space and Recreation Assessment, 2014](#)
- [The Horsham Town Local List, 2011](#)
- [West Sussex Cycling Design Guide: A guide for developers, planners and engineers \(2019\)](#)