



# **TURNERS HILL NEIGHBOURHOOD PLAN 2014 – 2031**

**January 2016**

## Vision for Turners Hill

**It is intended that through a process of careful evolution and considered design our history and heritage will continue to be maintained. Our aim is for Turners Hill to thrive as a modern and flourishing village which maintains the rural feel and setting of which we are rightly proud.**



**Paddockhurst Road looking to Selsfield Common**



**Paddockhurst Road looking south over the AONB**



**The Bank**

# Turners Hill Neighbourhood Plan

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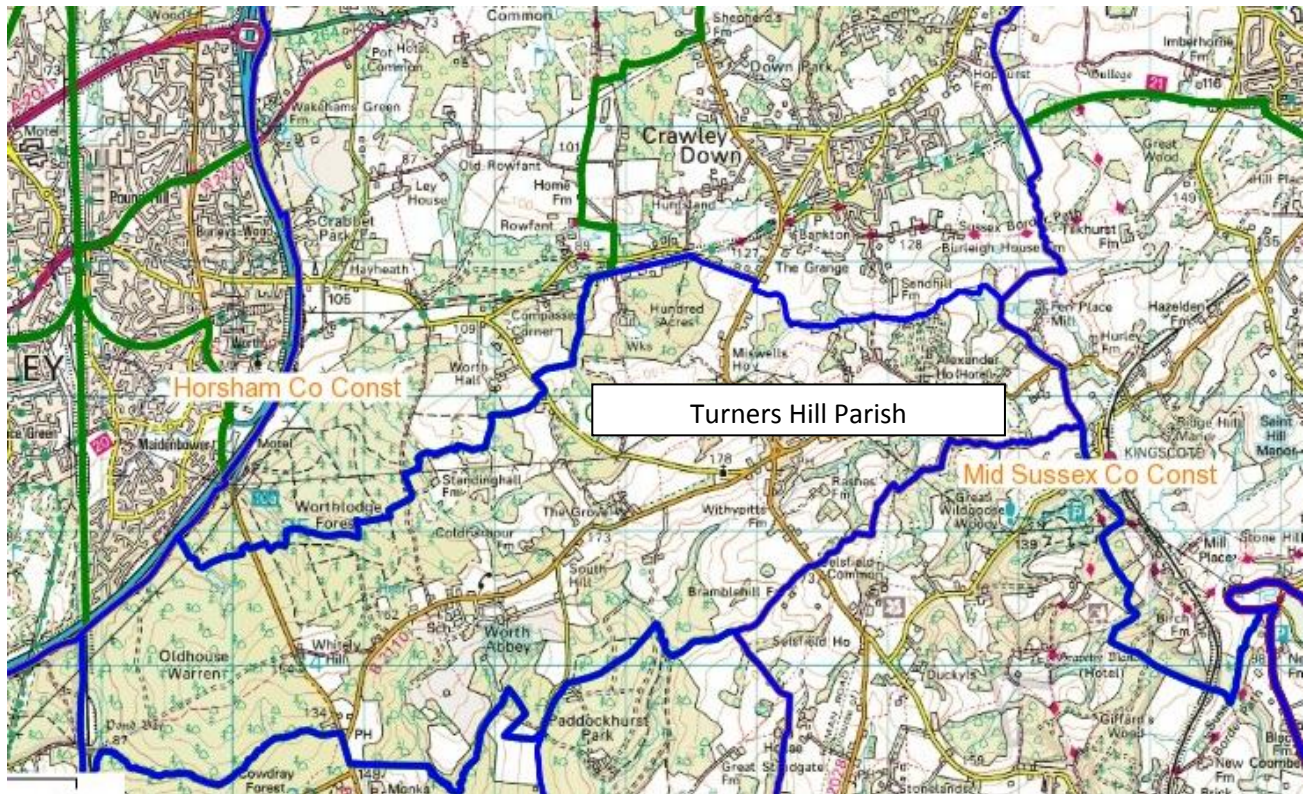
**SUSTAINABILITY IS ABOUT ENSURING THAT THE ACTIONS AND DECISIONS  
WE TAKE TODAY GUARANTEE A BETTER QUALITY OF LIFE FOR EVERYONE  
NOW AND IN THE FUTURE**



# **1 Introduction**

## **Purpose**

1.1 The Turners Hill Parish Neighbourhood Plan provides a vision for the future of the parish and sets out how that vision will be achieved through planning and controlling land use and development change, together with other community projects. Turners Hill Parish Council has received approval from Mid Sussex District Council, the local planning authority, to prepare a Neighbourhood Plan for the whole parish.



1.2 In order to achieve the key aims of the community (outlined in Vision and Objectives), the Neighbourhood Plan proposes policies that will protect the treasured character of the parish and address local issues to create a thriving community. While the Plan has a 17-year timeframe it will be reviewed on a five-yearly cycle in order to re-assess development needs.

1.3 The Turners Hill Neighbourhood Plan has been written in the context of the Localism Act 2011, the National Planning Policy Framework, the Mid Sussex Local Plan and the emerging Mid Sussex District Plan.

## **Consultation**

1.4 Turners Hill Parish Council has consulted the local community, businesses and landowners widely over the last two years. Forum meetings, attended by Councillors, residents and employers, to review, test and agree the issues and vision for the future have driven the Neighbourhood Plan. We have worked closely with Mid Sussex District Council throughout the process.

1.5 There have been three parish wide surveys carried out, including a Housing Needs Survey which was hand delivered and collected by councillors in February 2013. Overall, 730 questionnaires were delivered and a total of 202 survey forms returned, giving the Housing Needs Survey a response rate of 27.7%. The first questionnaire was issued in February 2012 and gave residents the opportunity to tell us about their priorities for the parish. The second covered housing, leisure and tourism, environment and highways. This was distributed during a two-day consultation during which residents could question councillors, discuss issues and examine the sites being considered for development. These questionnaires have allowed us to obtain the fullest views of residents' concerns, needs and desires. We have also placed regular features in the Parish News and on the council website. Since the beginning of the process in 2012, we have held regular meetings with local businesses and landowners on a one-to-one basis. These have proved to be very successful and have greatly aided production of the plan.

1.6 The draft Neighbourhood Plan was approved by the Parish Council and published for public consultation for a six week period from 29<sup>th</sup> October to 13<sup>th</sup> December 2014. Following the consultation some revisions were made to policies.

1.7 The Neighbourhood Plan does not breach and is otherwise compatible with the European Convention of Human Rights and in particular those dealing with privacy (Article 8), discrimination (Article 14) and Article 1 of the First Protocol (property).

## **2 Sustainability Appraisal & Strategic Environmental Assessment**

2.1 Mid Sussex District Council, as the local planning authority, requires the Turners Hill Neighbourhood Plan to be subject to a Sustainability Appraisal, incorporating a Strategic Environmental Assessment under the EU Directive 2001/42. This requires that the plan assesses the environmental, social and economic effects of its policies and proposals during its preparation against a series of sustainability objectives.

2.2 The Scoping Report of the Sustainability Appraisal has been consulted upon and the Sustainability Appraisal document is available as part of this submission and via the Parish Council website [http://www.turnershillcouncil.co.uk/?page\\_id=482](http://www.turnershillcouncil.co.uk/?page_id=482) or by asking the Parish Clerk [turnershillpc@btconnect.com](mailto:turnershillpc@btconnect.com). The Sustainability Appraisal provides the framework against which the detailed policies and proposals in the Plan have been assessed.

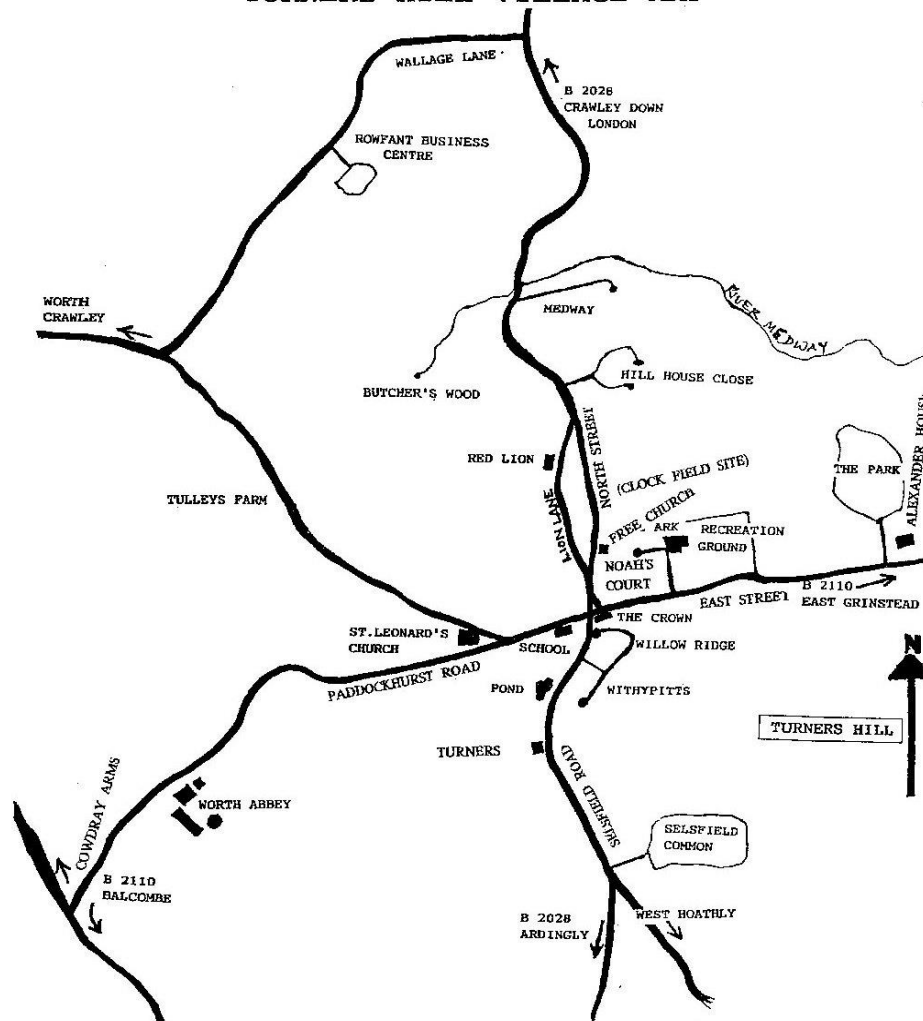
2.3 As such, the Turners Hill Neighbourhood Plan will help to achieve sustainable development ensuring that the policies and proposals will meet the needs of people living and working in the Parish, while at the same time helping to ensure that any adverse environmental impact is minimised. Consideration of the sustainability objectives of the Plan has enabled alternative options for the policies to be compared and evaluated.

### **3 Monitoring and Review**

3.1 Turners Hill Neighbourhood Plan will be monitored by Turners Hill Parish Council and the local planning authority (MSDC) on an annual basis. The aims and objectives of the plan will form the focus of the monitoring activity but other data collected or reported at a parish level will also be included. The Plan will be reviewed formally on a five year cycle or to coincide with a review of the District Plan.

## 4 The Parish of Turners Hill

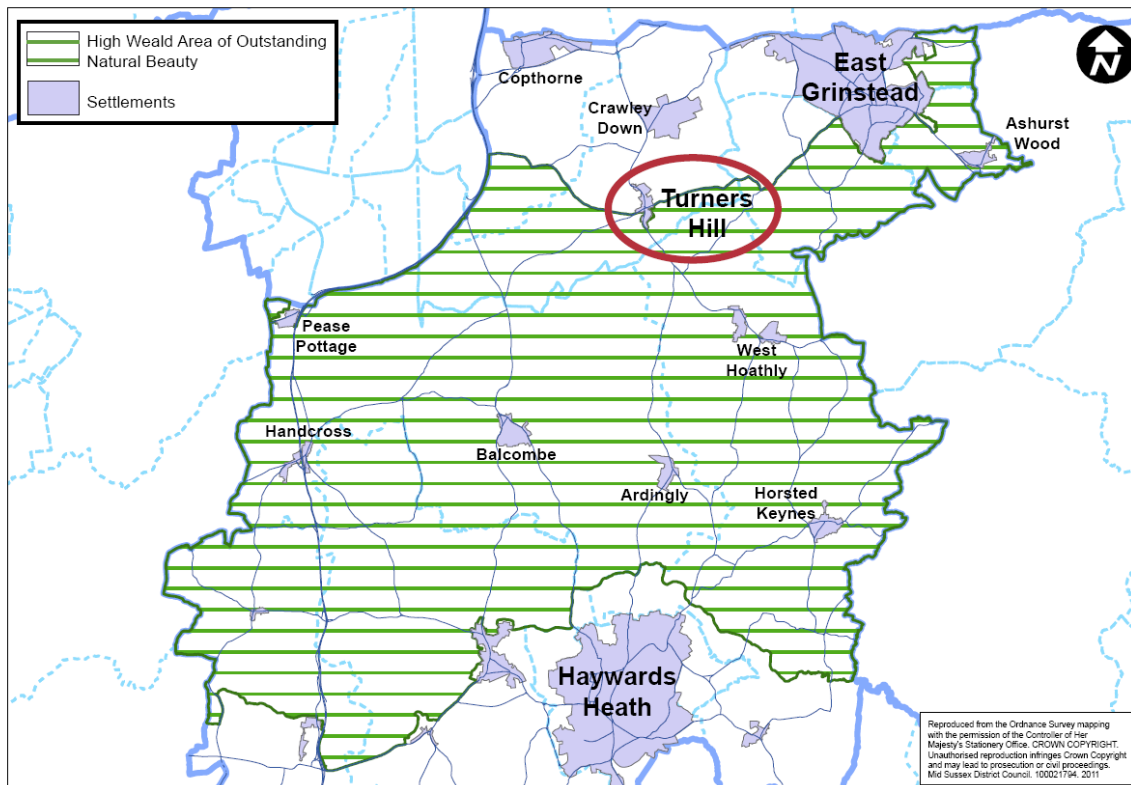
TURNERS HILL VILLAGE MAP



4.1 The Civil Parish of Turners Hill is in the District of Mid Sussex and the County of West Sussex. Neighbouring parishes are Worth, East Grinstead, Balcombe, Slaughtam, Ardingly and West Hoathly.







4.2 The parish of Turners Hill covers approximately 16 square kilometres of attractive countryside at approximately 183 metres above sea level. Standing on a steep ridge of the Sussex Weald between the North and South Downs, the majority of land to the south of the parish falls within the High Weald Area of Outstanding Natural Beauty (AONB). There are 33 Grade II- listed buildings within the Parish.



MANTLEMAS



THE HOLLIES



MANTLEMAS  
COTTAGES



MISWELLS HOUSE



THE RED LION



THE BANK



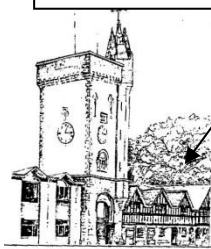
STONE QUARRY  
COTTAGE



ST LEONARDS CHURCH



GROVE FARMHOUSE



WORTH ABBEY



OLD FORGE COTTAGE



FORGE HOUSE



OLD SCHOOL HOUSE



THE CROWN



RASHES  
FARMHOUSE

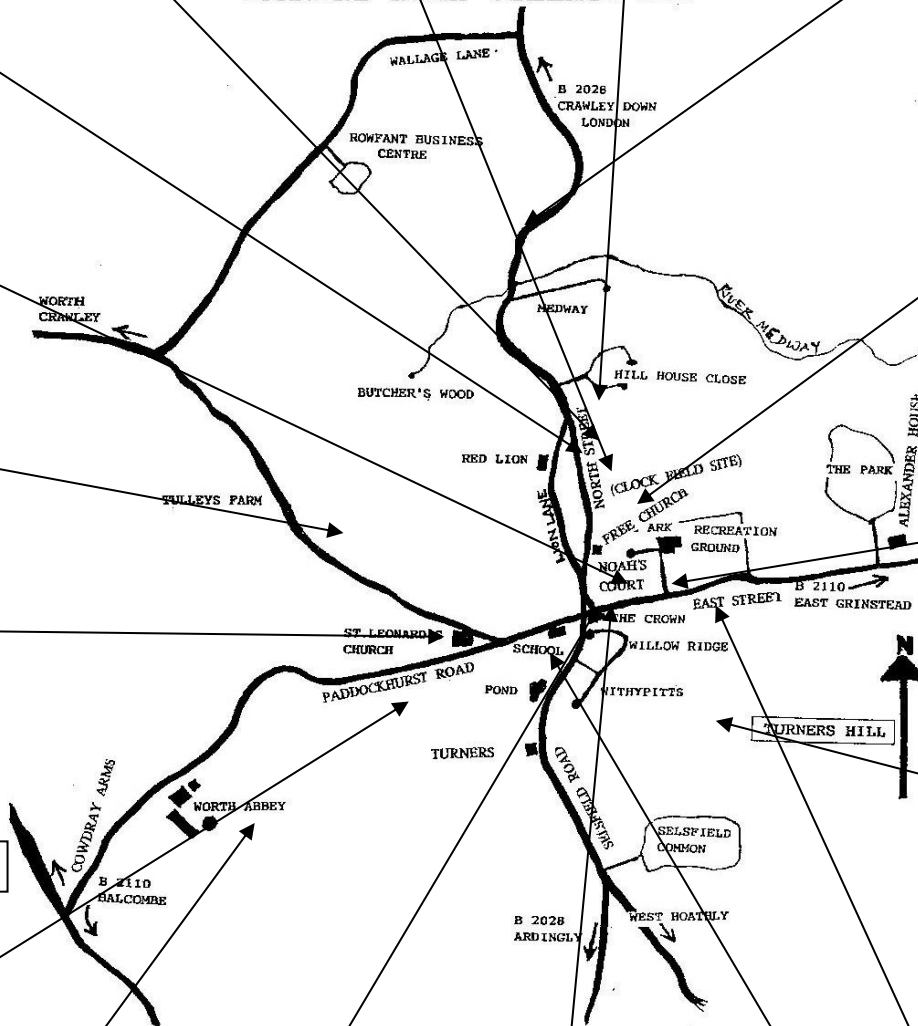


NEWSTONE  
COTTAGES



SHAMROCK  
COTTAGE

## TURNERS HILL VILLAGE MAP



## Listed Buildings

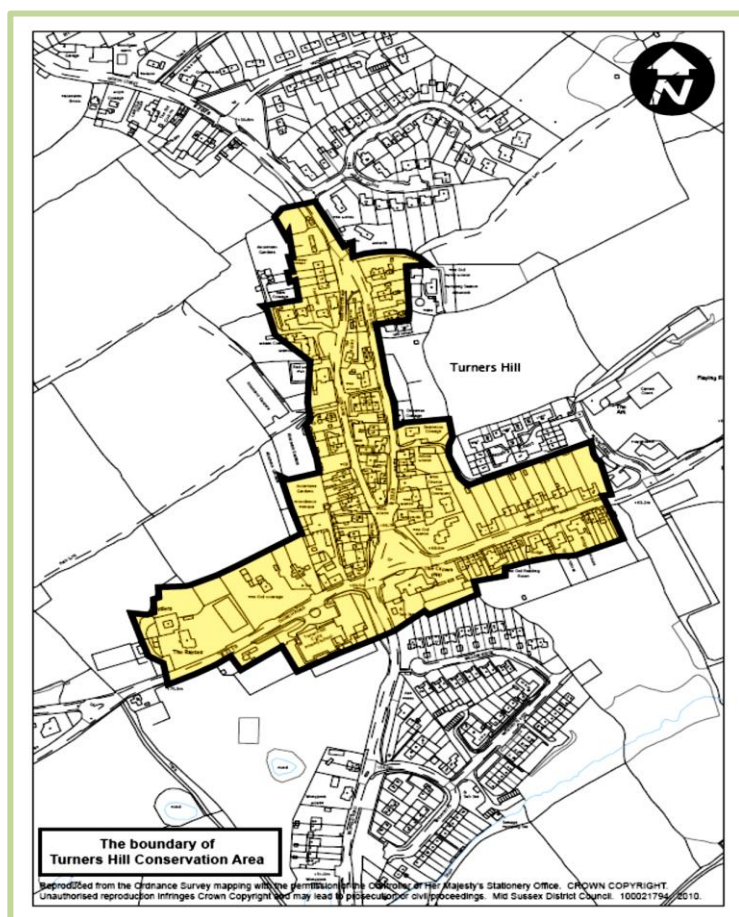
4.3 There is one Site of Special Scientific Interest (SSSI) within the village, a redundant small quarry area, previously a farm, next to Ryders on Church Road. There are areas of Ancient Woodland within the Parish and field systems north-west of the village, at the western end of the parish and near Stoney Plats, High Lines and Worth Hall which originated as medieval assarts.

4.4 The parish is divided by two very busy roads: the B2110, running west to east; and the B2028 running north to south. The west-to-east road is comparatively level as it runs along the ridge and provides some excellent and far reaching views to the north and south of the village. The middle of the village, at the top of the ridge, is centred on the crossroads formed by the junction of these two roads.

4.5 There are twenty allotment sites situated off Lion Lane to the north of the village which are administered by the Parish Council and are very well used.

4.6 A Roman Road passes through Turners Hill from south to north, west of Selsfield House through gardens and farmland north across the Medway stream east of The Rheeding, up the steep hill across East Street and down along the right hand side of Turners Hill Park. This Roman Road ran from London to the Portslade area, just outside Brighton.

4.7 The Parish consists of three main areas: the village itself, Worth Abbey to the west and Turners Hill Park to the east. Each area is surrounded by open countryside and the views into, along, across and out of the open spaces are important assets to the village, contributing to its setting and character.



## The Village

4.8 The centre of the village was designated in 1984 as a Conservation Area covering 0.25 square kilometres. It extends northwards from the original heart of the village at the main crossroads and the small village green. It also includes Lion Lane and parts of North Street, Church Road and East Street.

Conservation Area Map

4.9 The Crown Public House is located at the Centre of the village as the main focal point; it dates from the 16<sup>th</sup> century. The village Primary School, built in 1877, stands on the opposite corner of the crossroads to The Crown on Church Road. The school is also home to a Pre-School for local children. The village Fire Station, formerly a Wheelwrights, is in this vicinity.

4.10 Adjacent to the central Village Green is The Bank, a group of homes built in 1734 and one of the most important and well known aspects of the village. The Parish Church of St. Leonard's on Church Road is home to the parish War Memorial. Turners Hill Free Church is on North Street. Both churches have their own small halls. The parish burial ground is at St. Leonard's Church.

4.11 The village has a general grocery shop, post office service, hairdressers, florist, ironing shop and an antiques shop. There are two public houses, The Crown and The Red Lion in Lion Lane. Tarana an Indian Restaurant (formerly a public house) located on Selsfield Road. To the north of the village is Turners Hill Garage a car retailer and repair centre.

4.12 Turners Hill Recreation Ground is on East Street and provides a well-equipped playground, a senior football pitch, and a multi-purpose court for five-a-side football or tennis. The Ark community centre is within the recreation ground. This facility, opened in 1993, provides a home for many local sports and arts groups as well as an excellent facility available for parties and meetings. The Parish Council office is situated within The Ark, as are two local businesses. The Crawley Down Health Centre runs a satellite surgery once a month at The Ark for those unable to access the main surgery. Opposite The Ark, on Mount Lane, are 24 sheltered homes and ten affordable homes. Turners Hill Cricket Club has a long lease on a field off Turners Hill Road near Tulleys Farm.

4.13 The centre of the village sits around the crossroads of the B2028 and B2110 which carry more than seven million vehicles a year with a very high proportion of heavy goods vehicles. Traffic diverts from the A22 travelling to the M23 via junctions 10 and 10a. Residents are greatly affected by the sheer volume and speed of traffic passing through the village. This high volume of traffic creates danger, real and perceived, inconvenience and a sense of intimidation for pedestrians and other road users. The village green is at the centre of these crossroads and although providing an attractive centre piece, it can no longer be used successfully because of its situation. In the main, our roads are narrow and there is a great lack of parking facilities.

4.14 Apart from this, the village blends well within its rural setting and any future development will need to be carefully sited in order not to spoil or detract from the environment.

## **Worth Abbey**

4.15 Worth Abbey is located about 1.5 miles west of Turners Hill on Paddockhurst Road. Set within beautiful countryside, the estate totals approximately 200ha, the majority of which is farmland or woodland.



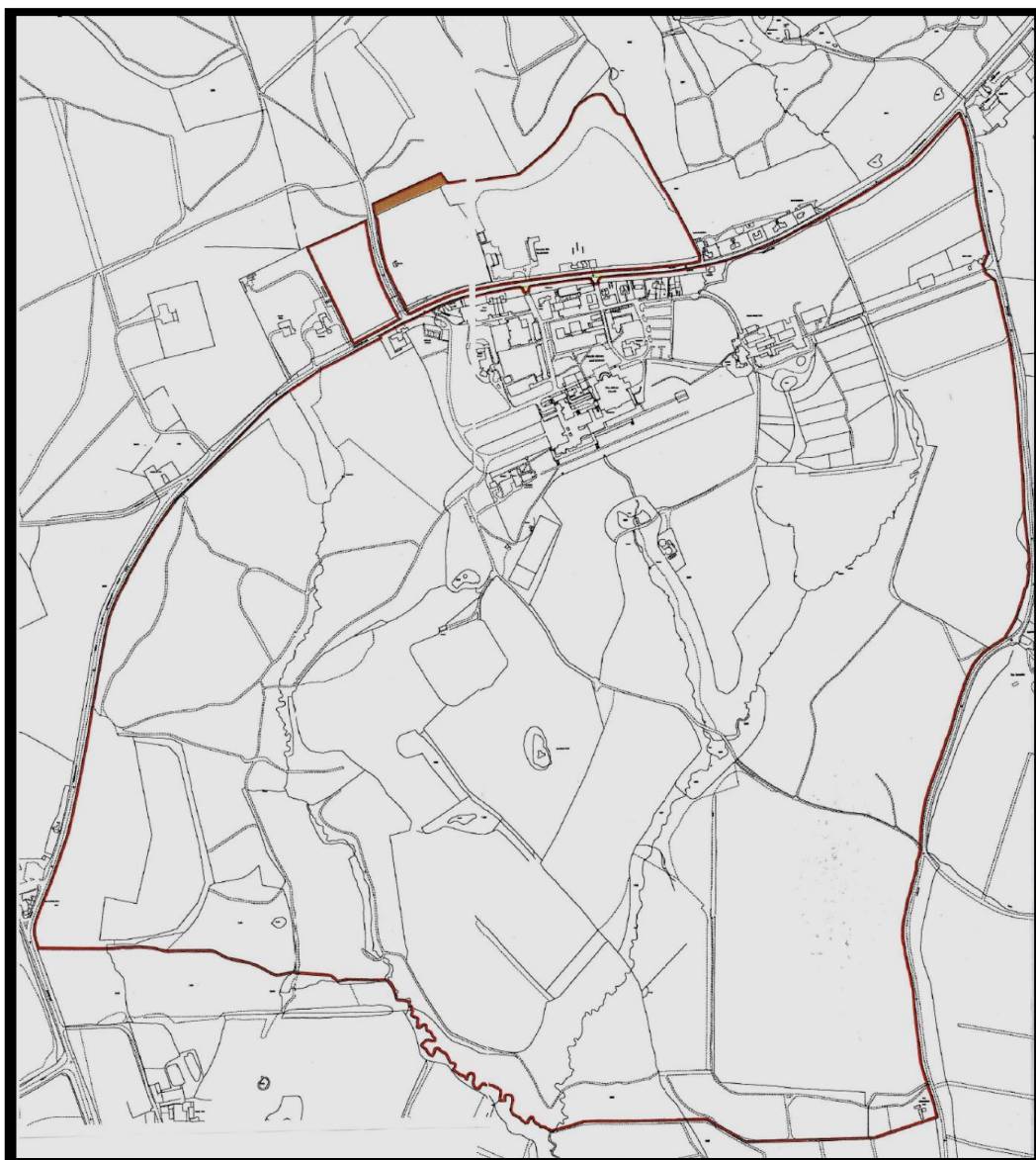


4.16 The main complex of buildings is located to the south of Paddockhurst Road with sports facilities to the north. The principal uses comprise a school with boarders and day pupils; a monastery and Abbey Church; a guest house and day centre, which includes provision for the elderly and disabled. There is a wide range of architectural styles, and some of the buildings are listed. The Abbey Church itself is a fine building and is a

prominent feature in the surrounding landscape.

4.17 As the Abbey complex has grown, a number of additional buildings and facilities have been provided. It is anticipated that further proposals will be forthcoming in the future as the institution continues to evolve and develop.

The Abbey is now well established and, although extensive, generally operates without any undue adverse impact on its surroundings.



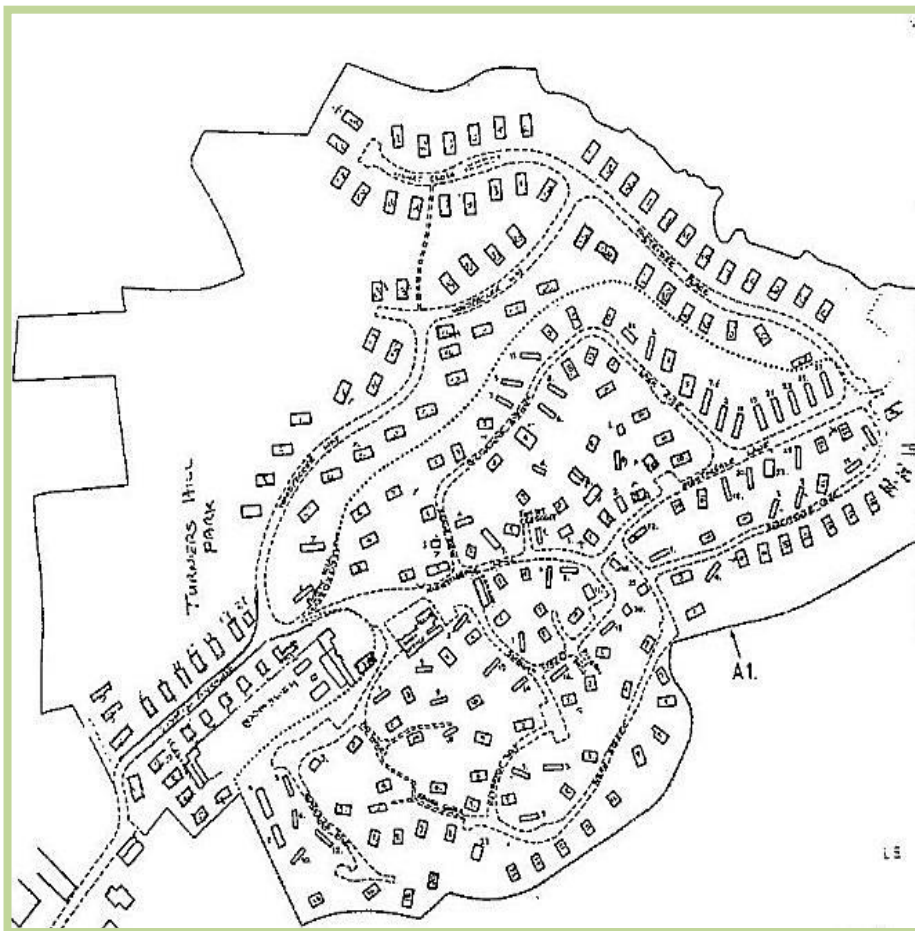
**WORTH ABBEY & SCHOOL AREA**



## Turners Hill Park

4.18 Turners Hill Park was developed at Home Wood in 1951, originally as a caravan park. It has since been developed as a very successful residential mobile home site. Approximately a third of village residents live at the Park which has some 250 homes, only available to those aged over 50.

The Park is set approximately half-a-mile east of the village within an area of 14.7ha in a very rural location on a steep hill. All the roads are named after birds and the homes are informally laid out within a partly-wooded setting. Trees on the Park are protected by a Tree Preservation Order. The Park has its own small shop and a Residents' Club House. The Park is well maintained and has won several Gold Awards from the David Bellamy scheme for Parks showing a high regard for the environment.



## Outlying Areas

4.19 To the east of the village there is some commercial activity. Alexander House Hotel's original building dates from 1608 although there are much newer additions. Alexander House is a large hotel, restaurant and spa, set in extensive grounds and its clientele is attracted from far afield.

4.20 Situated next to Alexander House on East Street is Pots and Pithoi a company stocking imported Cretan terracotta products, with the distinction of a Royal Warrant from HRH The Prince of Wales.

4.21 The Cox Group, a waste recycling site is also situated on East Street some half-a-mile out of the village. Established in 1979 as Cox Skips the company now employs 100 staff and operates the largest fleet of waste collection vehicles (HGV's) in West Sussex.

4.22 SITA is a UK-based company that delivers a wide variety of recycling and waste management services to businesses and residents throughout the country. Again it is situated on East Street approximately 1.2 miles outside the village.

4.23 To the west of the village, off Paddockhurst Road, you will find the offices for Paddockhurst Estate – first mentioned in a manorial role of 1727. The property was purchased in 1894 by Mr Weetman Dickenson Pearson who became the first Lord Cowdray. The Estate still owns a great deal of land and property in the village and provides employment for several local residents as it continues to operate its businesses of forestry and timber products, plus agriculture. The old quarries owned by the Estate have provided stone for many village properties.

4.24 As well as being the major landowner in the parish, Paddockhurst is a significant landlord in the area. Many houses in and around Turners Hill village are identifiable as estate property by their copper-beech red paintwork. This distinctive feature and the well-tended fields, neat hedgerows and woods of the estate enhance the appearance of the village and its environs and indeed may be said to characterise Turners Hill.

4.25 The last of our public houses, The Cowdray Arms, is situated at the western end of Paddockhurst Road.

4.26 Travelling west along Turners Hill Road brings you to Tulleys Farm which has a tea room, and various entertainments principally for children and families.

4.27 To the north of the village at the former brickworks site in Wallage Lane is Rowfant Business Centre and a Sawmill site. The business centre was allocated in 1985 and has been developed with good purpose-built units which provide more than 1000m<sup>2</sup> of floor space. These units are let for a variety of purposes – car repairs, MOT testing, brick and building supplies, recycling, printers, a ceramics company, van and car hire, a security company, recycling of aircraft amenity kits, to name but a few. The complex is set in a rural area, with extensive areas of woodland, but is not visible from surrounding roads.

4.28 The separate Rowfant Sawmills site manufactures various timber products for sale including fencing, gates, decking, flooring and cladding.

## **An Overview of the Parish Today**

4.29 There are 755 homes in Turners Hill, 521 of which are owned, 71 are social housing rentals, 110 are private rentals, 43 are rent-free accommodation and 10 are on a shared-ownership basis. The average property value in 2009 was £249,975.00 significantly above the average for Mid Sussex. The last housing development took place in 1993 when sheltered and a small number of social housing units were built.

4.30 Turners Hill is a popular place to live despite being expensive. Being rural it attracts those who wish to live in the countryside and still have access to transport hubs, local towns, Gatwick, Brighton and London. However, the house prices do not allow younger residents to remain in the parish and there is a significant need for smaller homes for first time buyers, single people and the elderly wishing to downsize.

4.40 The population falls into the following age groups (2011 census):

0 – 15	19%
16 – 24	14%
25 – 44	18%
45 – 64	26%
65+	23%

4.41 The census data available indicates that the number of young people in the village has fallen whilst the number of elderly has risen. This is in line with the local perception of an ageing parish population due to increased life expectancy, with younger potential residents being priced out of the property market.

4.42 The total population is 1919, 1065 male and 854 female residents with a population density of 2.54 per hectare.

4.43 Turners Hill School provides primary education for 140 children as well as a pre-school facility for children from the age of two. Currently (September 2014) 68 of these children are from the parish of Turners Hill with the remainder attending from other local villages and towns.

4.44 There is an excellent choice of secondary and private schools in the area. Worth School is within the parish and provides secondary education for boarders and day students on a fee-paying basis. The school is within the grounds of Worth Abbey, a Benedictine Monastery.

4.45 Car ownership is high with 324 households having one car, 234 having two cars, 62 with three and 25 with four or more. Only 110 households do not have a car or van. While the majority of the village has a one-hour bus service, Turners Hill Park, with 250 homes, has only a two-hour service and other outlying areas no service. The bus service does not provide an effective means of transport for commuters. The nearest rail stations are Three Bridges (5 miles) and East Grinstead (4 miles). Turners Hill is 24 miles from the south coast and 35 miles from London.

4.46 The village has grown and developed around the crossroads which severely restricts the amount of parking available to local businesses and the school. In the main, our roads are narrow and also lack sufficient parking facilities. The village green is at the centre of these crossroads and, although providing an attractive centre piece, it can no longer be used successfully because of its situation.

4.47 Despite this the Parish enjoys a wide range of community activities that cater for all age groups and interests.

## **5 Vision and Objectives**

### **Challenges Facing Turners Hill Parish**

5.1 From the questionnaires and consultations carried out in 2012 the priorities of residents were identified:

- ❖ Reducing traffic speed and volume and improving safety for pedestrians and motorists
- ❖ Providing homes suitable for younger families, single people, disabled people and older residents wishing to remain in the parish in a home that is easier to maintain and less costly to run
- ❖ Protecting and enhancing the environment and green spaces
- ❖ Improving public transport
- ❖ Enhancing local employment
- ❖ Improving facilities for cyclists, promoting health lifestyles and supporting local sports teams
- ❖ Maintaining community identity
- ❖ 'Green Issues' – self-sufficiency and community sufficiency in terms of sustainability

### **Vision**

5.2 The vision for Turners Hill in twenty years' time captures the views and aspirations of the local community and therefore forms the basis on which the strategic objectives and proposed policies have been created.

5.3 ***It is intended that through a process of careful evolution and considered design our history and heritage will continue to be maintained. Our aim is for Turners Hill to thrive as a modern and flourishing village which maintains the rural feel and setting of which we are rightly proud.***

5.4 The following aims and objectives are proposed to determine how successful the Plan is at achieving the vision. To:

- ❖ To preserve and protect the countryside and open spaces of Turners Hill parish
- ❖ To retain the distinctiveness of the village and settlements and the gaps between them whilst encouraging some growth which addresses the deficit dwelling stock (young families, single people, and older people) and complements their surroundings
- ❖ To protect the outstanding landscape setting of the village through the reuse of previously developed land and buildings where appropriate, including reuse of materials.
- ❖ To protect the historic environment of the parish, and to enhance the village streetscape and local distinctiveness.

- ❖ To substantially reduce the impact on residents' lives of the volume and speed of traffic within the parish and to improve pedestrian safety
- ❖ To have an efficient, quick and co-ordinated public transport service that meets the needs of residents and visitors
- ❖ To ensure all NEW homes are built to high standards of design, construction and resource efficiency; and homes in countryside and conservation areas are of outstanding design.
- ❖ To ensure a supply of homes consistent with the parish-identified housing needs; and to meet the local social objectives of homes suitable for younger families, single people and older people.
- ❖ To increase resource efficiency of buildings, and the proportion of energy generated and used from renewable sources in the parish; and to use sustainably-produced and local products where possible in new development.
- ❖ To encourage the community to shop locally and utilise local business.
- ❖ Facilitate employment opportunities in the parish (local businesses, working from home, self-employment).
- ❖ To make the parish an attractive place for businesses and to protect and support local businesses providing essential service offerings for the local community, including the development of a sustainable visitor and tourism sector.
- ❖ To ensure that the community has adequate access to the key services it needs, including health facilities, convenience shops, and schools
- ❖ To ensure a cohesive and safe village community which has a high quality and healthy lifestyle
- ❖ To sustain and enhance the diverse selection of clubs/societies/sports/worship for all age groups.

## **6 Policies & Proposals**

6.1 The policies in this Plan should be considered along with the Central Government's National Planning Policy Framework (NPPF), the Mid Sussex Local Plan (MSLP) and the emerging Mid Sussex District Plan (MSDP). The NPPF sets out planning policies for England as a whole and how they are expected to be applied by Local Planning Authorities. The MSLP contains the planning policies for all of Mid Sussex. The MSDP will replace the current Local District Plan.

6.2 As part of the research for this Plan, the Parish Council Neighbourhood Plan Committee and the Forum Group considered the Mid Sussex Local Plan policies and those of the emerging District Plan, to judge how closely they address the parish's specific requirements. Our policies, prefixed THP, are additional to the local and national policies which form the full set of policies that apply in this Parish.

6.3 At the time of preparing this plan the Mid Sussex Local Plan 2004 is still current. The local plan policies relevant to the complete plan are G1 & G2 Sustainable Development and G3 Infrastructure.



6.4 References to the relevant sections of the NPPF are also listed within each policy section. Full details of the NPPF can be found using the following link:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/211695.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/211695.pdf) Sections 183, 184 & 185 relate to Neighbourhood Plans in general.

6.5 The policies in the Plan have been designed to contribute towards achieving the sustainable development of Turners Hill Parish whilst taking into account the existing and emerging District Plan policies. The Sustainability Appraisal associated with this Plan demonstrates how the Plan's policies provide positive support to the key sustainability objectives for the parish.

6.8 The Neighbourhood Plan and its policies have to address the needs of the planning system and also be clear for local residents to understand. Some policies and their supporting notes may have elements that seem unnecessary to the professional planner but they have been retained to ensure local residents can be confident that their priorities are being addressed within the Plan.

## **7 Homes**

7.1 Turners Hill Parish is a very attractive and desirable place to live being surrounded by farmland, woodland and open space. The areas to the west, north and east of the village are within the Mid Sussex Local Plan countryside gap between Crawley and East Grinstead, whilst the majority of the southern side of the village is within the High Weald Area of Outstanding Natural Beauty. There are 755 homes in Turners Hill, 521 of which are owned, 71 are social housing rentals, 110 are private rentals, 43 are rent-free accommodation and 10 are on a shared-ownership basis.

7.2 Residents tend to move to Turners Hill and stay. There is a desire among young people born here to remain within the parish, which is difficult due to the high price of housing. There is a high percentage of over-55s in Turners Hill, a higher proportion than the South-East of England as a whole. To a large extent this is due to the Mobile Home Site where 250 homes cater for over 50s only.

7.3 The current age range has affected both the school and pre-school with the majority of students currently residing outside the parish. There are limited opportunities for older residents to remain in the village in independent smaller, easily maintained units. The lack of suitable homes for those at either end of the age range results in little movement within the housing market. This in turn has a serious effect on the vitality and sustainability of the community. Our housing survey (February 2013) shows that there is very strong support for more housing, especially for those at either end of the age spectrum and particularly for those with a local connection.

7.4 Evidence from all the Neighbourhood Plan surveys and from Mid Sussex District Council Housing Department identified the current, and to a great extent, future housing needs and the likely supply of new homes. There are constraints on provision of additional housing due to the AONB, countryside gaps and the conservation area. However, there is serious interest from a major local landowner and sites have been designated within this plan. (See site specific policy number THP2)

7.5 The MSDC Draft District Plan will provide an overall strategy for development in Mid Sussex over the next two decades. It establishes the purpose of the plan as follows:

The District Plan provides clarity to communities, developers and other interested parties on what, where, when and how development should take place in Mid Sussex until 2031. In doing so, it shows how the Council will balance the need to protect the unique environment and heritage of the District with the equally important need to ensure that communities can be increasingly aspirational and promote local business activity and employment. However, the Plan is flexible enough to enable Neighbourhood Plans to reflect the individual characteristics and requirements of their localities. It enables those making planning decisions to respond to changing circumstances, and take advantage of any unforeseen opportunities to promote the vision and strategic objectives of the Plan. (para 3.2 of the District Plan)

7.6 During the plan period it is anticipated that 2,000 homes will need to be delivered in the District, having taken into account the number of new homes already 'committed', the number of new homes planned for Burgess Hill and the number of new homes built in 2011/12. The District Council's preference is that the location and nature of this development be identified through Neighbourhood Plans.

7.7 The identification in the District Plan of where new homes will be built, and the subsequent detailed allocations and policies in Neighbourhood Plans, is essential to demonstrate that the 800 new homes per annum that Mid Sussex requires to become more self-sufficient and meet the needs of its community can be delivered. This will then protect the district from other development proposals outside of the areas identified in the District Plan and Neighbourhood Plans.

7.8 If it appears that development will not be delivered through Neighbourhood Plans, then the District Council, will need to produce its own allocations document.

7.9 Mid Sussex District Plan policy DP5 Housing is expected to set the District housing requirement at an average of 800 homes per annum but states that this requirement may be exceeded if communities wish to promote higher levels of development to fund additional local infrastructure improvements or support local facilities and services. Higher levels of development should only be promoted through Neighbourhood Plans and will be acceptable provided they do not conflict with the policies, vision and objectives of this District Plan or the policies in National Planning Policy Framework.

7.10 This policy enables the Neighbourhood Plan to define a housing supply for the parish that makes a reasonable contribution to the above target. It also allows for the Neighbourhood Plan to make specific allocations of sites for this purpose and to establish housing types.

7.11 As proved during the production of our adopted Village Design Statement and the Neighbourhood Plan consultation, there is a desire for future development to maintain the scale and style of the existing settlements and also to protect the countryside.

7.12 Our policies seek to ensure that we have a supply of housing stock which will meet local need in a sustainable way and cater for an ageing population, first time buyers and young families. Homes need to cater for those wishing to rent, purchase outright or via a shared ownership scheme. In order to remain a vital and sustainable village we must make suitable provision which allows residents to remain within the village throughout their lifetime and as their needs change.

7.13 Information received from MSDC showed that on 28<sup>th</sup> May 2013, there were 80 people on the Common Housing Register who had a local connection to Turners Hill. The majority of these required one (42) or two-bedroom (30) homes. Our own questionnaire (Q3 February 2013) showed that of 202 responses, 62 reported a current or future need. These figures will only ever be a snapshot of a given day but do show the strong need for affordable homes within Turners Hill together with a requirement for smaller market homes.

7.14 The theoretical need in 2031 has been calculated by applying the 0.6% annual growth rate, as forecast in the Mid Sussex Draft District Plan, to the current population and dividing it by the 2011 Census occupancy rate. This results in a need for an additional 48 dwellings, in addition to the planning permission already in place for Clock Field. However, this may need to increase to cater for a larger number of single people by 2031. In assessing housing sites as part of its preparation of the Emerging District Plan MSDC states that the sites included within this plan can accommodate approximately 40 new properties.

7.15 The policies of this Plan will supply circa 44 new homes over the next twenty years which is consistent with locally-identified needs. The numbers will be kept under review at regular intervals to ensure that sufficient development takes place to meet local needs.

7.16 Affordable housing within these developments will be provided in line with Mid Sussex District Council policy at a rate of 30% per development. MSDC allocates the first letting of new builds (for letting or shared ownership) to those with a local connection. MSDC will be encouraged to allocate this housing to people with a local connection in perpetuity.

7.17 This Plan will provide for an increase in housing stock to meet local needs. It will do this by:

- Making sure each development includes a suitable mix of housing that meets the identified local needs;
- Supporting the redevelopment of disused brownfield sites
- Permitting small scale infill sites and suitable conversions

7.18 As part of the process of preparing this Neighbourhood Plan possible housing development sites have been investigated and assessed in close conjunction with MSDC and Landowners.

7.19 Sites were then assessed against the following criteria:

- ❖ Availability – if the site is available for development;
- ❖ Suitability – if, when assessed against policy restrictions (such as designations, protected areas, existing planning policy), physical problems (such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination), potential impacts (including effect upon landscape features and conservation) and environmental conditions (which would be experienced by prospective residents), it is a suitable location for development;
- ❖ Achievability - if there is a reasonable prospect that housing will be developed on the site, this being a judgement about its economic viability.

These criteria are provided by Government guidance on undertaking assessments of housing sites.

7.20 New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community.

7.21 Clock Field off North Street already has outline planning for 47 homes on 1.9 hectares under reference 11/01332/OUT. Clock Field has proved to be a difficult site to progress due to the contours of the land, delays due to redesigning and some highway issues. In perfect conditions this site would have been completed before now however it does have outline planning and building work should start in 2015.

7.22 The policy for this development is contained in the MSDC LP, TH1, and is being carried forward to the emerging District Plan. This development will provide much needed homes and traffic calming. It will also provide funding towards the Village Enhancement Scheme via S106 money.

7.23 The following have been assessed:

A site to the rear of Withypitts off Selsfield Road which is deemed to be unacceptable due to the difficult and dangerous access point and its location in the High Weald Area of Outstanding Natural Beauty. There are more suitable sites available to meet the local housing need. Development of this site would be damaging to the wider landscape and breach a defensible boundary of the village, opening up the wider area to development.

7.24 Old Vicarage Field off Church Road is considered suitable for a development of some 30 homes on 1.30 hectares. The site is outside the Turners Hill development boundary with built form on the eastern and southern boundaries and defensible boundaries along the northern and western edges of the site. It is considered that development at this location could provide a moderate size development which would be congruous with the townscape and character of Turners Hill. The site is fairly well enclosed and given surrounding mature hedgerows, is unlikely to have major impacts on landscape. Submissions for the site indicate a safe and practical access point can be provided by the landholder to the site through the Old Vicarage which adjoins to the south. The site is well located in relation to local services and facilities and a bus stop, convenience store and school are located in close proximity. Development can be accommodated without significant adverse landscape or visual effects.

7.25 The Old Estate Yard to the rear of the Fire Station is also considered appropriate for development. The site is adjacent to Old Vicarage Field. This Brown Field site will provide a much-needed village car park as well as some additional homes. A car park in this vicinity will serve the local shops, school and community facilities. It is well placed with direct access for pedestrians and secure as it is overlooked. The site is 0.30 hectares in size. This is a sustainably-located, previously developed site within the built up area of the village and well related to local services. The site has some vacant buildings and hard standings. A new access road is proposed to the west of the Old Vicarage and the land is within the ownership of the landowner.

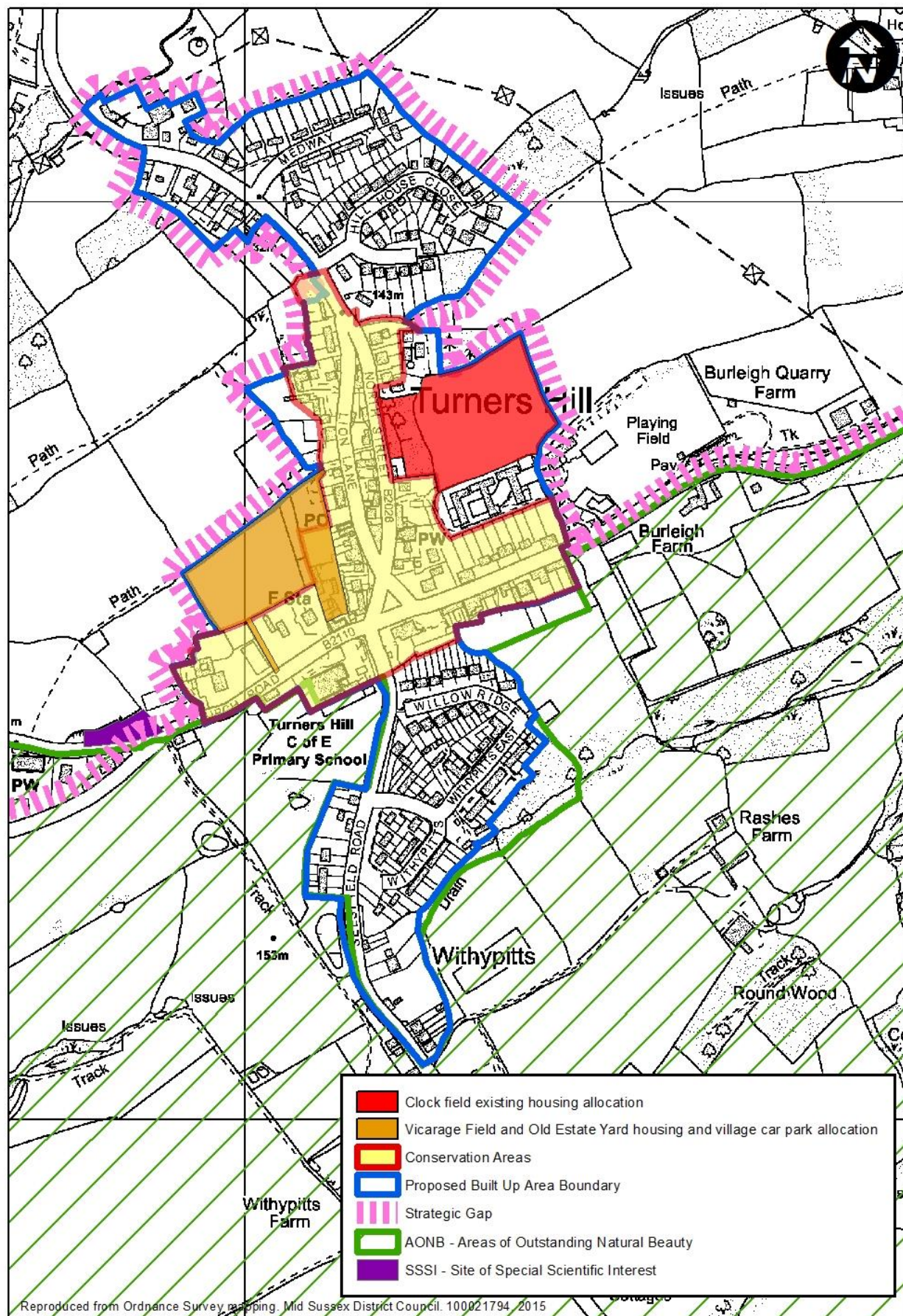
7.26 It would be a requirement that part of this site is set aside for a village car park. This site is only achievable if it is delivered with Old Vicarage Field site, due to the need for a shared access. See Policy THP2

7.27 Both of these sites are within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in emerging District Plan.

7.28 Together these two sites can provide up to 44 residential buildings and a Village Car Park. This development will be known as Vicarage Field and treated as one site. We have worked in conjunction with MSDC in assessing these sites and have worked closely with the landowner to reach agreement on the future development of them.



## Proposals Map



**B/F from MSDC Local Plan 2004:**

TH4 In order to protect the countryside and the strategic gap proposals for the extension of the Turners Hill Mobile Home Park beyond its currently approved boundaries will not be permitted.

**TURNERS HILL POLICIES:**

**THP1            Housing Site Allocations**

**THP2            Development of Old Vicarage Field and the Old Estate Yard**

**THP4            New homes**

**THP7            Building extensions & Infill Development**

**THP10          Brown Field Sites**

## **8      Countryside, Landscape & Village Environment**

8.1 Our parish lies in a beautiful landscape partly within the High Weald Area of Outstanding Natural Beauty and also within an area of countryside restraint. Views are far-reaching in all directions from the central ridge of the parish. The AONB is afforded the highest status of protection in relation to landscape and scenic beauty. The High Weald Area of Outstanding Natural Beauty Management Plan sets out ways that the countryside will be protected and enhanced by, for example, protecting the distinctive character of villages and managing and enhancing the natural features which contribute to this character.

8.2 In 1984 the centre of the village was declared a Conservation Area. There is a mix of house types and styles, some dating from the 17<sup>th</sup> and 18<sup>th</sup> centuries, and 26 buildings within the village are listed. Despite the intrusive effects of heavy traffic, the older parts of the village have retained their character and attractive appearance.

8.3 The following features contribute to the character of the Conservation Area:

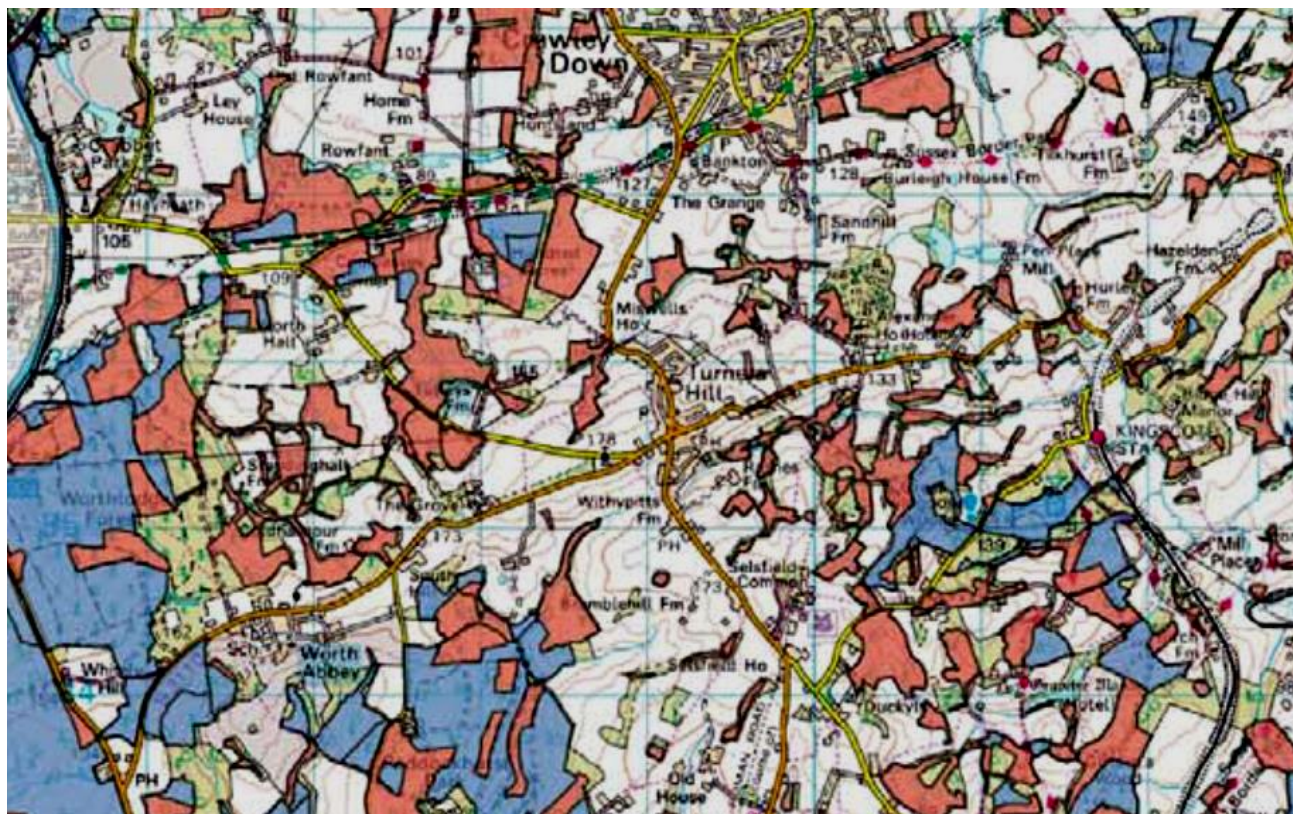
- the varied mix of building styles and ages;
- the attractive grouping of buildings around the village green and along Lion Lane;
- the green plus other smaller grassed areas and verges, including in Lion Lane;
- the elevated position of several houses in Lion Lane, with their raised front gardens;
- attractive street furniture and signs;
- several attractive stone walls and a natural sandstone bank in Church Road;
- important tree groups and woodlands;
- the setting of New Stone Cottages in East Street.

8.4 There are 33 Grade II Listed Buildings spread throughout the parish. All are well maintained at the present time and it is important that this continues to be the case. The Conservation Area and Listed Buildings and their settings, will be maintained and protected according to the Local Plan policies B10 (Listed Buildings) and B12 (Conservation Areas), and by their replacements in the emerging District Plan, in order to strengthen the quality and character of Turners Hill Parish.

8.5 The geology of the parish largely comprises weald clay and sand, with outcrops of Ardingly sandstone. Soils within the parish are able to sustain a range of cropping.



The heavy clay soils are prone to waterlogging and cracking during drought, with the sandstone soils freer draining, but in areas lacking depth. However, arable farming is possible but the greater proportion of land is pasture and much deciduous woodland, typical of the weald.



### **Ancient woodland**

Pink shows ancient semi natural woodland

Blue shows plantations on ancient woodland sites

#### **8.6 • Ancient semi-natural woodland (ASNW)**

These are areas of woodland composed predominantly of tree and shrub species native to the site that do not obviously originate from planting but have arisen from natural regeneration or coppice re-growth. This includes small areas of secondary woodland within ancient sites which may have developed on former settlements, gravel pits or disturbed ground, semi-natural woods which have been slightly modified, for example woods with a scattering of ornamental conifers, and woods containing some self-sown sycamore.

#### **• Plantations on ancient woodland sites (PAWS)**

These are areas of ancient woodland where the original native tree cover has been felled and replaced by planted stock most commonly of a species not native to the site. Both woodland types are classed as ancient woodland.

8.7 The landscape is made up of historic field patterns divided by hedgerows of mixed native planting – hawthorn, hornbeam, blackthorn. The area is interspersed with ancient tracks which have become our local footpath network. The footpaths not only link various areas of the village but also give access to farm land and surrounding



countryside and are well used. The landscape forms an intrinsic part of the character and setting of the village and provides informal and formal recreational opportunities for the community and visitors alike.

8.8 For land to the north and south of Turners Hill flood risk from surface water run-off will need to be considered due to the topography of the area. Apart from this there are no specific flood risk issues which need to be considered in addition to the FRA guidance in PPS25. The majority of the area is underlain with sandstone with moderately well drained soils. This should provide scope to utilise infiltration systems as an appropriate form of SuDS. In some cases this may need to be combined with attenuation systems particularly for developments on the south of the village centre and for any large scale developments.

8.9 The Neighbourhood Plan policies aim to protect and enhance this environment and to recognise that open space, woodlands, farmland, open fields, gardens, allotments, recreational space, and footpaths are important to us all and must be protected. Natural and semi-natural open space is valued highly by local residents for its recreational value, its landscape character, quiet enjoyment and biodiversity.

8.10 The Plan will encourage sympathetic management of the countryside and natural outdoor environment in and around the parish to enhance the quality of the landscape, improve local biodiversity and provide other benefits to the community's quality of life.

8.11 There is a recognised need to improve the Old Quarry site on Church Road which



has not been in use since WSCC highways ceased to lease it as a store/dump in September 2000. At one time the site was a pig farm. It is now untidy, overgrown and an eyesore at the entrance to the village.





8.12 This small site (0.16 hectare) was made Site of Special Scientific Interest (SSSI) in 1999 as it exposes the Ardingly Sandstone Member of the upper Lower Tunbridge Wells Formation (upper Hastings Beds Group), Wealden Series. The near vertical plane-cut walls and floor of this site provide excellent three dimensional sections through the

sandstone. Although this is common in the northern area of the Ardingly Sandstone Member it is rarely seen to such advantage.



8.13 However, due to the condition of the site and the owners need to keep it secure, the SSSI cannot be viewed easily by the general public. The area needs to be improved in terms of appearance and access to enable people to study the geological feature without causing damage. The Council will continue to work with the landowners to find an acceptable solution.

8.14 The Plan aims to ensure that all materials and hedging used within the parish for boundaries and gateways are in harmony with the surroundings. High closed-in boundaries which interrupt and obscure the open vistas of the landscape or engineered features, such as wide and deep drive splays, satellite dishes, CCTV, radio and lighting masts which impact the visual setting will not be welcome.



8.15 Ashdown Forest is located adjacent to the north-eastern boundary of Mid Sussex within Wealden District. It is designated as a Special Area of Conservation (SAC) due to the important heathland habitats present and classified as a Special Protection Area (SPA) due to the presence of breeding Nightjars and Dartford warbler. It is a site of European Nature Conservation Importance comprising heathland and woodland habitats of around 3,000Ha.

8.16 Following consultation with Natural England, Mid Sussex District Council has undertaken a Habitats Regulations Assessment (HRA) to test whether the Mid Sussex District Plan, in combination with other plans and projects, is likely to have an adverse effect on the integrity of Ashdown Forest. The HRA report on the District Plan identifies that proposed new housing close to Ashdown Forest is likely to increase the number of visitors to the Forest. Such visitors could increase disturbance to rare, ground-nesting bird populations (in particular the Dartford warbler and Nightjar). The 'Ashdown Forest Visitor Survey Data Analysis' published in September 2010, found that most visitors to the Forest live within 7km of its boundaries (straight line distance). The HRA therefore identified a 7km 'zone of significant influence' within which new housing developments must counter its effect by putting in place measures which reduce visitor pressure.

8.17 The Turners Hill Neighbourhood Plan area includes land within the 7km Zone, and therefore new residential development proposed in the Plan must have due regard to the Habitats Regulations. The proposed approach set out in the Mid Sussex District Plan includes providing Suitable Alternative Natural Greenspace sites (SANGs) and Strategic Access Management and Monitoring (SAMM) measures on Ashdown Forest itself. SANGs are sites that cater for the recreational needs of communities in order to reduce the likelihood of visitor pressure and disturbance on important nature conservation areas. Developer contributions will be required towards the provision of SANGs and the criteria for a site to be suitable as a SANG site is set out on the Mid Sussex District Council website ([www.midsussex.gov.uk](http://www.midsussex.gov.uk)). The District Council is responsible for deciding how developer contributions towards the provision of SANGs and SAMM will be calculated and delivered. Our Neighbourhood Plan area includes land within the special protection zone and therefore development will need to mitigate within the 7km zone of influence and follow the SANG/SAMM approach of the District Council.

**POLICIES:**

<b>THP8</b>	<b>Countryside Protection</b>
<b>THP11</b>	<b>Recreational Spaces</b>
<b>THP12</b>	<b>Visual Perspective</b>
<b>THP17</b>	<b>Rights of Way</b>

## **9 Local Employment & Business Development**

9.1 Turners Hill Parish has limited employment opportunities with the majority of working people commuting to other areas – London, Gatwick, Crawley etc.

9.2 Local businesses include:

Turners Hill Primary and Pre-School	Worth School
A General Store	Florist
Hairdressers	Antiques Shop
Ironing Shop	General Store serving Turners Hill Park
One empty shop facility	3 Public houses all with restaurants
An Indian Restaurant	A Hotel and Spa
Tulleys Farm – family events, restaurant	The Cox Group (waste/recycling centre)
SITA (waste vehicle centre)	Turners Hill Garage
Pots & Pithoi (Cretan Pots)	Fen Place Farm B1 units
Rowfant Business Centre	Garden Machinery sales & repairs
The Paddockhurst Estate (Major property and landowner)	

There are several small units operating as financial businesses.

9.3 Although the land is still farmed, the number of farmers and agricultural employees has reduced greatly and several farm buildings have been converted to other uses. Sadly, the village post office has now closed but the Parish Council has arranged for a service to be provided from The Ark community building. The parish is served by Copthorne telephone exchange which provides high speed fibre broadband.

9.4 The limited availability of workspace and jobs in this rural location has meant local people of working age leaving the parish. The loss of working-age population has social as well as economic consequences, affecting community services and facilities.

9.5 Given the rural parish location, the existing traffic issues and limited employment development site availability, the priorities of the Plan are to:

- Maintain and encourage the Parish's local economy and support the on-going sustainability of the community.
- Support the sustainable growth of all types of businesses and enterprise in the Parish
- Support rural tourism and leisure facilities that benefit local businesses, residents and visitors; and which respect the character of the countryside.
- Support self-employed home working opportunities, and the technology required for this, that adds to the character and viability of the local economy
- Encourage moves towards a low-carbon economy to increase resource efficiency of buildings, the proportion of energy generated and used from renewable resources and the use of sustainably produced local products

9.6 In this way it is hoped to avoid becoming a "dormitory" settlement which is over dependent on outward commuting. See Policies THP13 and THP14

9.7 In order to support local business and community activities this plan supports the provision of a centrally placed village car park which will allow greater access. See Policy THP5

9.8 Apart from visual and other environmental impacts, the major influence of business and industry is the volume of heavy goods vehicles which visit and pass through the village. See Policy THP18

9.9 Further enhancements, development and growth of all industry within the area should take into consideration the impact it will have upon the village particularly with regard to building design, advertising signs, lighting, light pollution and facilities provided for the delivery and distribution of goods, materials and services to be operated.

9.10 The most recently available census shows that in 2011, economically active residents were working in the sectors shown in the table below, many outside the Parish.

<b>Residents' Employment Census 2011</b>	
All Usual Residents Aged 16 to 74 in Employment	825
A Agriculture, Forestry and Fishing	14
B Mining and Quarrying	1
C Manufacturing	49
C10-12 Manufacturing; Food, Beverages and Tobacco	1
C13-15 Manufacturing; Textiles, Wearing Apparel and Leather and Related Products	4
C16,17 Manufacturing; Wood, Paper and Paper Products	1
C19-22 Manufacturing; Chemicals, Chemical Products, Rubber and Plastic	5
C23-25 Manufacturing; Low Tech	8
C26-30 Manufacturing; High Tech	15
C18, 31, 32 Manufacturing; Other	15
D Electricity, Gas, Steam and Air Conditioning Supply	1
E Water Supply; Sewerage, Waste Management and Remediation Activities	10
F Construction	68
G Wholesale and Retail Trade; Repair of Motor Vehicles and Motor Cycles	110
H Transport and Storage	54
I Accommodation and Food Service Activities	54
J Information and Communication	27
K Financial and Insurance Activities	35
L Real Estate Activities	21
M Professional, Scientific and Technical Activities	52
N Administrative and Support Service Activities	55
O Public Administration and Defence; Compulsory Social Security	34
P Education	112
Q Human Health and Social Work Activities	75
R,S Arts, Entertainment and Recreation; Other Service Activities	52
T Activities of Households as Employers; Undifferentiated Goods – and Services – Producing Activities of Households for Own Use	1
U Activities of Extraterritorial Organisations and Bodies	0

9.11 If possible industrial development should be contained within the existing Rowfant Business Site

**B/F from MSDC Local Plan 2004:**

***RA2 Proposals for the replacement of obsolete buildings and open uses within the boundaries of the existing Rowfant Business Centre by purpose built small business units will be permitted where there will be no significant adverse impact on the character and amenities of the area and no significant increase in traffic on the surrounding road network.***

**POLICIES:**

<b>THP9</b>	<b>Worth Abbey &amp; Worth School</b>
<b>THP13</b>	<b>Business Development</b>
<b>THP14</b>	<b>Renewable Energy</b>
<b>THP18</b>	<b>Commercial Traffic</b>

## **10 Community**

10.1 There is a diverse selection of clubs, societies, sporting groups, and Church groups for all ages and there is strong support for the improvement and retention of these and all vital community assets in the interest of community wellbeing. The strong community feeling of the Parish is of vital importance to residents and therefore existing community facilities will need to be enhanced to accommodate future development and the subsequent population increase.

10.2 Existing facilities which cater for community organisations and activities are:

The Ark (Community Centre)	St. Leonard's Parish Church
Turners Hill Free Church	Worth Abbey & School
Turners Hill School	Turners Hill Recreation Ground
Turners Hill Cricket Club	The Crown PH
The Red Lion PH	The Cowdray Arms
Taranas Restaurant	Turners Hill Park Club House
Amenity land at Medway	Amenity land at Hill House Close
Amenity land at Withypitts	

10.3 There is no permanent healthcare facility in the parish which is a concern given the ageing population and the desire to attract and retain young families. There is a monthly visiting surgery from Crawley Down Health Centre for those unable to attend the centre. Prescriptions can be collected from Central Stores and the shop at Turners Hill Park. Health services which benefit all ages are required e.g. Baby Clinic, chiropody services, etc.

10.4 The new housing developments should ensure that there are sufficient children to fill the Primary School from the local catchment area which has great social benefits for the community and for the school. Currently the school takes many children from outside the catchment area, 68 out of 140, in order to maintain a full role.

10.5 The need for improved footpath links has been identified by residents who wish to have direct access to the Worth Way. This refers to walking, horse riding and cycling facilities with the intention of providing greater health and social opportunities. Such links would also give residents direct links to the Health Centre and Chemist in Crawley Down as no such facilities are available within the Parish. See policy THP17

10.6 Residents have requested improvements to children's play equipment, a Petange facility and adult outdoor gym equipment at the Recreation Ground. The Recreation Ground and Amenity land is owned and managed by Mid Sussex District Council and we will continue to work with them in order to obtain and improve these facilities. There is a desire to provide a village museum in the future if suitable accommodation and funds can be found.

10.7 Policies within the emerging District Plan policies DP21 (Leisure and Cultural Facilities) and Activities and DP22 (Community Facilities and Local Services) protect existing community facilities and services which are considered essential for a vibrant community and support the development of new ones which will benefit local people and visitors.

The Parish Council will work with all those concerned in providing Key Services to the Parish e.g. health facilities; local leisure groups; shops; local education and leisure facilities in order to protect and enhance the level of service provision.

**B/F from MSDC Local Plan 2004:**

*TH3 A site adjacent to Withypitts East is allocated as an equipped children's play area.*

**POLICIES:**

**THP19**

**Infrastructure**

## **11 Traffic & Transport**

11.1 Over a long period of time, 20+ years, residents have expressed very strong concerns about traffic in Turners Hill and its impact on their lives. During the consultations and surveys carried out in the last two years this has remained the number one priority.

11.2 Residents are concerned about

- Problems with the speed, volume and nature of traffic
- The difficulty in crossing roads due to the traffic
- The noise and pollution caused by traffic
- The lack of safe places to walk to access amenities due to traffic

- The lack of safe crossing points for the children at the Primary School
- The lack of parking for school, shops and residential areas
- Safety for cyclists

11.3 Policies in this section are therefore to be used to support changes to the highway which will make a considerable positive impact on all these concerns and improve the well-being of local residents. We are grateful to all those residents who volunteer to assist with the parish speed watch scheme which helps to provide a safer environment.

11.4 Policies will also be used to manage the impact of additional traffic from new developments and to ensure parking standards are improved. These Policies will improve highway safety and minimise conflicts between road traffic, cyclists and pedestrians.

11.5 The NPPF is clear that transport proposals need to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.

11.6 The transport situation in Turners Hill is similar to many other villages in the South East:

- High car ownership and an increase in car traffic.
- Bus connections from outlying villages and to larger centres but these are very limited and not possible in the evenings or on Sundays.
- Inadequate village centre parking.

11.7 Proposals like Burgess Hill Northern Arc will have a traffic impact on our local roads. With peak hour congestion and minor accidents already occurring in the village, it is important that these future proposals do not exacerbate this situation. The Mid Sussex Transport Study identifies Turners Hill crossroads as a problem site due to the current and forecast traffic numbers. In addition the Mid Sussex Local Plan comments on the problem of excessive traffic through the centre of Turners Hill. At 40.13 it states that *"these high traffic volumes continue to detract significantly from the environment of the village and are also a threat to road safety. The Council considers that every effort should be made to find ways of reducing the impact of this traffic. It will therefore seek to work with the Highway Authority and the Parish Council to address this issue as a matter of urgency."* The Local Plan was published in 2004 and traffic has continued to increase. The Parish Council employed consultants to produce a scheme, based on ideas from residents, the detail of which can be found in Turners Hill Traffic Design Scheme March 2013 (see [www.turnershillcouncil.co.uk](http://www.turnershillcouncil.co.uk) ).

11.8 The Village Enhancement Scheme will support new ways of managing the traffic throughout the parish by implementation of a planned 20 mph zoned village centre. This will promote safety through lower speeds, removal of the crossroad junction, provision of safe crossing points and greatly improved pedestrian access and safety. The Parish Council has employed consultants and been assisted by West Sussex



County Council, to produce a highway scheme. This work has been extensive, costly and time-consuming, but we now have a scheme which allows the high levels of vehicles to move around safely and provides greatly improved safe access for residents walking around the village.

11.9 The road improvements will mean that housing development on Church Road (Vicarage Field) can proceed as the site lines can be achieved within a 20 mph zone. The same applies to the development at Clock Field on North Street where the work required on the access and pedestrian crossing facilities are achievable in the 20 mph zone and complement the remainder of the Village Enhancement Scheme.

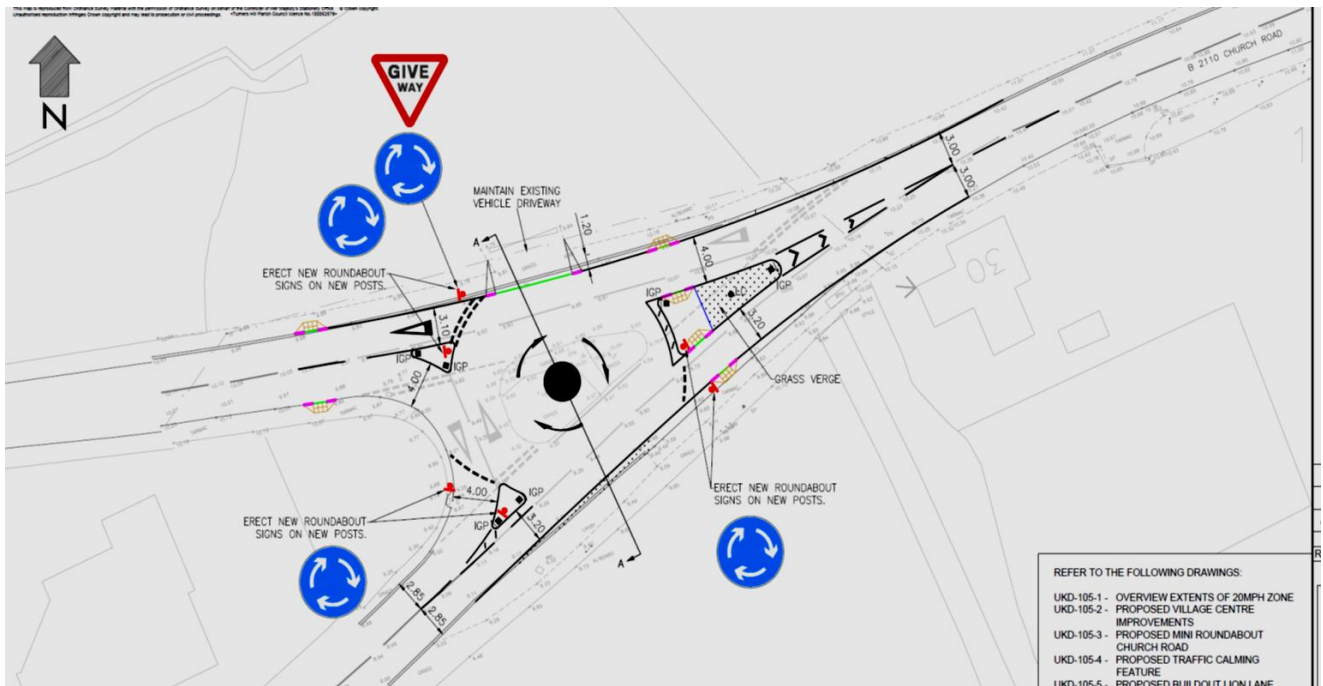
11.10 The mini roundabouts will slow traffic and make the school access safer for children and, with the village car park, will help reduce dangerous levels of congestion at both ends of the school day. To maximise the benefits the Plan needs to be implemented in its entirety as each aspect is interdependent.

11.11 The scheme also allows residents to reclaim the centre of the village and provides opportunities for once again being able to use our village green for community events. The village green is a key part of the village's 'sense of place' and community.

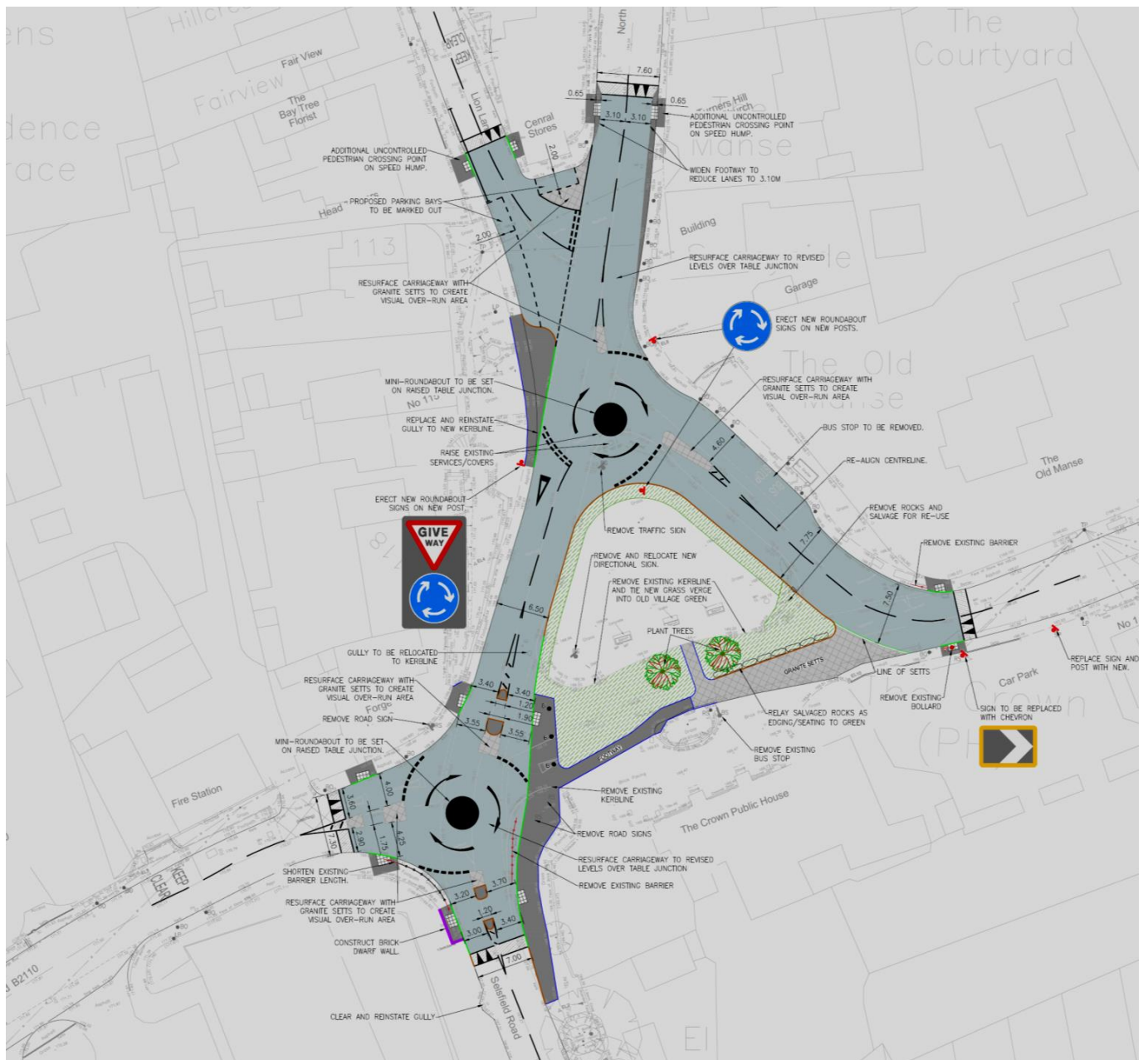
11.12 Every street represents a balance between movement (the capacity to accommodate through traffic) and a sense of place (the quality which makes a street somewhere to visit and spend time in, rather than to pass through) (DfT, 2011)

11.13 If our village is to be improved for future generations then this highway plan is essential.

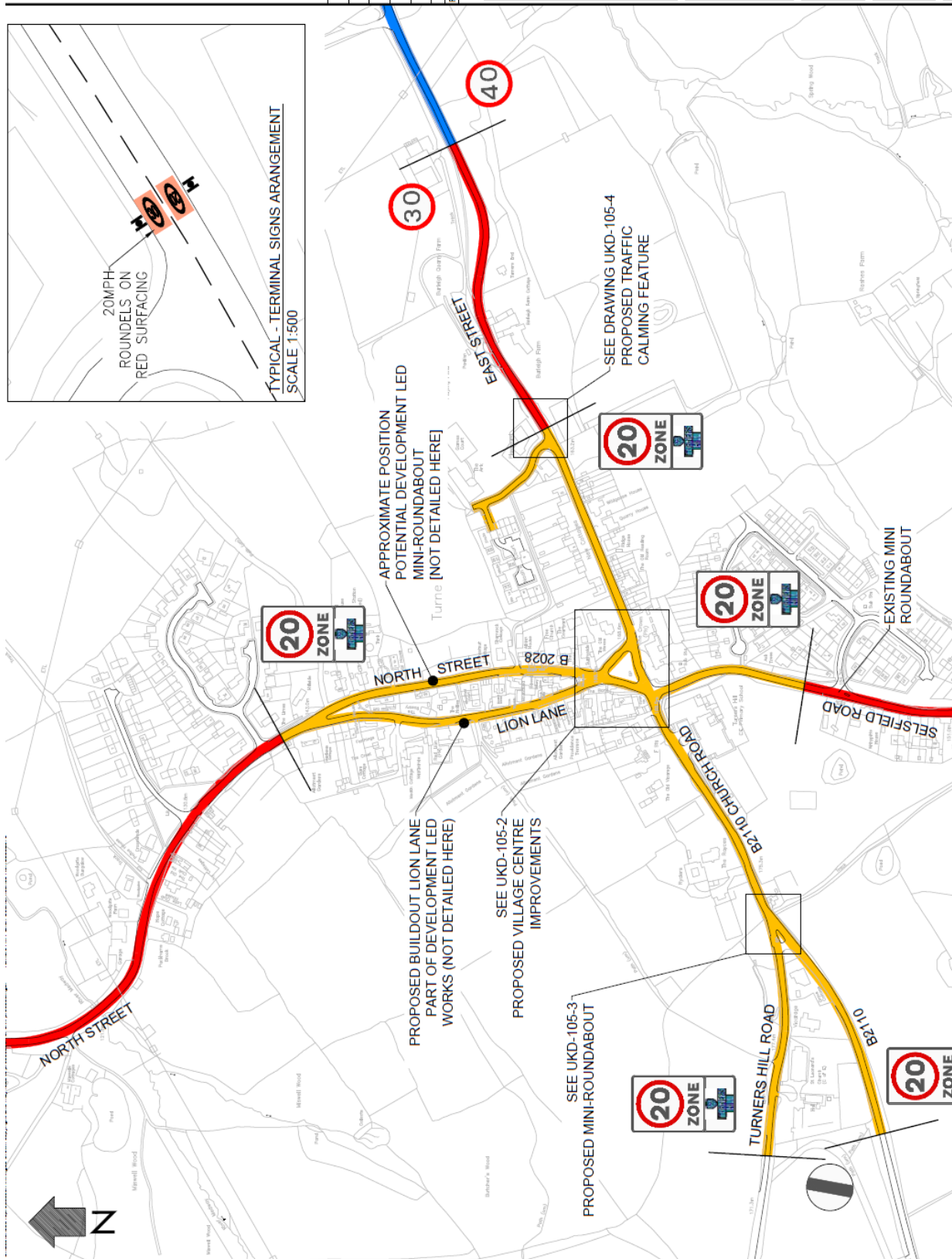
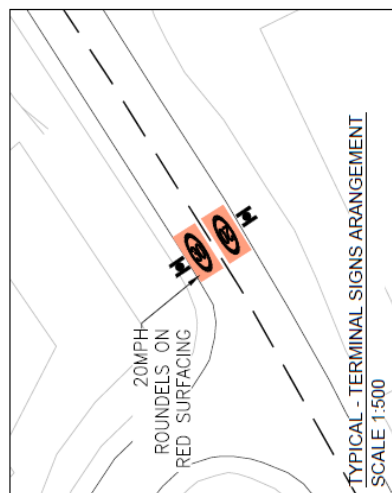
11.14 The County Council North Mid Sussex Local Committee selected and approved the Turners Hill Highway Scheme for inclusion in the County Infrastructure Plan.



**Mini Roundabout at junction of Church Road and Paddockhurst Road**



**Village Centre Layout**



B	15/05/13	EXTENDED 20MPH SPEED LIMIT	AS	RH
A	13/07/12	MINOR AMENDMENTS	AS	RH
-	05/06/12	FOR CONSULTATION	AS	RH
Rev	Date	Description	Dim	Chn
			Ap	

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Client

WORKING ON BE

TURNERS HILL  
PARISH COUNCIL

Project

## TURNERS HILL IMPROVEMENTS

### Drawing

VIEW EXTENTS OF 20MPH ZONE  
PRELIMINARY DESIGN

Drawing Status

11.15 The design, materials and layout of footpaths, roads and street furniture can have a significant effect on the character and appearance of an area. They can also impact on the area's sense of place, mobility of disabled people, traffic calming and safety, including access for emergency vehicles. As part of the re-design of the village centre attention will be given to street furniture and signs in order to avoid and remove inappropriate street clutter. See Policy THP15

11.16 Car parking standards have been carefully considered and are included because car ownership levels in the parish are high (car ownership is high with 324 households having one car, 234 having two cars, 62 with three and 25 with four or more. Of the 755 households only 110 do not have a car or van) reflecting both the rural location and limited availability of public transport. The bus services are reliant on funding from the County Council. The very limited service means that residents have a greater dependency on the car than they would have in an urban area. It is extremely difficult for residents to travel by public transport to the local towns, rail services and health services. A number of residents work at Gatwick but cannot travel direct by public transport. Out of 202 surveyed, only 18 were using the bus service on a daily basis, but 145 were using a car or van. MSDC Rural Issues background Paper shows that 75% of commuters travel by car from Turners Hill while the figure for the towns is 63%.

11.17 The Plan's parking standards reflect all these local factors and seek to ensure that new development does not add to current levels of congestion. The emerging District Plan states that "Neighbourhood Plans can set local standards for car parking provision provided that it is justified by evidence".

11.18 Policies will ensure that all developments have enough car parking spaces to meet current and future needs. The impact of new developments will be minimised by the careful consideration of new access roads in order that they do not have an unacceptable impact on local residents or traffic flows. Policies will support local and strategic traffic management which reduces HGV/LGV vehicles through the village in order to minimise their adverse impact.

We will endeavour to find ways of improving current parking facilities with special consideration being given to parking for our local shops and businesses. We will continue to work with the County Council to bring about improvements to our bus service and to maintain it at current levels as a minimum.

**POLICIES:**

<b>THP3</b>	<b>New Homes parking</b>
<b>THP5</b>	<b>Provision of Public car park</b>
<b>THP6</b>	<b>Protection of car parking</b>
<b>THP15</b>	<b>Highway Improvements</b>
<b>THP16</b>	<b>Footpath Improvements</b>
<b>THP18</b>	<b>Commercial Traffic</b>



## **12 POLICIES**

### **HOUSING POLICIES**

#### **THP1 Housing Site Allocations**

Development of Old Vicarage Field and the Old Estate Yard will be permitted providing they meet the site specific conditions listed in THP2 below.

#### **THP2 Development of Old Vicarage Field and the Old Estate Yard**

**Development of the two adjoining sites of Old Vicarage Field & the Old Estate Yard must deliver the following:**

A mix of dwellings, which will address the priorities of the parish including 30% affordable homes. The mix will consist mainly of 1, 2 and 3 bedroom homes which would include 2 bungalows for the elderly and/or disabled as identified in the village survey.

The development will provide 44 new homes

A Village Car Park must be incorporated within The Old Estate Yard with pedestrian access via The Bank and the Fire Station.

The entrance road to this new Estate and Village car park is to be sited to the western side of The Old Vicarage. This position will ensure additional congestion is not created within the Primary School area which, together with the proposed 20mph zone, will not have a detrimental effect on traffic and pedestrian safety. The entrance road is to be a minimum 5.5m to incorporate pedestrian footpath and accommodate free flowing traffic to and from the Village car park.

The existing entrance to The Old Vicarage and School View properties must be closed and replaced with a continuous footpath from the new entrance road to the Fire Station. These existing properties will have rear access provision from the new entrance road. The entrance road will serve the new properties and the Village Car Park.

New pedestrian footpaths adjacent to roads must provide protection for pedestrians, for instance by way of kerbing



Internal Estate roads must meet the needs of Emergency & utility vehicles as a minimum

New homes must as a minimum comply with nationally described space standards for internal floor space and storage.

Where provided, garages should have an internal measurement of 7m x 3m as a minimum in order to accommodate a modern family sized car and some storage space.

The development will need to provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.

S106 / CIL funds from this development will provide a financial contribution to the Village Enhancement Scheme.

Development should be designed to preserve or enhance the character or appearance of the Turners Hill Conservation Area and its setting. Proposals should take into account the guidance of the adopted Village Design Statement and any conservation area appraisal which may be adopted by the Council.

**THP3 New Homes Parking** New residential development must provide the following minimum levels of off-street parking (including garages) as detailed in the table below.

1-2 bedroom dwellings	2 on-plot car parking spaces
3 + bedroom dwellings	1 on-plot car parking space per bedroom

**THP4 New Homes** The Design of new homes must take into account the character and style of buildings in the Parish. Applications for new development must demonstrate how they have incorporated the guidance of the adopted Village Design Statement.

Developers must use Building for Life 12 to help deliver high quality design. Good design is fundamental to making neighbourhoods sustainable and this is our desire for Turners Hill. We want all future homes to be as energy-efficient and sustainable as possible and the highest standards must always be strived for.

## **POLICY GUIDANCE WITHIN THE BUILT UP AREA**

**THP5      Provision of Public car park**      Applications for a centrally-placed, accessible community car park on the Old Estate Yard will be actively supported. Incorporating a small well designed office unit with undercroft parking in order to help maximise the number of new spaces will also be actively supported.

**THP6      Protection of Car Parking**      Subject to the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) developments within the defined village boundary which propose to remove recognised off-road parking spaces (Such as driveways or garages) on a site will only be permitted where alternative provision is made which increases or maintains the number of accessible parking spaces available on or within the immediate vicinity of the site. Any opportunities that arise to enhance parking provision throughout the village will be supported.

**THP7      Building Extensions & Infill Development**  
Building extensions and infill development which require planning permission will be permitted where they meet the following criteria:

- a) The scale, height and form fit unobtrusively with the surrounding buildings and the character of the street scene taking into account the guidance of the adopted Village Design Statement.
- b) The development is designed to preserve or better reveal the features that contribute to any significance of the building or surrounding area as a heritage asset, including listed buildings, the Turners Hill Conservation Area or non-designated heritage assets.
- c) Spacing between buildings would respect the character of the street scene.
- d) Gaps which provide views out of the village to surrounding countryside are maintained.
- e) Materials are compatible with the materials of the existing building where applicable, and adjoining properties in all circumstances.
- f) The traditional boundary treatment of an area is retained and, where feasible, reinforced and
- g) The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.

## **POLICY GUIDANCE OUTSIDE THE BUILT UP AREA**

**THP8 Countryside Protection** Outside the Built up Area Boundary (which is shown on the proposals map on page 24), priority will be given to protecting and enhancing the countryside from inappropriate development. A proposal for development will only be permitted where:

- a) It is allocated for development in Policy THP1 or would be in accordance with Policies THP7 and THP14 of this Plan or other relevant planning policies applying to the area; and:
- b) It must not have a detrimental impact on, and would enhance, areas of substantial landscape value or sensitivity, and
- c) It must not have an adverse impact on the landscape setting of Turners Hill and
- d) It must maintain the distinctive views of the surrounding countryside from public vantage points within, and adjacent to, the built up area; and
- e) Within the High Weald Area of Outstanding Natural Beauty it must conserve and enhance the natural beauty and would have regard to the High Weald AONB Management Plan.
- f) It is essential to meet specific necessary utility infrastructure needs and no alternative feasible site is available.

Our Strategic Gaps are identified in MSDC Local Plan policy C2 and the High Weald Area of Outstanding Natural Beauty by Local Plan policy C4.

Policies in the emerging District Plan will provide protection and enhancement in relation to trees, woodland and hedgerows as well as biodiversity.

**THP 9 Worth Abbey & Worth School** The Neighbourhood Plan supports development proposals within the built campus at Worth Abbey and School provided they:

Are sympathetic to the rural setting and to the listed buildings;  
Recognise the impact any buildings may have on the High Weald Area of Outstanding Natural Beauty and are landscaped appropriately;  
Enhance both the School's status and position as a major local employer; and  
Enhance and benefit facilities for the Religious Order.

**THP10 Brownfield Sites** Subject to the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 ( or any order revoking and re-enacting that Order with or without modification) in order to protect the outstanding landscape setting of the parish the reuse of any previously developed land and buildings will be permitted only where the use, scale and design does not result in material harm to the character of the parish and its surrounds.

## **GENERAL POLICIES**

**THP11 Recreational Spaces** Within the defined built-up area as identified on the proposal map on page 24, proposals for new sporting and recreational development, including allotments, will be permitted in order to enhance the range and quality of facilities within the parish, providing such development would not be detrimental to the character of the area or the amenity of nearby residents. Proposals should be flexible in design so that different need groups and activities can be accommodated.

Proposals that involve the loss of open space, sports and recreational buildings and land, including playing fields whether privately or publicly owned, will only be permitted where the applicant can demonstrate that a replacement site has been identified and will be developed to provide facilities of an equivalent or improved standard. This new site must be fully operational prior to any development commencing on the original site.

Within the countryside proposals for sporting and recreation facilities will be permitted providing they:

- a) do not have an adverse effect on the amenities of local residents and do not create an unacceptable level of noise;
- b) do not result in irreversible loss of the best and most versatile agricultural land;
- c) are not on a prominent or exposed site which is conspicuous from roads, public rights of way or view points;
- d) do not result in an increased level of traffic that is unacceptable on the local road network or would prejudice highway safety.

Development that would result in a reduction of existing recreation facilities in the countryside, including public rights of way and other recreational routes, will not be permitted unless it is to meet a need for essential water supply or wastewater infrastructure which cannot reasonably be located elsewhere.

**THP12 Visual Perspective** It is a requirement of any proposed development for 1 or more new dwellings or more than 100 sq. m of new commercial floor space that a three-dimensional visualisation of the proposed development, in situ, be provided as part of any planning application. Such visualisations will enable the impact on the character and landscape of the area to be assessed.

**THP13 Business Development** The conversion of existing buildings and the small-scale expansion of existing employment premises across the parish will be supported. Development of this nature must meet all the following criteria:

- Respect the character of the area;
- Not harm the surrounding landscape; and
- Safeguard residential amenity and road safety.

**THP14 Renewable Energy** Local initiatives for renewable energy will continue to be supported and encouraged by the Parish Council where it is demonstrated that the proposed development is appropriate to its setting and position in the wider landscape. All development should, where practicable, incorporate features that reduce carbon emissions – this can include both energy efficiency measures and green energy generation.

## **NON LAND USE POLICIES**

**THP15 Highway Improvements** Working with the relevant agencies to pursue desired changes to local highways, as proposed in the Village Enhancement Scheme developed by Turners Hill Parish Council, in order to manage traffic impacts and enhance safety for all. See Plan pages 38-40. Existing and future funds raised from new development S106/CIL agreements, in combination with Parish Council and WSCC funding, will be used to fund the highway Improvements.

**THP16 Footpath Improvements** Proposals which will extend and enhance village footpaths, in particular on Selsfield Road, to provide protection and improved visibility for residents walking to and from the village centre, in keeping with our Walk & Drive In Safety document, will be supported.

**THP17 Rights of Way** Every opportunity to improve and protect existing Public Rights of Way will be explored. Opportunities to provide extended Public Rights of Way including provision of new Bridleways will be sought via S106 / CIL especially where they can provide direct links to the Worth Way.

**THP18 Commercial Traffic** Where appropriate, improved access or alternative access points which will alleviate the high level of commercial traffic in the village will be supported.

**THP19 Infrastructure** S106 and CIL funds will be used by THPC to provide improvements to the local infrastructure working with both MSDC and WSCC to complete the community projects listed in our schedule within the timeframe of this plan. These include:

The Village Enhancement Scheme;

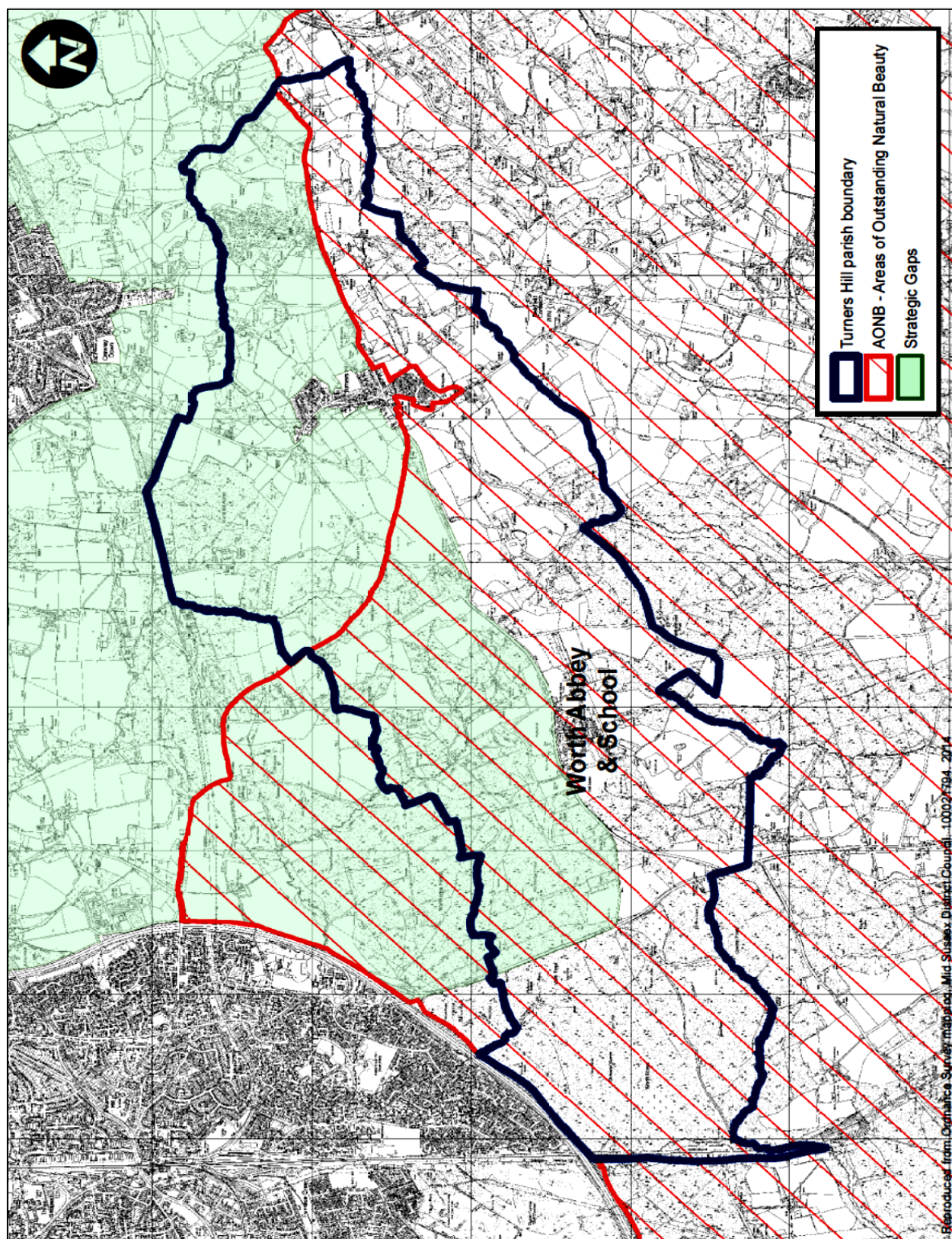
Improvements to the Recreation Ground facilities; and

Improvements to The Ark Community Centre.

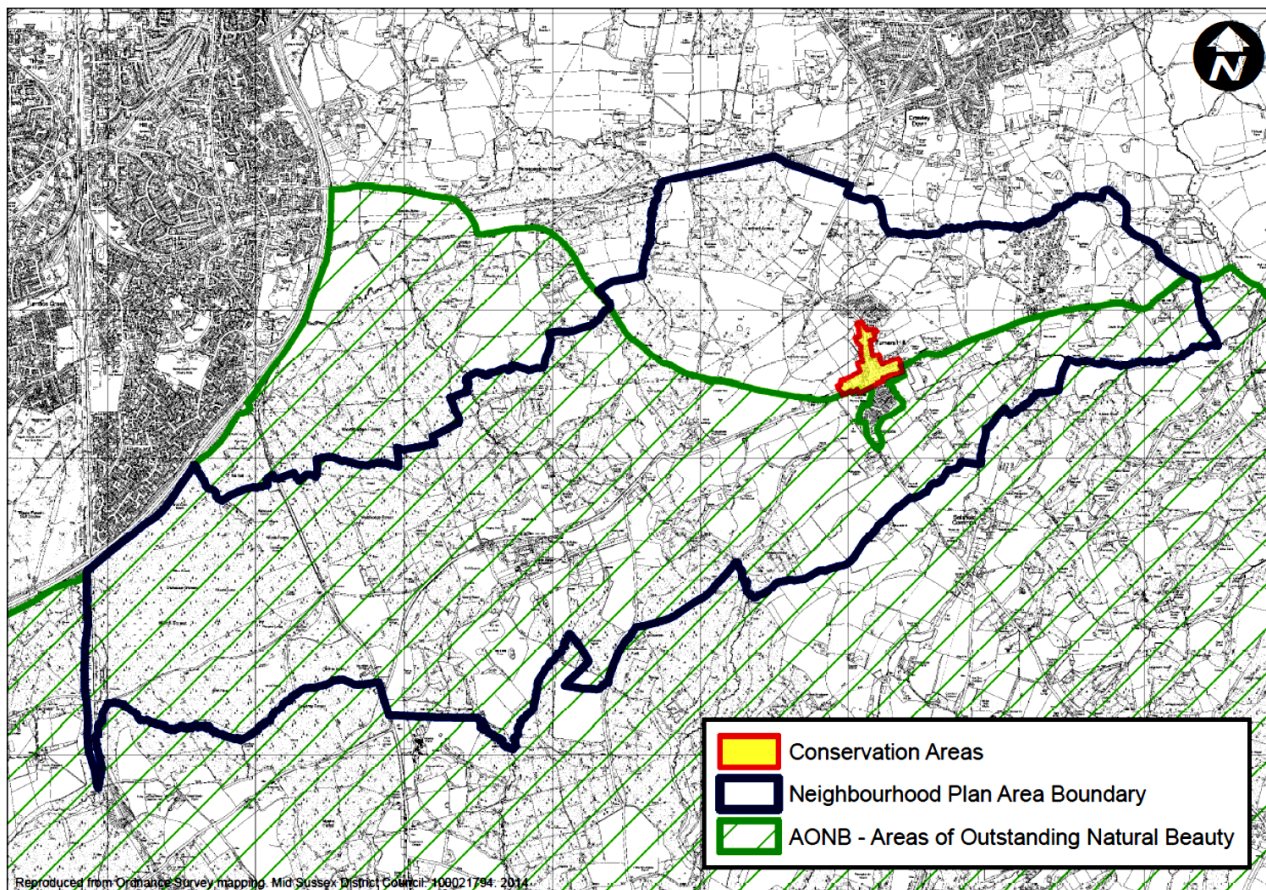


## 13 Appendices

### Maps







## **Supporting Documents and Evidence**

See [www.turnershillcouncil.co.uk](http://www.turnershillcouncil.co.uk)

Questionnaire 1 Areas for consideration February 2012  
Open Session held throughout Village Fete July 2012  
Questionnaire 2 & 2 consecutive Consultation Days on Priorities & Highways September 2012  
Questionnaire 3 Housing February 2013  
Building for Life 12  
Turners Hill Traffic Design Scheme March 2013  
Walk & Drive in Safety  
Turners Hill Village Design Statement

Census Data 2001 and 2011 <http://www.neighbourhood.statistics.gov.uk>

MSDC Evidence Base documents at: <http://www.midsussex.gov.uk>

[A Landscape Character Assessment for Mid Sussex](#)

[A Revision of the Ancient Woodland Inventory for Mid Sussex District Council](#)

[Habitats Regulations Assessment](#)

[Housing Land Supply](#)

[Housing Supply Document](#)

[Infrastructure Development Plan](#)

[Local Housing Assessment](#)

[Mid Sussex Assessment of Open Space, Sport and Recreation](#)

[Mid Sussex Transport Study](#)

[Strategic Flood Risk Assessment](#)

[West Sussex Strategic Housing Market Assessment and Northern West Sussex Update](#)

Mid Sussex Local Plan (MSLP), 2004

Mid Sussex District Plan, Submission Draft 2013 (subsequently withdrawn)

Mid Sussex Draft Plan Consultation Document 2014/15

National Planning Policy Framework, March 2012

High Weald Area of Outstanding Natural Beauty (AONB) Management Plan, 2014-2019