

Planning Advice Note: Cowfold Neighbourhood Plan and Water Neutrality



June 2023

Cowfold Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations.

In order, to support the hard work of local communities, Horsham District Council has prepared this Planning Advice Note. These Advice Notes highlight how the policies in the Neighbourhood Plans are considered to align with National Planning Policy.

This Planning Advice Note draws together current adopted Local Plan policies, and up-to-date national policy guidance including relevant ministerial statements and the outcome of the Neighbourhood Planning Examiner's report. It therefore forms a material consideration that will be taken into account by decision makers when determining planning applications. When the strategic solution to Water Neutrality is implemented, the Council will proceed to take the Cowfold Neighbourhood Plan to Referendum and upon a successful result the Council will 'make' the plan at full Council at the earliest opportunity.

Appendix A: Cowfold Neighbourhood Plan

NOTE: Whilst this document sets out the Council's view on compliance of the policy wording with the NPPF, this note provides advice and does not set planning policy. It should be noted that all development proposals must clearly demonstrate that they are water neutral in order to demonstrate that there is no adverse impact on the Arun Valley. This will be required to be assessed on a case-by-case basis as part of any individual planning application.

Policy	NPPF (2021)¹
Policy 1: Groundwater and Surface-water Flood Risk	Policy is consistent with the NPPF and carries significant weight.

¹ Please note the NPPF paragraphs listed to each policy are not definitive with further revisions to the NPPF expected in the Summer/Autumn 2023.

<ul style="list-style-type: none"> i. Development proposals that incorporate sustainable drainage techniques to manage surface water and mitigate groundwater flood risks will be supported. ii. Development proposals that reduce the risk of flooding, either on site or to adjacent areas, will be supported. iii. Development proposals should be located in areas at the lowest risk of flooding in accordance with national and development plan policies. 	<p>NPPF Para 159-169</p>
<p>Policy 2: Green Infrastructure</p> <ul style="list-style-type: none"> i. Development proposals, which seek to conserve or enhance existing Green Infrastructure network will be supported. ii. Proposals that will deliver a net gain in Green Infrastructure will be supported. iii. Proposals that seek to improve access for pedestrians and cyclists through Green Infrastructure linkages will be supported. iv. Development proposals that would result in the loss of existing Green Infrastructure will not be supported unless it can be demonstrated that they secure new opportunities that: <ul style="list-style-type: none"> a) deliver an overall net gain in Green Infrastructure; b) incorporate provisions to deliver an equivalent carbon-sink capability in the short term; and c) deliver a net gain in Biodiversity. 	<p>Subject to Water Neutrality being demonstrated, Policy 2 is consistent with the NPPF and carries significant weight.</p> <p>NPPF Para 179, 180, 182</p>
<p>Policy 3: Local Green Space</p> <ul style="list-style-type: none"> i. Development proposals within the designated local green spaces will only be supported in very special circumstances: <p>LGS01 Bakers Shaw</p> <p>LGS02 The Bowling Green</p>	<p>Policy 3 is consistent with the NPPF and carries significant weight.</p> <p>NPPF Para 101, 102, 103</p>

<p>LGS03 Village Green</p> <p>LGS04 Recreation Field</p> <p>LGS05 Alley Groves Green</p> <p>LGS06 Brook Hill Wood</p> <p>LGS07 Brook Hill Strip</p> <p>LGS08 Three Oaks Pond</p> <p>LGS09 Alley Groves Pond</p> <p>LGS10 Acorn Avenue Green</p> <p>LGS11 Kicking Field</p> <p>LGS12 Eastlands Wood (HDC TPO1520 – Mixed Woodland)</p> <p>LGS13 Eastlands Lane (HDC TPO1519)</p> <ul style="list-style-type: none"> a. complement the purpose of the designation; b. are ancillary to the use of the land for a public recreational purpose; c. have a positive impact on the biodiversity of the designated area; or d. are required to fulfil a statutory utility infrastructure purpose. 	
<p>Policy 4: Conservation Area</p> <ul style="list-style-type: none"> i. Development proposals within or affecting the setting of the Cowfold Conservation Area will be supported where they preserve or enhance the character or appearance of the Conservation Area and comply with the requirements in policy 34 (Cultural and Heritage Assets) of the HDPF. 	<p>Subject to Water Neutrality being demonstrated, Policy 4 is consistent with the NPPF and carries significant weight.</p> <p>NPPF Para 190, 194, 199-206</p>

Policy 5: Open Space

- i. Development proposals should provide a mix of high quality formal and informal open space to meet local needs.
- ii. Development proposals should be designed and arranged to respect, and where practicable connect to, existing open spaces in their immediate locality.
- iii. Development proposals including the replacement of open space will be supported where:
 - a. equivalent (in quantitative and qualitative terms) or enhanced open space is provided to serve local needs; and
 - b. the proposed replacement open space is made available before the loss of the existing.

Policy 5 is consistent with the NPPF and carries significant weight.

NPPF Para 93, 98-99

<p>Policy 6: Community Services and Facilities</p> <ul style="list-style-type: none"> i. Development proposals that result in the net loss of community services or facilities will not be supported unless it can be demonstrated that the premises are not viable for community use. ii. Development proposals including the alteration and/or replacement of community services or facilities will be supported where: <ul style="list-style-type: none"> a. they result in equivalent (in quantitative and qualitative terms) or enhanced services or facilities serving local needs; b. any replacement service or facility is made available before the closure of the existing one; c. any replacement service or facility is readily accessible by the community by non car modes of transport; d. where necessary there is safe and adequate vehicular access with sufficient parking to meet the needs of the users; e. there is no unacceptable adverse effect on any local amenity; and f. heritage assets and their setting are protected. iii. Development proposals that bring redundant buildings back into use for the benefit of the community will be supported subject to conformity with other development plan policies . 	<p>Subject to Water Neutrality being demonstrated, Policy 6 is consistent with the NPPF and carries significant weight.</p> <p>NPPF Para 92, 93</p>
<p>Policy 7: Youth Facilities</p> <ul style="list-style-type: none"> i. Proposals to enhance or provide new facilities for the benefit of young people, including but not limited to, children’s play areas, sporting facilities and youth club activities will be supported. 	<p>Subject to Water Neutrality being demonstrated, Policy 7 is consistent with the NPPF and carries significant weight.</p> <p>NPPF Para 92, 93</p>

<p>Policy 8: Potters Allotments</p> <p>i. Proposals for the development of the allotments at Potters (as identified on the Policies Map) will be supported where:</p> <ul style="list-style-type: none"> a. the development is required for community use; b. equivalent (in quantitative and qualitative terms) or enhanced allotments are provided to serve local needs; c. the replacement allotments are located in close proximity to the existing; and d. the replacement allotments are made available for use at least one planting season before the loss of the existing. 	<p>Subject to Water Neutrality being demonstrated Policy 8 is consistent with the NPPF and carries significant weight.</p> <p>NPPF Para 92, 93</p>
<p>Policy 9: Residential Development Principles</p> <p>i. Residential Development proposals will be supported where they are within the built-up area of Cowfold and:</p> <ul style="list-style-type: none"> a. are of a sympathetic scale, relating positively to the character, function and layout of the area; b. maintain appropriate distances between buildings to avoid unacceptable adverse impacts on existing facilities or amenity of adjacent residential properties; c. Incorporate the use of high quality building materials and finishes consistent with high thermal efficiency; d. are of a density that is appropriate to its location and has regard to current levels in the immediate area; e. are designed to account for the unavailability of mains gas; and f. Provide appropriate infrastructure to facilitate EV charging for car parking spaces without the need for further groundworks. 	<p>The Policy carries significant weight, but any development proposal will be required to demonstrate that it is water neutral in order to establish that there is no adverse impact on the Arun Valley.</p>
<p>Policy 10: Windfall Housing</p> <p>i. Development proposals, for residential development on unidentified sites within the defined built-up area boundary of Cowfold, will be supported subject to compliance with other development plan policies.</p>	<p>The Policy carries significant weight, but any development proposal will be required to demonstrate that it is water neutral in order to establish that there is no adverse impact on the Arun Valley.</p>

<p>Policy 11: Brook Hill, CNP01 – see Policies Map</p> <p>i. Development proposals for up to 35 residential units on land at Brook Hill, as shown on the Policies Map, will be supported where:</p> <ul style="list-style-type: none"> a. the housing density reflects the character and setting of the site and its surroundings; b. proposals provide safe and suitable access for vehicles, cyclists and pedestrians; c. proposals provide traffic calming, as necessary, at the junction of the access with the A281; d. proposals protect the landscape character of the ridgeline along the northern boundary of the site; e. proposals allow for the retention and enhancement of existing mature trees and hedgerows within the setting of the site and its surroundings. f. proposals provide a robust soft landscape buffer to protect the character of the area, particularly on the western and open northern boundary of the housing area; g. there is no unacceptable adverse impact on the Bakers Shaw LGS; h. the amenity of all existing residential properties bordering the site is protected; i. proposals provide public open space, as detailed on the Policies Map, that is to be transferred to the ownership of the Parish Council or other specially created trust; <u>and</u> j. proposals allow for a high quality, illuminated, all weather, non vehicular access to the existing PRow to the west of the site. 	<p>The Policy carries significant weight, but any development proposal will be required to demonstrate that it is water neutral in order to establish that there is no adverse impact on the Arun Valley.</p>
<p>Policy 12: Potters, CNP03 – see Policies Map</p> <p>i. Development proposals for up to 35 residential units on land at Potters, as shown on the Policies Map, will be supported where:</p> <ul style="list-style-type: none"> a. the housing density reflects the character and setting of the site; b. proposals provide safe and suitable access for vehicles, cyclists and pedestrians; 	<p>The Policy carries significant weight, but any development proposal will be required to demonstrate that it is water neutral in order to establish that there is no adverse impact on the Arun Valley.</p>

<ul style="list-style-type: none"> c. proposals provide for traffic calming at the junction of the access with the A272; d. proposals include a safe and accessible 'drop-off' point to serve the adjacent school and children's nursery including an associated high-quality, illuminated, all-weather non-vehicular access from the drop off point to the school and nursery; e. proposals allow for the retention and enhancement of existing mature trees and hedgerows within and around the edge of the site; f. proposals provide a robust soft landscape buffer to protect the character of the area, particularly on the western and southern boundary of the housing area; g. the amenity of all existing residential properties bordering the site is protected; h. proposals provide appropriate children's play space to meet the needs of the development; i. proposals provide public open space, as detailed on the Policies Map, to be available for use as such, in perpetuity, for example, by transfer of the ownership to the Parish Council or other specially created trust; together with mechanism/commitments for ongoing management and maintenance to ensure that the space remains of a high quality; j. the layout results in a high quality frontage with the A272; k. the design of the development, including the layout of buildings and open spaces is demonstrably informed by an appropriate archaeological investigation to preserve and, where not possible, record in-situ remains; and l. the design, layout and form of the development preserves or enhances the character of a Conservation Area and the contribution made by its setting. 	
<p>Policy 13: Housing Mix</p> <p>Development proposals, which include a mix of dwellings, types and sizes as indicated in the latest housing needs survey, will be supported.</p>	<p>Subject to water neutrality being demonstrated Policy is consistent with the NPPF and carries significant weight.</p> <p>NPPF Para 62</p>

<p>Policy 14: Employment</p> <ul style="list-style-type: none"> i. Proposals that enable the development or enhancement of small-scale businesses will be supported where schemes are: <ul style="list-style-type: none"> a. within the built-up area boundary; <u>or</u> b. contained within existing buildings; <u>or</u> c. on previously developed sites; d. in appropriate sustainable rural locations. ii. Proposals for business development will be supported where: a. development does not involve the loss of dwellings; b. they are in keeping with the character and vitality of the local area; c. they safeguard local residential amenity; and d. they would not have an unacceptable effect on the local road network in terms of highway safety or residual cumulative impacts. iii. Development proposals that would result in the loss of any land, currently in business or other employment use, in the Parish will not be supported unless it can be demonstrated that business use is no longer viable. 	<p>The Policy carries significant weight, but any development proposal will be required to demonstrate that it is water neutral in order to establish that there is no adverse impact on the Arun Valley.</p>
<p>Policy 15: Communications</p> <ul style="list-style-type: none"> i. Proposals that would provide access to super-fast broadband networks to serve the Parish will be supported. ii. Proposals that would provide a high level of mobile/cellular infrastructure to serve the Parish will be supported. iii. Proposals that would provide underground ducting to facilitate future communication networks will be supported. iv. Proposals for above ground network installations that would provide access to either a super-fast broadband network or a mobile/cellular network will be supported where their location is sympathetically chosen and designed to respect the character of the local area. 	<p>Policy 15 is consistent with the NPPF and carries significant weight.</p> <p>Para 114, 115</p>

Policy 16: Car Parking Provision

- i. Residential development proposals should provide off-street parking in accordance with the following minimum standards:
 - a. Residential 1 Bed dwellings; 2 spaces;
 - b. Residential 2 Bed dwellings; 3 spaces; and
 - c. Residential 3+ Bed dwellings; 4 or more spaces

- ii. Development proposals that demonstrate that off road parking provision is sufficient so as to minimise on-street parking will be supported.

Subject to Water Neutrality being demonstrated Policy 16 is consistent with the NPPF and carries significant weight.

Para 107