

Storrington, Sullington & Washington Neighbourhood Plan 2015-2035

Basic Conditions Statement



Published by Storrington, Sullington and Washington Parish Councils under the Neighbourhood Planning (General) Regulations 2012

July 2015

1. Introduction

1.1 This Statement has been prepared by Storrington, Sullington and Washington Parish Councils ("the Parish Councils") to accompany their submission to the local planning authority, Horsham District Council ("the District Council"), of the Storrington, Sullington & Washington Neighbourhood Plan ("the Neighbourhood Plan") under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations").

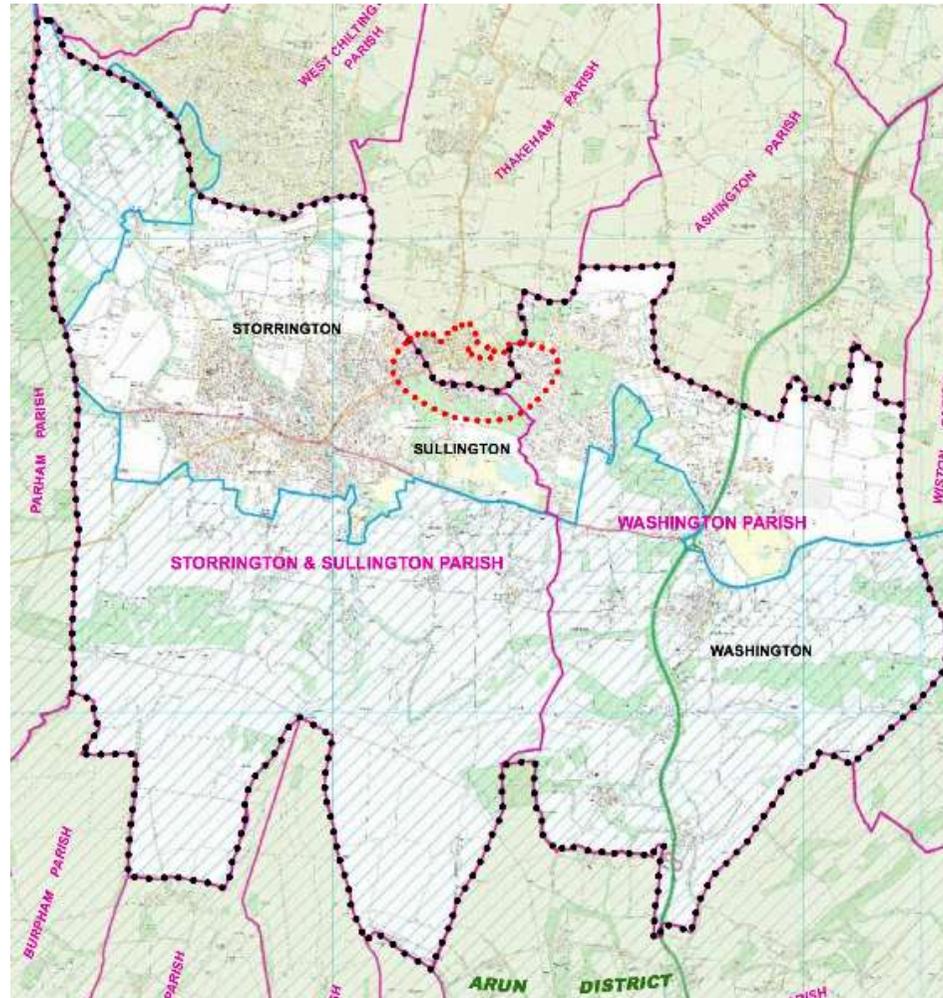
1.2 The Storrington, Sullington & Washington Neighbourhood Plan (SWWNP) has been prepared by the Parish Councils, the qualifying bodies, for the Neighbourhood Area covering the whole of the Parishes of Storrington, Sullington and Washington, as designated by the District Council on 19 December 2013. As part of the Area falls within the South Downs National Park (SDNP), that part of the Area was also designated by the Park Authority for this purpose on 10 December 2013. The Park Authority has agreed that the District Council will be responsible for arranging the examination and referendum of the neighbourhood plan.

1.3 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area. The plan period of the Neighbourhood Plan is from 1 April 2015 to 31 March 2035 and it does not contain policies relating to 'excluded development', as defined by and in accordance with, the Regulations.

1.4 The Statement addresses each of the four 'basic conditions' required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

1.5 The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
- the making of the neighbourhood development plan contributes to the achievement of sustainable development,
- the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.



PLAN A: The Designated Storrington, Sullington and Washington Neighbourhood Area

2. Background

2.1 The Parish Councils commenced preparation of the Neighbourhood Plan in 2013. The key drivers of that decision were the encouragement of the District Council to parishes in its district to prepare Neighbourhood Plans and the keenness of the Parish Councils to anticipate and manage the proposals in the emerging Local Plan, most notably the desire for neighbourhood plans to identify sites for a total of 1,500 new homes in the district in the plan period. The Parish Councils also wish to have greater influence over local development and infrastructure issues and to promote the sustainable development of the parishes.

2.2 A Steering Group was formed comprising parish councillors and members of the local community and it was delegated authority by the Parish Councils to make day-to-day decisions on the Neighbourhood Plan. However, as qualifying body, the Parish Councils each approved the publication of:

- the State of the Parish report of June 2014
- the Pre-Submission Neighbourhood Plan of February 2015
- the Revised Pre Submission Neighbourhood Plan of May 2015
- the Submission Neighbourhood Plan of July 2015

2.3 The Parish Councils have worked closely with officers of the District Council and the Park Authority during the preparation of the Neighbourhood Plan. The positioning of the Neighbourhood Plan in respect of the emerging development plan, which proposes to establish a clear policy framework for neighbourhood plans, has been challenging. The Neighbourhood Plan is likely to be examined and made prior to the adoption of the new Horsham District Planning Framework (HDPF) but its strategic policies are of considerable importance to the Parishes. The Neighbourhood Plan therefore addresses this sensibly by reflecting the reasoning and evidence of the HDPF to help shape its housing policies as well as the 2007 Core Strategy.

2.4 In which case, a number of policies of the 2007 Core Strategy continue to provide a valid policy framework for the Neighbourhood Plan. The proposed requirement for the HDPF is 1,500 new homes to be delivered over the plan period (2011-2031) throughout the Neighbourhood Plans in the district. This is a guideline for the Neighbourhood Plan and it has reflected on the reasoning and evidence supporting that policy in supporting housing development. This follows the Planning Practice Guidance (PPG) of March 2014, which establishes the principles for how neighbourhood plans may come forward before up-to-date Local Plans (see IP41-008 especially). The HDPF does not identify a number for each of the parishes but indicates an expected share of

the housing number through its settlement hierarchy. Storrington/Sullington is amongst the larger settlements in the parish and is identified by the District Council to contribute towards the housing number as it is a 'Larger Village'. Washington lies within the SDNP and therefore has no current designation, but it did have the equivalent status of a 'Smaller Village' in the Core Strategy.

2.5 The Neighbourhood Plan contains a small number of land use policies (in Section 4) that are defined on the Policies Map as being geographically specific and non-statutory proposals (in Section 5) that are included for the completeness of the Neighbourhood Plan. For the most part, the plan has deliberately avoided containing policies that may duplicate the many out of date and emerging development policies that are, and will be, material considerations in determining future planning applications.

2.6 In making a clear distinction between land use planning policies and non-statutory proposals relevant to land use planning, the Neighbourhood Plan allows for the examination to focus on the requirement of the policies to meet the Basic Conditions but also allows the local community to see the Neighbourhood Plan in the round. In any event, the non-statutory proposals will each have a land use effect at some later point but cannot do so as part of the Neighbourhood Plan as they fall outside its scope.

3. Conformity with National Planning Policy

3.1 The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) and is mindful of the Planning Practice Guidance (PPG) in respect of formulating neighbourhood plans.

3.2 In overall terms, there are four NPPF paragraphs that provide general guidance on neighbourhood planning, to which the Neighbourhood Plan has directly responded:

Para 16

3.3 The Parish Councils believe the Neighbourhood Plan is planning positively to support the development needs of the district by supporting new housing and economic development on sites primarily within and on the edge of Storrington/Sullington (and two in Washington) in order to sustain the character of the settlements and meet local housing and employment needs. It also seeks to protect the National Park and to enhance open spaces and valued community facilities that benefit both parishes.

Para 183

3.4 The Neighbourhood Plan establishes a clear vision for the parishes that reflects the view of the majority of the local community. It has sought to translate the vision into a series of meaningful planning policies to plan for housing growth and to determine future planning applications as part of the development plan.

Para 184

3.5 The Parish Council believes the Neighbourhood Plan, as is highlighted below, is in general conformity with all the relevant policies of the development plan but also anticipates the new Local Plan ('HDPPF'). It is considered to strike a positive balance between the physical and policy constraints of the Parishes and the expectation of the strategic planning policy framework to meet local housing and employment needs.

Para 185

3.6 The Neighbourhood Plan avoids duplicating development plan policies by focusing on policies that translate the general requirements of the development plan into a context to fit the parishes. Once made, the Neighbourhood Plan should be easily considered alongside the development plan and any other material considerations in determining planning applications.

3.7 Set out in Table A below, is a brief summary of how each policy conforms to the NPPF. The particular paragraphs referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant paragraphs.

Table A: Neighbourhood Plan & NPPF Conformity Summary

No.	Policy Title	NPPF Ref.	Commentary
1	A Spatial Plan for the Parishes	15, 50, 55 110, 111, 115	<p>This policy establishes the key spatial strategy for directing future development proposals in the parishes. It reflects the presumption in favour of sustainable development and will guide how development will be delivered over the plan period in line with Para 15 of the NPPF.</p> <p>This policy sets the strategic direction for all the Plan's other policies by steering new development primarily into Storrington/Sullington, the 'Larger Village' and less so to Washington and by continuing to exert strong control over development proposals elsewhere in the countryside of the parishes.</p> <p>Through redrawing the built-up area boundary for Storrington and Sullington, and define a settlement boundary for Washington to provide for a more restricted, small scale development, the policy balances housing growth with the provisions of Para 110 of the NPPF in respect of preparing a plan to meet the development needs and at the same time minimising detrimental effects to the natural environment, especially on the South Downs National Park (in line with Para 115). It also favours the reuse of previously developed land in line with Para 111.</p> <p>The policy contributes to delivering a wide choice of high quality homes as set in Para 50 of the NPPF and proposes to allocate those though sites immediately adjoining the existing built up area/settlement boundaries, on brownfield sites, not in the broad location of a defined green gap, site do not have a planning history of significant local community objection and is accessible to the local road network. This will enhance and maintain the vitality of the rural community and further avoid the delivery of isolated homes in the countryside. In these respects the policy is in line with Para 55.</p>

2	Site Allocations for Development	22, 28, 50, 58, 173	<p>This policy is consistent with Para 50 of the NPPF in contributing to the supply of a mix of new homes to meet local needs by allocating land for housing development within the redefined built-up area boundary of Storrington/Sullington and within the defined settlement boundary of Washington, in accordance with the spatial strategy of Policy 1. There is perceived to be a need for smaller, more 'affordable' open market homes in the main village, to meet the needs of younger and downsizer households in the area, as much of the recent housing schemes have delivered primarily larger family and executive homes.</p> <p>The policy sets out the key development principles for the site in line with Para 58. The respective landowners of each site have indicated either formally through their representations on the Pre Submission Plan and/or informally through discussions with the Plan Steering Group that their land is available and that they have no objections to these principles indicating that the scheme will be deliverable in principle in line with Para 173 of the NPPF.</p> <p>However, two interests, in respect of sites 2i and 2iv, have raised objections to the balance that has been struck, which they regard as unduly constraining. In both cases, the Steering Group believes that it has reached the correct planning judgement of the technical, policy and political issues on each site in order to deliver a successful, sustainable and viable outcome. In both cases, the Plan is making the case for losing employment land for another purpose, i.e. housing. In return for making that case, and in doing so, lowering the planning risk of the land interests to secure a planning consent for such schemes, it is reasonable for the Plan to seek to achieve a corresponding community benefit as part of the proper planning of the local area. Sites 2i and 2v are currently in employment use, but this use is considered out-dated and inefficient and is now less than desirable to retain them in long term employment use. The allocations support housing development to reflect the advice of Para 22 of the NPPF. With policy 4 of the Plan promoting economic development at other suitable and competitive business locations in the parishes, and of a total quantum that more than compensates for the land area to be lost as a result of this policy, this policy accords with Para 28 of the NPPF in not undermining valuable rural employment opportunities. On the site where there is currently an allotment the policy requires the relocation of this community use prior to the commencement of the scheme.</p>
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3	Managing Housing Supply	15, 16, 50, 54 184	<p>The policy seeks to manage the supply of the allocated housing sites of the Plan over the plan period, recognising that many of the sites are available and therefore deliverable in the first five years of that period. The intention of the policy is to allay community concerns of too much housing development coming forward in the early years of the plan period, with the consequences this will have for the capacity of existing social and transport infrastructure in the area. It therefore divides the total number of dwellings into approximately three thirds to coincide with three five year periods.</p> <p>This does not contradict the NPPF in artificially trying to constrain housing supply and builds on a long tradition in development plans of phasing development over the full plan period to ensure that the capacity of local services etc is able to grow accordingly. The policy does not specify phasing for each site but rather requires planning consents to be granted evenly between the three, five-year periods of the Plan. Nor does the policy seek to control the supply of housing through windfall or other consents that relate to the provision of new homes in the parishes.</p> <p>In which case, the policy successfully balances the presumption in favour of development of Para 15 of the NPPF and the promotion of housing development of Para 50, with the provisions of Paras 16, 54 and 184 in respect of enabling the local community to plan for new homes in rural areas through neighbourhood plans. To claim that any such policy is counter to the NPPF would question the purpose and value of a plan period of any more than five years.</p>
4	Employment Uses	23, 28, 115	<p>This policy supports suitable economic development in the parishes and complements Para 23 and 28 of the NPPF. In doing so, the policy focuses this support within the defined built up areas of Storrington and Sullington and to previously developed within the A24 corridor to avoid inappropriate development in the open countryside and the National Park, in line with para 115. There are potentially suitable sites in this area that are likely to meet these needs. However, they have not been identified or allocated in the Plan as more work would need to be done than is possible at this stage to ascertain their suitability and viability, work which is best left to planning applications . In which case, the policy sends a signal to land interests of the principles here with the expectation that this will encourage such applications to come forward in due course.</p>

5	Storrington Village Centre Retail Uses	23, 28	This policy restates the importance of protecting the commercial uses of the defined Storrington village centre to sustain its vitality and viability, in line with Para 28 of the NPPF. It will continue to be the focus for retail and commercial uses in Storrington and Sullington.
6	Development in Storrington Village Centre	23, 50	This policy is in line with Para 23 and 50 of the NPPF as it sustains and enhances the economy through allowing for housing schemes in or adjoining the centre to enable the retention of retail and commercial uses, for example as provided for by Policy 2vii of the SSWNP.
7	Washington Village Centre Retail Uses	28	This policy encourages the provision of a new convenience shop in Washington village, which current lacks such a facility to serve the local community. This may be brought about either by the change of use and conversion of an existing building or by a new development scheme and is consistent with Para 28 of the NPPF.
8	Tourism Development at Chantry Quarry	28	This policy makes specific provision for the development of a new tourist attraction at the former Chantry Mill Quarry. As such it is consistent with Para 28 of the NPPF in promoting rural economic development through the visitor economy. Note: the policy does not seek to determine any minerals planning matters, as this is defined as 'excluded development' and therefore beyond the remit of the Plan.
9	Tourism Development at Sandgate Country Park	28, 70	This policy makes specific provision for the development of a new tourist attraction and local community asset on other former mineral workings in the area. As such it also is consistent with Para 28 of the NPPF in promoting rural economic development through the visitor economy and with para 70 in creating a new recreational area for the community. Note: the policy does not seek to determine any minerals planning matters, as this is defined as 'excluded development' and therefore beyond the remit of the Plan.
10	Tourist Accommodation	28	This policy encourages the development of new accommodation to support the growth of the local tourism economy. As such it also is consistent with Para 28 of the NPPF in promoting rural economic development through the visitor economy.

11	Broadband & Mobile Communications	43	This policy accords with Para 43 of the NPPF in supporting the expansion of broadband and mobile communications networks across the parishes to improve the services for local residents and businesses.
12	Education Uses	72	This policy supports development proposals to build new and to extend local schools in the area. As such, it accords with Para 72 of the NPPF, which encourages proposals to maintain and increase the capacity of local school places.
13	Community & Medical Facilities	70	This policy supports development proposals to co-locate community facilities on land in the Storrington village centre, in line with Para 70 of the NPPF.
14	Recreation Facilities	70	This policy supports proposals to create a new skate park, in line with Para 70 of the NPPF.
15	Allotments	70	This policy accords with Para 70 of the NPPF by supporting the establishment of new allotments as valued community facilities.
16	Design	58, 115	This policy accords with Para 58 of the NPPF in requiring the design of all development proposals to reflect the local character and countryside of the Parish. It further accords with Para 115 in requiring development to conserve the landscape and scenic beauty of the SDNP.
17	Green Infrastructure & Biodiversity	114, 117	This policy accords with paras 114 and 177 of the NPPF in supporting development that contributes to the protection and enhancement of the key features of the Parish landscape, such as the, hedges, ponds, trees, wildlife corridors and other natural heritage sites and to minimise the impact on biodiversity.
18	Local Green Spaces	76, 77	This policy proposes a number of important green spaces in the parishes to be protected from development by the designation as Local Green Spaces in accordance with paras 76 and 77 of the NPPF.
19	Air Quality	124	This policy seeks to minimise the impact of new development in the parishes on the designated Storrington Air Quality Management Area (AQMA) in the village centre, in line with Para 124 of the NPPF.

20	Traffic & Transport	162	This policy serves a number of purposes in respect of ensuring future development proposals in the parishes are suitable in traffic and parking terms and are encouraged to contribute to the provision of new facilities, in line with Para 162 of the NPPF.
21	Car Parking	39	This policy seeks to improve the provision of car parking spaces on development schemes in the light of problems arising from schemes of the last decade that did not make such provision. It is in line with para 39 in reflecting the rural nature of the parish and higher than average car ownership levels.

4. Contribution to Achieving Sustainable Development

4.1 A Sustainable Appraisal (SA) incorporating a Strategic Environmental Assessment (SEA) has been undertaken and can clearly demonstrate that it has taken account of the need to contribute to the achievement of sustainable development in terms of how its policies will deliver a blend of economic, social and environmental benefits for the parishes. The conclusions of its Environmental Report are repeated here; the full report has also been submitted for examination.

4.2 The Report concludes:

"In all respects, the relationship between the Neighbourhood Plan objectives and the sustainability framework is generally neutral though there is the possibility of some positive impacts." (para 7.6)

"In summary, therefore, the assessment shows that in general terms the proposed Neighbourhood Plan policies, both individually and cumulatively, will have primarily neutral effects though some policies will have positive effects. There are no negative effects of the proposed policies." (para 7.34)

4.3 This outcome may be inevitable for Neighbourhood Plans prepared in similar planning policy circumstances. If local communities are to back development in this type of location, to the extent they will turn out to vote at a referendum, then there may have to be clear and realisable social benefits they can accrue. But this will rarely be at an environmental or economic cost as local communities will resist such impacts and they will not be in conformity with either the NPPF or development plan.

5. General Conformity with the Development Plan

5.1 The Neighbourhood Plan has been prepared to ensure its general conformity with the development plan for Horsham District Council. As described above, the current development plan of relevance to the Neighbourhood Plan comprises the saved policies of the adopted 2007 Horsham District Core Strategy and this will remain so at the time of the examination of the Neighbourhood Plan.

5.2 However, its replacement by the Horsham District Planning Framework (HDPF) is imminent. Furthermore, in his Interim Examination report of December 2014, the Inspector of the HDPF endorsed all but its housing supply policies as sound in principle, including its spatial strategy, settlement hierarchy and its proposals for neighbourhood plans in the District to contribute 1,500 new homes in the plan period. The District Council has informed all those preparing neighbourhood plans that the HDPF carries significant weight in planning decisions and its policy framework should therefore be referenced as plans come forward for examination. The analysis in Table B below summarises the conformity of the Neighbourhood Plan policies with both the 2007 Horsham Core Strategy and the HDPF policies.

Table B: Neighbourhood Plan & Development Plan Conformity Summary

No.	Policy Title & Refs	Commentary
1	<p>Spatial Plan for the Parishes</p> <p>2007 Core Strategy: CP1, CP5, CP8</p> <p>2014 HDPF: 3, 4, 15, 25, 26, 27</p>	<p>The effect of the policy is to direct housing and other development proposals to within the built up area boundaries of Storrington/Sullington and Washington, unless they are appropriate to a countryside location. The position in the settlement hierarchy of Storrington & Sullington as a 'Category 1 Settlement' and its defined Built Up Area Boundary, are established by Policy CP5 and by the Proposals Map of the 2007 Horsham Core Strategy. The evidence base of the South Downs National Park Local Plan identifies Washington as a 'Tier 4' settlement in its settlement hierarchy. The 2007 Horsham Core Strategy defined it as 'Category 2' settlement, which is the equivalent of the Tier 4 classification. The policy is consistent with Policy CP1 and Policy CP5 of the Horsham Core Strategy (and with Policy 3 of the HDPF) in respect of supporting sustainable development proposals of an appropriate scale that retain the existing settlement pattern and of managing development around the edges of settlements.</p> <p>Policy CP8 of the Core Strategy (and Policy 4 of the HDPF) allows for the expansion of settlements outside the defined built up area boundaries, so long as the proposals meet local needs and assist in the gradual evolution of those communities. The Neighbourhood Plan has responded positively to that policy in planning for the growth of Storrington/Sullington in the most appropriate locations on its edge.</p> <p>The policy is in line with the Policy 15 of the HDPF which requires neighbourhood plans across the district to provide at least 1,500 new homes in the plan period 2011 – 2031 and the SSWNP is making provision for approximately 300 new homes to contribute to this number. The policy also adheres to Policy 15 in respect of proposing the appropriate mix of different housing types and sizes for each allocated site depending on the established character and density of the neighbourhood and the viability of the scheme.</p> <p>The policy proposes development outside the built-up area boundaries where the development enable the sustainable development of rural areas and where it enhances the key features and characteristics of the landscape character and it therefore in conformity with Policies 25 and 26 of</p>

		the HDPF. Further, it defines land that is considered to be part of a gap between Storrington/Sullington and Washington for the future application of Policy 27 of the HDPF.
2	<p>Site Allocations for Development</p> <p>2007 Core Strategy: CP1, CP3, CP5, CP11, CP15</p> <p>2014 HDPF: 9, 16, 25, 32 and 33</p>	<p>The policy allocates a series of housing sites for development that are consistent with the spatial plan of Policy 1 of the Neighbourhood Plan. Each allocation requires housing development schemes to be of high quality and to contribute to the sense of place through providing an attractive, accessible, safe and adaptable environment in line with Policy CP3 of the 2007 Core Strategy (and policies 32 and 33 of the HDPF). Further, Policy 16 of the HDPF requires an appropriate mix of different housing types and sizes for each allocated site depending on the established character and density of the neighbourhood and the viability of the scheme.</p> <p>The policy sets out key development principles for the various sites which mitigate any negative effects on landscape character, biodiversity to protect the area from inappropriate development which is in line with Policy CP1 of the Core Strategy and policies 25 and 32 of the HDPF in respect of proposing that the development principles will ensure the appropriate type, tenure, access, design, landscape and layout proposals will be suited to the site.</p> <p>Two allocated sites (2i and 2v) are currently in an employment use and in the case of site 2i on land designated by the HDPF as a Key Employment Area. Policy CP11 of the Core Strategy (and Policy 9 of the HDPF) seeks to protect this land for employment use as a matter of principle. However, the sites are no longer suitable for economic development, given their residential area location and the dated nature of their business premises. There is little prospect of a more efficient business use as it is likely to be unviable and Policy 4 of the Neighbourhood Plan also identifies the only other land (along the A24 Corridor) that is suitable for economic development and not in existing employment use. In which case, this policy accords with the Core Strategy and HDPF in making the exceptional case for the loss of some employment land (but which is more than compensated for in job creation potential with the provisions of policies 4 and 5 of the Plan).</p>
3	<p>Managing Housing Supply</p> <p>2007 Core Strategy: CP9</p>	<p>This policy is a refined version of Policy CP9 of the Core Strategy, which seeks to manage housing supply of the plan period, but which is not taken forward in the HDPF. However, the policy still accords with Policy 15 of the HDPF in that it will contribute local housing supply to meet the District's needs over the full plan period. The proposed District housing supply trajectory does not depend on any supply from deliverable housing sites in neighbourhood plans for the first five years of that period.</p>

	2014 HDPF: 15	Therefore the policy divides the total number of dwellings into approximately three thirds to coincide with three five year periods, in line with the expressed views of the local community, which is concerned that without such a policy, too much early development will overburden local services and other infrastructure that will not have the time to put in place capacity improvement measures.
4	Employment Uses 2007 Core Strategy: CP10, CP11 2014 HDPF: 9, 10 30	This policy supports suitable economic development in the parishes and complements policies CP10 and CP11 of the Horsham Core Strategy (and Policies 9 and 10 of the HDPF). In doing so, the policy focuses this support within the defined built up areas and to previously developed land within the A24 corridor to avoid inappropriate development in the open countryside and within the protected landscape of the National Park, in line with Policy 30 of the HDPF.
5	Storrington Village Centre Retail Area 2007 Core Strategy: CP17 2014 HDPF: 12, 13	This policy restates the importance of the village centre, which is defined on the 2007 Horsham District Proposals Map and by Policy CP17 as having a retail frontage (and as a Secondary Centre by Policy 12 of the HDPF). The policy requires that the centre will continue to be the focus for retail and commercial uses in Storrington and Sullington. The policy further conforms to policy 13 of the HDPF as it encourages main town centre uses within the defined town and village centre.
6	Development in Storrington Village Centre 2007 Core Strategy: CP14 2014 HDPF: 12, 42	This policy complements Policy 5 (and Policy 12 of the HDPF) by allowing for housing schemes in or adjoining the centre to enable the retention of retail and commercial uses, for example as provided for by Policy 2vii of the SSWNP. In regards to the community uses the policy is in conformity with CP14 of the 2007 Core Strategy and policy 42 of the HDPF.
7	Washington Village Centre Retail Uses 2007 Core Strategy:	This policy encourages the provision of a new convenience shop in Washington village, which current lacks such a facility to serve the local community. This may be brought about either by the change of use and conversion of an existing building or by a new development scheme and is consistent with Policy CP15 and Policy CP17 of the Horsham Core Strategy. The policy further

	CP15, CP17 2014 HDPF: 11, 12	conforms to policy 12 of the HDPF as it encourages retail uses within the defined village boundary.
8	Tourism Development at Chantry Quarry 2007 Core Strategy: CP18, 2014 HDPF: 11, 30	The policy encourages the former Chantry Mill Quarry to be reused as a new tourist attraction for the area and therefore complements and refines Policy CP18 of the Horsham Core Strategy (and Policy 11 of the HDPF). The policy further recognises the designations of the adjoining National Park and SSSI and highlights that development need to have regard to this site as per Policy 30 of the HDPF.
9	Tourism Development at Sandgate Country Park 2007 Core Strategy: CP14, CP18, 2014 HDPF: 11, 30, 42	In respect of encouraging the formation of a country park with the final restoration of the former minerals workings. This may provide both a new tourist attraction for the area and a new facility for the benefit of the local community. The policy therefore complements and refines Policies CP14 and CP18 of the Horsham Core Strategy (and Policies 11, 30 and 42 of the HDPF) In doing so, however, it recognises the biodiversity interest of the land and highlights that development need to have regard to this site as per Policy 30 of the HDPF.
10	Tourist Accommodation 2007 Core Strategy: CP18, 2014 HDPF: 11, 30	In respect of promoting tourist accommodation, the policy complements Policy CP18 of the Horsham Core Strategy (and Policy 11 of the HDPF) by giving specific encouragement for the provision of new hotel, hostel and bed and breakfast accommodation, either by way of change of use or by new development within the built up areas. In doing so, however, it requires proposals to ensure that they are suited to their location.

11	Broadband & Mobile Communications 2007 Core Strategy: CP3 2014 HDPF: 33	This policy supports the improvement of access to super-fast (fibre and copper based) broadband and mobile communications infrastructure and services across the parishes. In doing so, the policy is supportive of above-ground installations requiring planning consent, provided they are sited and designed to accord with a rural location. This is in accordance with Policy CP3 of the 2007 Core Strategy (and policy 33 of the HDPF) in terms of the design of the infrastructure.
12	Education Uses 2007 Core Strategy: CP13, CP14 2014 HDPF: 39, 43	This policy supports development proposals to maintain key educational facilities in the area, in line with Policy CP14 of the Horsham Core Strategy (and by Policy 43 of the HDPF). The schools are vital supporting infrastructure and future development schemes that will increase the demand for these services must be phased in such a way to allow for improvements and additional facilities to be implemented, in line with Policy CP13 of the Core Strategy (and Policy 39 of the HDPF).
13	Community & Medical Facilities 2007 Core Strategy: CP14 2014 HDPF: 43	This policy refines Policy CP14 of the Horsham Core Strategy (and Policy 43 of the HDPF) in providing specific support to development proposals in Storrington Village that are intended to secure the long term benefit of a range of community and health facilities that are important to the local community.
14	Recreation Facilities 2007 Core Strategy: CP14 2014 HDPF: 43	This policy refines Policy CP14 of the Horsham Core Strategy (and Policy 43 of the HDPF) in providing specific support to the installation of a new skatepark in the village for the benefit of young people.
15	Allotments 2007 Core Strategy:	This policy supports the provision of new allotments in suitable locations and therefore accords with Policy CP14 of the Core Strategy (and Policy 32 of the HDPF), which encourages the provision of new community facilities such as allotments.

	CP14 2014 HDPF: 43	
16	Design 2007 Core Strategy: CP3 2014 HDPF: 30, 32, 33	This policy requires all development proposals to deliver high quality schemes that reflect the distinct character of the parishes. It also acknowledges that parts of both parishes lies within the South Downs National Park and therefore the design of any proposals for housing development that accord with the countryside policies of the development plan must be appropriate to a National Park setting, as per policy CP3 of the 2007 Core Strategy (and Policy 30 of the HDPF). It further conforms to the CP3 (and policies 32 and 33 of the HDPF) through requiring development to accord with series of distinctive development principles.
17	Green Infrastructure & Biodiversity 2007 Core Strategy: CP1 2014 HDPF: 31	This policy conforms to policy CP1 of the 2007 Core Strategy (and Policy 31 of the HDPF) as it requires that developments should not significantly affect habitats for flora and fauna and wildlife corridors. If they do appropriate mitigation measures should be undertaken in agreement with the relevant authorities.
18	Local Green Spaces 2007 Core Strategy: CP1, CP14 2014 HDPF: 31, 43	This policy proposes a number of important green spaces in the parishes to be protected from development by the designation as Local Green Spaces in accordance with policy CP1 of the 2007 Core Strategy and Policy 31 of the HDPF in enhancing the network of green infrastructure. The green spaces are an integral part of the parishes and are therefore regarded as special to the local community and therefore conforms to policy CP14 of the 2007 Core Strategy and Policy 43 in the HDPF. This policy is also broadly in line with Policy CP1 of the 2007 Core Strategy in maintaining and enhancing the landscape character of the district through protecting landscapes, habitat and species along with its biodiversity.
19	Air Quality 2007 Core Strategy:	This policy conforms to policy 24 of the HDPF in requiring development to contribute to the implementation of the local Air Quality Action Plan and to policy CP19 of the 2007 Core Strategy as it encourages schemes that are in favour of non-car modes.

	CP19 2014 HDPF: 24	
20	Traffic & Transport 2007 Core Strategy: CP19 2014 HDPF: 40	<p>This policy serves a number of purposes in respect of ensuring future development proposals in the parishes are suitable in traffic and parking terms and are encouraged to contribute to the provision of new facilities.</p> <p>It acknowledges air quality problems from the impact of traffic passing through the Storrington village centre, therefore future development proposals are required to specifically identify their impact and include measures to minimise that impact.</p> <p>Consideration will also be given to supporting the development of draft traffic and transport policies by the statutory authority for improvements to traffic management throughout the villages.</p> <p>The policy also encourages proposals to consider how they can make provision for improving footpaths, cycleways and bridleways in the parishes, when the opportunities arise.</p> <p>As such, this policy is broadly in line with Policy CP19 of the 2007 Core Strategy (and Policy 40 of the HDPF), which fosters an improved and integrated transport network in the District.</p>
21	Car Parking 2007 Core Strategy: CP19 2014 HDPF: 41	<p>The policy proposes minimum car parking standards for new development schemes to counter the recent trend of too few off street parking spaces being planned for, resulting in problems of on street parking. In doing so, it refines Core Strategy Policy CP19 (and Policy 41 of the HDPF) for application in the neighbourhood area.</p>

6. Compatibility with EU Legislation

6.1 A screening opinion was issued by the District Council confirming that a Strategic Environmental Assessment (SEA) was required in accordance with EU Directive 2001/42 on strategic environmental assessment, as the Neighbourhood Plan was expected to contain policies that may have significant environmental effects. The Parish Councils have chosen to incorporate the SEA into a

wider Sustainability Appraisal. A separate Environmental Report containing the appraisal has been prepared for the evidence base of the Neighbourhood Plan that demonstrates its policies will have no significant social, economic nor environmental effects.

6.2 As stated in Horsham District Habitat Regulations Assessment of April 2014, the Neighbourhood Plan Area is located in close proximity to the Arun Valley SAC/SPA/Ramsar which is a European designated nature site and therefore a Habitats Regulations Assessment (under the Conservation of Habitats and Species Regulations 2010 (as amended)) XXXX.

6.3 The Neighbourhood Plan has had regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.