



Dear Resident,

1 March 2018

## **Warnham Neighbourhood Development Plan – Pre-Submission Consultation (Regulation 14)**

The Neighbourhood Development Plan (NDP) has been finalised and will be open for consultation and comment for six weeks from 17 March 2018. This is a Pre-Submission Consultation in accordance with the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

The NDP defines proposals for development in the parish to 2031. It is defined in ten policies and is based on Horsham's Local Plan – the Horsham District Planning Framework (HDPF) – and the findings of public consultation and surveys in the parish. The HDPF makes provision for the development of 16,000 new dwelling over the district, of which at least 1,500 are expected across the district in villages such as Warnham.

Over 30 potential development sites in the parish have been assessed by the NDP Steering Group and a preferred site has been allocated in the NDP for housing development. The site is on the boundary of Warnham village built-up area, as required by the HDPF, in proximity to the school, shops, social facilities and the bus route. The site could provide for up to 60 new dwellings which is assessed to be a fair allocation of the 1500 total. The site is identified on the accompanying summary.

The plan can be reviewed via the NDP website [www.warnhamplan.com](http://www.warnhamplan.com). Exhibitions of the NDP objectives, policies and proposals will be held within the six week consultation period. The exhibition will be shown four times at Warnham Village Hall and also at The Owl, Kingsfold.

Members of the Steering Group will be available at the exhibitions to answer questions and a form will be available on which to submit comments. Comments can also be submitted via Survey Monkey at <https://www.surveymonkey.co.uk/r/WarnhamReg14> or the NDP website. Comments can be received up to 30 April 2018. It is a procedural requirement that all comments are recorded and a schedule of responses prepared.

The NDP is subject to revision in the light of comments made and then submitted for further review by an independent, external Examiner. Finally, the NDP will be subject to a parish-wide Referendum managed by Horsham District Council. All those on the electoral roll will

be entitled to vote. The NDP will need to receive majority approval for the NDP to be endorsed. Without a NDP setting out development plans the parish would be open to speculative building proposals by landowners and developers with limited control or direction.

### Exhibition programme

<b>Village Hall</b>	Saturday, 24 March, 10 am to 1 pm
	Friday, 6 April, 4 pm to 8 pm
	Saturday, 7 April, 10 am to 1 pm
	Saturday, 28 April, 10 am to 1 pm
<b>The Owl, Kingsfold</b>	Friday, 13 April, 4 pm to 7 pm

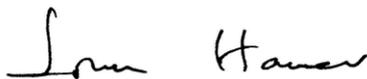
**Do please come to the exhibitions and comment on the Plan proposals**

Printed copies of the NDP will also be available to view at the following locations: The Village Stores, The Sussex Oak, The Greets and The Owl, Kingsfold or via members of the Steering Group.

You can also submit your comments to: Parish Clerk, Mrs Ashley Brooks, 5 West Way, Slinfold RH13 0SB or [clerk@warnham.org.uk](mailto:clerk@warnham.org.uk). Please tell us whether you live or work in Warnham and your full postcode when you reply. **Responses must be received by 5pm on Monday 30 April 2018.**

If you do not want your response, including your name, contact details and any other personal information to be publicly available, please say so in writing when you submit your response to the consultation.

Yours sincerely,



John Hamer, Steering Group Chairman

*Steering Group: Pam Brinkler, David Bridges, John Crockford, Andy Crombie, Anne Davies, Hilary Farquhar, Chris Gould, John Hamer (Chairman), Scott House, Ann Lloyd, Mark Mitchell, Sally Pavey, Roger Purcell, Bill Sorrell, Alex Wilks.*



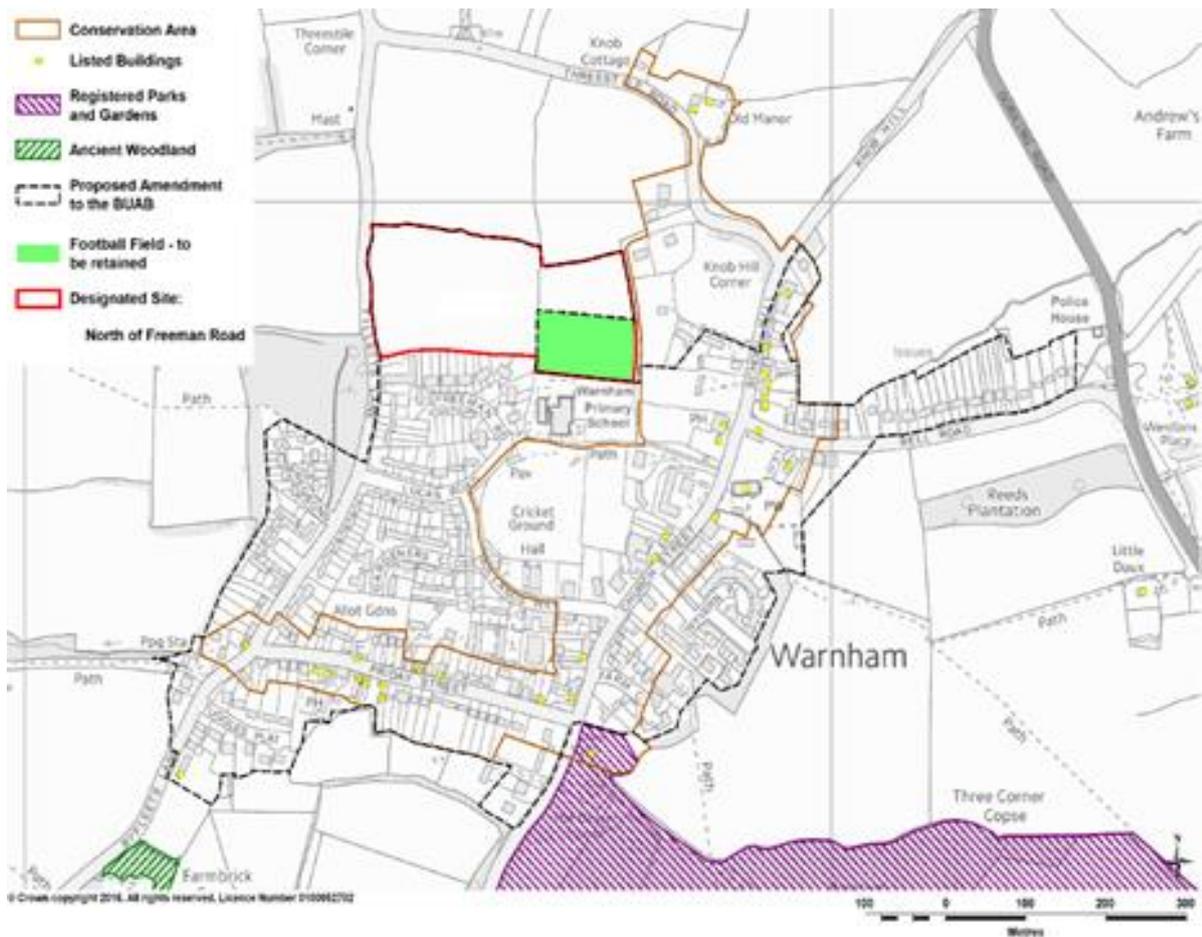
## Outline of the Neighbourhood Development Plan

The NDP sets out proposals on how the parish could develop, up to 2031. It covers not only housing development but also many other aspects of development that will contribute to maintaining Warnham as an attractive place in which to live: safeguarding its rural character, protecting its natural and built environments, and enhancing its community facilities. The Plan has been prepared in conjunction with planning consultants and within the parameters set out at national and local level.

To determine parishioners' views on how the parish might change in the medium term, a sequence of exhibitions, presentations and surveys have been undertaken. Some parishioners thought that the parish should have no further development but the majority view was that Warnham needs to plan for a limited amount of development that would enable sufficient affordable housing to be built to meet local needs.

Local affordable housing needs were determined from a Housing Needs Survey undertaken by independent advisors. This showed that approximately 15 additional units of affordable housing are needed for those with family or employment connections with the parish. To provide 15 units of affordable housing some 35 market houses are required. The plan identifies a site on which 50 to 60 housing units could be built in the plan period. This level of building to 2031 is less than the historic growth rate of the parish.

Land owners and developers were asked to identify sites in the parish where housing could be built. This identified 31 sites ranging from small sites suitable for just one or two dwellings to those with the potential for many hundreds of houses. A site assessment procedure was established and approved by HDC and statutory bodies. It is to be noted that Horsham District Council are clear in their policies that the location of any new housing should be sustainable. In practical terms, this means that future inhabitants should not be dependent upon vehicular transport to access basic requirements such as primary schooling, shops, public transport and local facilities. With the limited number of houses planned for the parish, this means that developments will be within or adjacent to the existing village. The site identified as best meeting the objectives and policies of the NDP is shown as 'North of Freeman Road' on the map overleaf. The football pitch is retained for continued parish use.



The Development Plan is defined by Policies to maintain the parish as a predominantly rural and tranquil attractive environment.

Policy titles are shown below.

No.	Policy	No.	Policy
W1	Built-Up Area Boundary	W6	North of Freeman Road
W2	Scale of Housing Provision	W7	Protection of existing commercial premises or land
W3	Housing mix – meeting local needs	W8	Footpath and cycle route infrastructure
W4	Dwellings appropriate for the needs of older people	W9	Public car parking
W5	Design of residential development	W10	Parking standards for new residential development