



# Twineham Neighbourhood Development Plan

## 2014 - 2031

'Made' Document  
March 2016



## Contents

<b>Foreword</b> .....	<b>4</b>
<b>Background</b> .....	<b>5</b>
<b>The Neighbourhood Development Plan for Twineham</b> .....	<b>6</b>
<b>Basis for the Neighbourhood Plan</b> .....	<b>7</b>
<b>Parish Characteristics</b> .....	<b>8</b>
Parish Overview .....	8
The local economy .....	10
Landscape and rivers.....	10
Biodiversity.....	13
Heritage.....	14
Air and climate .....	15
Water .....	16
Social characteristics .....	16
Infrastructure .....	16
<b>A vision for Twineham</b> .....	<b>18</b>
<b>Key Objectives</b> .....	<b>18</b>
Aims.....	18
<b>Policy : Housing</b> .....	<b>20</b>
Justification and Evidence .....	20
Community Feedback.....	22
<b>Policy TNP1 Delivery of Housing</b> .....	<b>24</b>
<b>Policy TNP2 Design</b> .....	<b>24</b>
<b>Policy : Employment and the Local Economy</b> .....	<b>26</b>
Justification and Evidence .....	26
Community Feedback.....	27
<b>Policy TNP3 Employment and the Local Economy</b> .....	<b>28</b>
<b>Policy : Landscape and Environment</b> .....	<b>29</b>
Justification and Evidence:.....	29
Community Feedback.....	30
<b>Policy TNP4 Landscape and Environment</b> .....	<b>31</b>

<b>Non-Statutory Action Plan (NSAP)</b> .....	<b>32</b>
Justification and Evidence:.....	32
Community feedback .....	33
<b>Non-Statutory Action Plan (NSAP)</b> .....	<b>34</b>

## Foreword

The first thing one might notice with this Neighbourhood Plan is that it has a different look and feel to 'normal' plans. Over recent years, the Government has been encouraging Parish Councils to produce their own Neighbourhood Plans as a means of influencing how the parish develops over future decades.

Neighbourhood Development Plans are the latest way of helping communities to plan for their own future and the vision for Twineham and the development policies as presented through this Neighbourhood Plan have been based on feedback from the Parish community over the past few years.

This plan was not put together overnight and has been more than three years in the making with a lot of hard work from a small dedicated Steering Group. We hope that we have reflected the community's vision through the policies that will help shape how Twineham should evolve in the years ahead.

The Twineham Neighbourhood Plan is far more than just about housing, as it sets out the community's ambitions for the Parish in terms of employment and local economy, landscape and environment and community infrastructure—whilst maintaining the character of Twineham as a rural, predominantly residential and agricultural community and a place where everyone is proud to live.

The Twineham Neighbourhood Development Plan certainly won't rest on a shelf gathering dust, but will be used as a fundamental reference point and as material consideration in the determination of all future planning decisions for the Parish. Our job on the Twineham Neighbourhood Plan has been to set the principles for the immediate future over the next fifteen or so years; it will be for our children and future parishioners to take on the stewardship role for the on-going longer term evolution of our Parish.

*Charles Worsley, Chair, Twineham Neighbourhood Development Plan Steering Group  
June 2015*

## Background

1. Twineham is located in the Low Weald of Mid Sussex, twelve miles to the north of Brighton. It is predominantly rural in character and the parish contains four main settlement areas of Twineham, Hickstead, Twineham Green and part of Wineham. *See Parish map Page 12 and Appendix 2 for 2006 Twineham Parish Plan.*
2. Twineham Parish is the second smallest community in Mid Sussex district with approximately three hundred residents living in 111 dwellings.
3. The vision for Twineham is that, in twenty years' time, the parish will continue to thrive and reflect the views of its community; it will achieve this by maintaining the rural character and natural environment of the parish and promoting the provision of essential rural services, housing and infrastructure to support the community.
4. A Twineham Neighbourhood Development Plan [Neighbourhood Plan] has been produced with community support to put in place development policies that will sustain this vision over the next two decades and beyond.

---

## The Neighbourhood Development Plan for Twineham

5. The Neighbourhood Plan aims to maintain the character of Twineham Parish as a rural, predominantly residential and agricultural community now and for future generations. Upon adoption it will cover the time period to 2031 with a proposed review every 5 years (subject to monitoring and its necessary alignment with any future strategic or national policy). The current strategic policy framework that the Neighbourhood Plan has been prepared in accordance with is contained in the adopted Mid Sussex Local Plan 2004. However, the Twineham Neighbourhood Plan seeks to cover the period 2014 to 2031, in line with Mid Sussex District Council's (MSDC) emerging Local Plan to ensure that it contains policies that will remain effective into the future.
6. The Neighbourhood Plan process enables communities to better shape their place, to inform how development takes place and helps to influence the type, quality and location of that development, with the objective that change will bring with it local benefit.
7. For Twineham, the strategic aims of the Neighbourhood Plan are essentially for development restraint and protection of the countryside.
8. The community of Twineham has a history of taking a close interest and involvement in local planning issues. In 2006 the Twineham Parish Plan was published which set out a community statement on how the Village should progress in the future. The Parish Plan was based on a detailed community survey during the previous year that achieved an excellent 60% response rate from all households in the Parish. *A copy of the 2006 Twineham Parish Plan can be found in Appendix 2 of the TNP Supporting Evidence.*
9. At that time the Parish Plan stated:  
  
*“A Parish Plan is a document designed by the community for the community. There are influences outside our control but if we are to maintain, preserve and enhance the environment of our parish, we need to have active management with a vision and targets of our own.*  
  
*“It is hoped that such a broadly based community-led document will enable the Parish Council and higher levels of authority, as well as all others concerned, to plan pro-actively for the future and enhance the life of our village as they do so.”*
10. Neighbourhood planning now provides an opportunity for the community to have a further and more influential say over local decision making and to achieve its long-standing goals through the planning system and address the challenges and opportunities facing the future vitality of the Parish.

- 
11. Twineham's Neighbourhood Plan is based on local research and evidence and influenced by robust engagement with the local community. In the lead up to the referendum on this Plan, Mid-Sussex District Council's policy-makers and decision-makers should consider this Plan as a fundamental and central reference point and therefore give it due importance as a material consideration in the determination of all future planning decisions—even those applications received during the emergence of the Neighbourhood Plan before its adoption. When the Plan is adopted, it will form part of Mid Sussex's statutory development plan which is the start point for decision making on all planning applications in the Parish.

### **Basis for the Neighbourhood Plan**

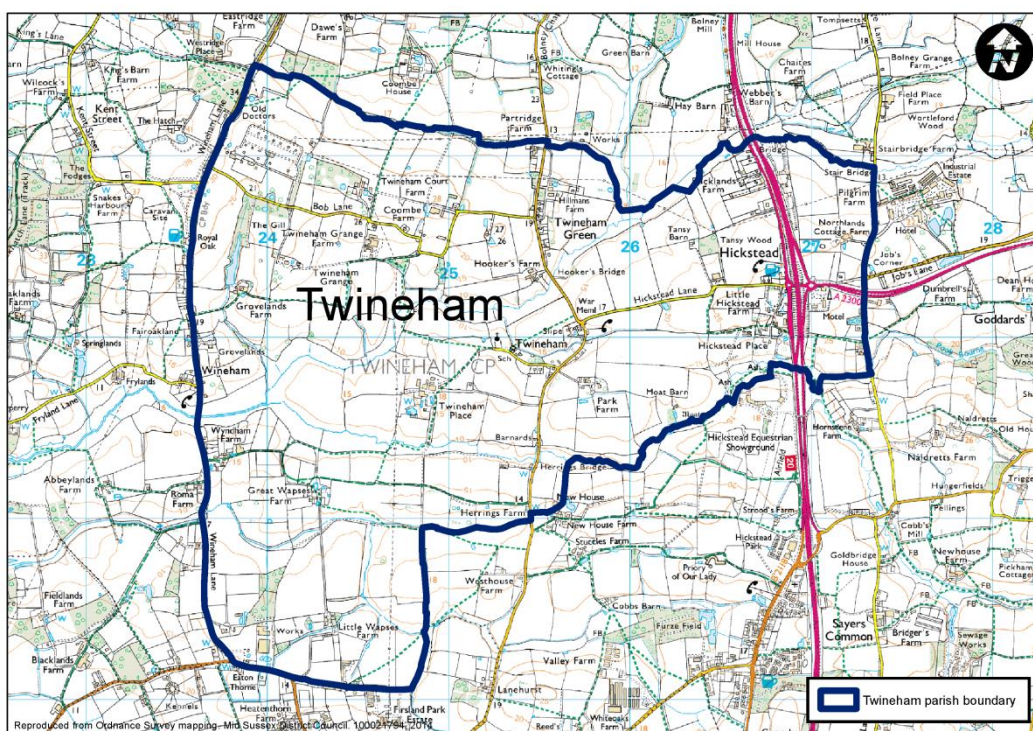
12. Twineham is one of a number of neighbourhood plans being prepared in Mid Sussex. Twineham Parish Council is a Qualifying Body and as such is able to lead the preparation of a neighbourhood plan. The formal designation of the parish as a Neighbourhood Planning Area was agreed by Mid Sussex District Council (MSDC) on 9 July 2012 and confirmed in a letter from the District Council dated 16 July 2012.
13. In order to meet the requirements of the relevant planning legislation, a Neighbourhood Plan must meet the basic conditions. The plan must:
- have regard to national policies and advice set out on guidance by the Secretary of State, principally the National Planning Policy Framework (NPPF)
  - contribute to the achievement of sustainable development
  - be in general conformity with the strategic policies of the local development plan (the MSDC Local Plan 2004)
  - be compatible with European Union obligations.
14. To meet these conditions, this Neighbourhood Plan document sets out how each of the Neighbourhood Plan policies complies with the relevant paragraph of the NPPF, the Planning Practice Guidance (March 2014) and the emerging MSDC District Plan.
15. There are three core policies and one Non-Statutory Action Plan to the Twineham Neighbourhood Plan, all of which can be found in **A Vision for Twineham** section at the end of this Neighbourhood Plan:
- Policy TNP1 Delivery of Housing
  - Policy TNP2 Employment and the Local Economy
  - Policy TNP3 Landscape and Environment
  - Non-Statutory Action Plan



## Parish Characteristics

### Parish Overview

16. Twineham is located in the Low Weald of Mid Sussex between Crawley and Brighton, in the County of West Sussex. The Parish covers an area of 784 hectares (1,937 acres 3.03 sq. miles) and contains four main settlement areas of Twineham, Hickstead, Twineham Green and part of Wineham.
17. The Twineham Parish boundary extends to the east of the A23 trunk road which effectively cuts off the eastern section from the rest of the parish.



Map 1: Twineham Parish boundary map

18. Twineham village is a cluster of cottages, houses, church and school that lies between two branches of the River Adur.
19. Twineham village is accessed by Twineham Lane that runs from Hickstead Lane down to Albourne Road.



20. Within Twineham village is Church Lane which is a no through road ending at Twineham CofE Primary School and St Peter's CofE Church.



*St. Peter's Church, Twineham*

21. Hickstead village itself is effectively bisected by the A23, with most of the housing being to the west of the A23 around the junction with Hickstead Lane.



**HICKSTEAD**



*The All England Jumping Course Hickstead*

22. Part of Hickstead Place and The All England Jumping Course Hickstead located within the parish; however the arena itself and the public access off the A23 to the south are outside the parish boundary.

- 
23. Wineham is a linear settlement of houses along Wineham Lane that runs from the A272 to Albourne Road. Only the eastern side of Wineham Lane is within Twineham Parish.
  24. Twineham Green is a ribbon of housing along the eastern side of Bolney Chapel Road
  25. Outside these settlement clusters, there are a number of farms as well as dispersed stand-alone residential properties
  26. Twineham Parish is the second smallest community in Mid Sussex district with approximately three hundred residents living in 111 dwellings.

### **The local economy**

27. The nature of the local economy is strongly influenced by being close to Crawley and London Gatwick Airport and within commuting distance of London and the south coast from Burgess Hill, Hassocks and Haywards Heath railway stations.
28. Data collected for the Neighbourhood Plan in November 2011 showed 54% of the working population working in London, 20% working within the parish with the remainder working elsewhere in the Gatwick/Brighton diamond area. Due to the rural location and the limited public transport facilities, it is not surprising that 57% of the working population of the parish travel to work by car, compared with 11% by train and just 2% by bus or coach. The rise of home-based working is relatively high with some 18% of Twineham's working population working fulltime from home.
29. The parish supports a small number and a variety of small businesses along the southbound A23 slip road at Ricebridge, at Hillmans Farm on Bolney Chapel Lane(which has diversified and now attracts a variety of small business ventures) and at Twineham Place Farm.

### **Landscape and rivers**

30. The rural landscape is a mix of arable and pasture, a mosaic of small and larger fields, scattered woodlands, shaws and hedgerows with hedgerow trees, predominately English oak. The soil is mostly Wealden Clay with some ridges of Upper Greensand and Horsham Slab. The agricultural soils are mostly grade 3, being heavier soils prone to waterlogging.
31. The rural landscape is typical of the Low Weald; the undulating land rises and falls into low ridges and clay vales carrying the streams of the Upper Adur river system. Two broad, east-west parallel arms of the upper Adur Valley cross the area, branching at Twineham. The northerly branch parallels the wooded, hilly High Weald fringes. Long, winding and leisurely, it drains the shallow clay vale north of Hickstead.



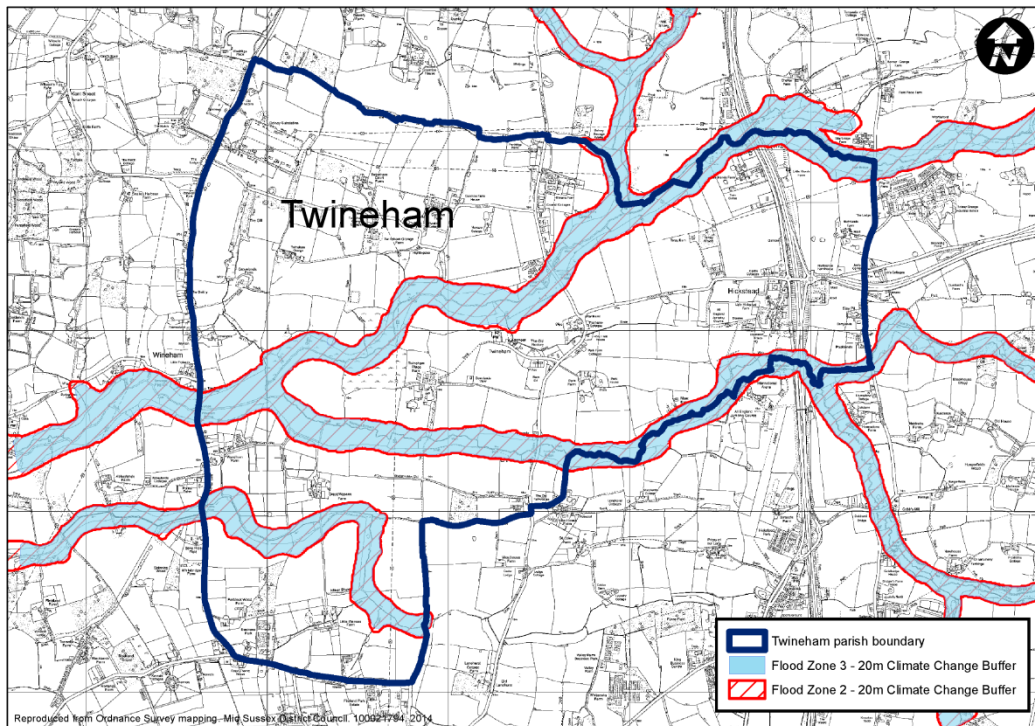


*River Adur in Twineham*

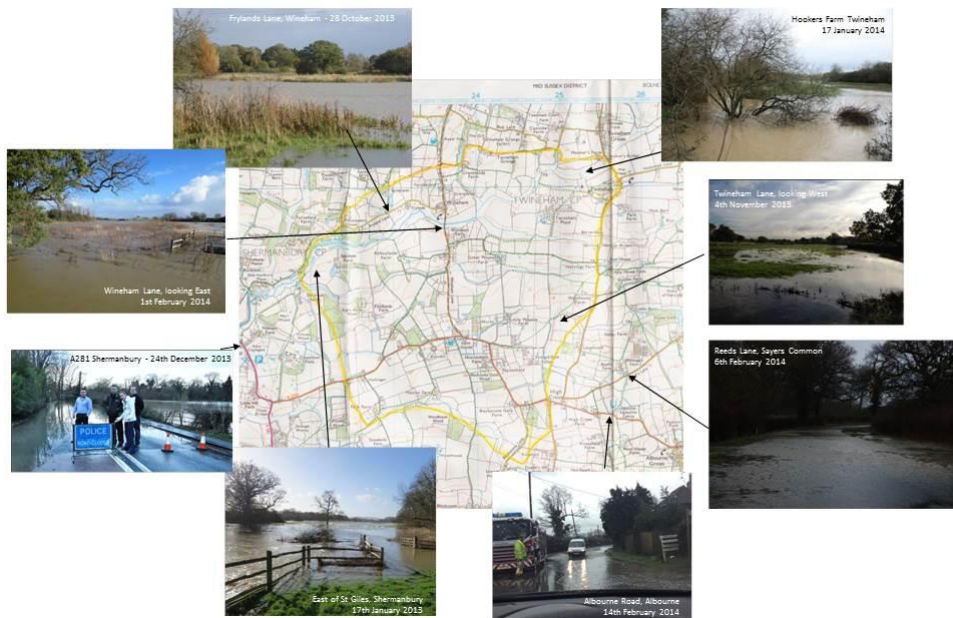
- 32. There is a floodplain associated with the rivers that is susceptible to increased flows due to climate change and extensive development upstream. Significant parts of the Parish are included in Flood Zones 2 & 3



*River Adur in Twineham*



Map 2: Twineham Parish Environment Agency Flood Risk map



*Flooding in and around Twineham Parish Winter 2013-2014*

- 33. Flooding of these Adur tributaries effectively cuts off parts of the Parish making north-south travel during periods of flood impassable along Twineham and Wineham Lanes. Flooding occurs frequently and the photos here show the flood waters during the winter of 2013/4.



34. Views south are dominated by the steep downland scarps of the South Downs National Park, particularly from higher ground along Bob Lane and from Twineham Recreation Ground. Views north are of the gently dissected wooded slopes of the High Weald AONB. Views to the east are largely obscured by mature trees and hedges, with the westerly views being of the Adur valley as it gently slopes away towards the Shoreham gap in the South Downs<sup>1</sup>.



*View looking south from Bob Lane towards the South Downs*

### **Biodiversity**

35. The biodiversity of the area has been enhanced in recent years by the take up of farm environment schemes by local farmers, these include the DEFRA sponsored Countryside Stewardship Scheme (CSS), Higher Level (HLS) and Entry Level Stewardship Schemes (ELS). Due to these schemes there has been a notable increase in some farmland bird species as measure by the The Farmland Birds Index (FBI)<sup>2</sup>.

---

<sup>1</sup>Source: Landscape Character Assessment of West Sussex 2003

<sup>2</sup>Estimating the Wildlife and Landscape Benefits of Environmental Stewardship by The Food and Environment Research Agency (FERA) and The Centre for Research in Environmental Appraisal and Management, Newcastle University, July 2010

36. The farmed landscape contains an extensive network of small woodlands, hedgerows and some hedgerow trees, numerous ponds and areas of tree cover and damp ground in some of the stream valleys that support a wide variety of birds, particularly migratory ducks and waders.



*View looking south from Twineham Lane towards the South Downs*

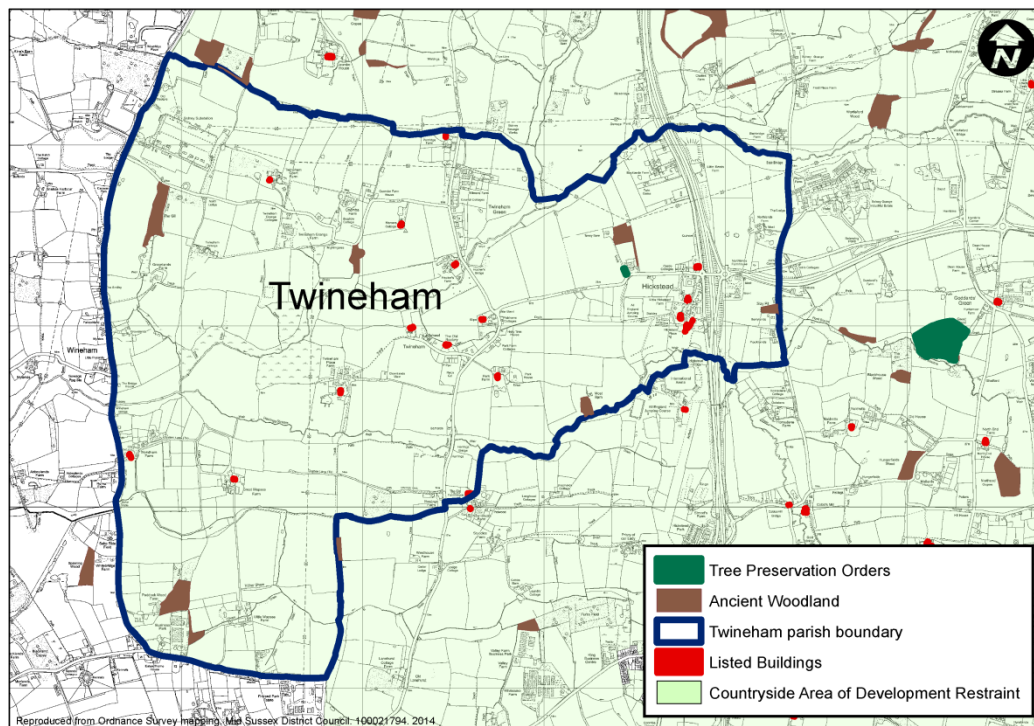
37. The area contains the aquatic habitat of the River Adur and Herrings Stream. These watercourses support a population of migratory salmonid fish, which will benefit from the EU Water Framework Directive, presently categorised as moderate to poor condition in 2009<sup>3</sup>. During 2014, the Ouse and Adur Rivers Trust are due to implement a weir removal project, three of which are located in the parish.

### **Heritage**

38. The Parish contains remnants of medieval landscapes, the post-medieval period is most important as the determinant of the historic landscape. The historic field pattern in this part of the District is a mixture of formal and informal enclosure. However, irregular informal fields characteristic of valley meadow enclosures also occur. Formal enclosure was from woodlands, commons and possibly the re-organization of assart fields.
39. As elsewhere in many parts of the County and District, modern land use changes have tended to fragment older landscapes, and this part of the Low Weald is no exception. Some fields in groupings are today large and open, reflecting the particular amalgamation efforts of some local landowners.

---

<sup>3</sup> Source: Rural Development Programme for England 2007 – 2013



Map 3: Twineham Parish heritage map

40. The site of the London to Brighton Roman Road crosses the area from north to south and the area is notable for tracks and droveways and historic farmsteads. Nearby to the London to Brighton road are the remains of Hickstead Castle. There are 20 listed buildings<sup>4</sup> in the Parish, notably Hickstead Place, Slipe, Twineham Place, Hooker's Farm, Mercers Cottage all of which display 16<sup>th</sup> or 17<sup>th</sup> Century timber framing in their construction some with Horsham stone roofs once typical of the area.
41. There is also St. Peter's Church, (a Grade 1 listed building) one of the earliest brick built churches in England, the present church being largely built in 1516<sup>5</sup>.

### Air and climate

42. Air quality is high due to the prevailing south-westerly winds that blow from the English Channel. The land to the west of the parish is largely rural giving rise to little or no air pollution. The climate is temperate, with summer maximums of 34 centigrade and minimums of six centigrade, winter maximums of 14 centigrade and minimums of minus 13 centigrade<sup>6</sup>.

<sup>4</sup> English Heritage

<sup>5</sup> Landscape Character Assessment of West Sussex 2003

<sup>6</sup> Met Office 2012



---

### **Water**

43. Rainfall on average is 780mm per annum, making this part of the driest area in the UK. Water availability for agriculture and human use is coming under increasing pressure due to rising demand and more erratic rainfall patterns<sup>7</sup>.

### **Social characteristics<sup>8</sup>**

44. The population of the parish is 306<sup>9</sup> (an increase of 35 since 2001), with 90 shown as economically active in the 2011 Census (a decrease from the 2001 figure of 139). The age profile shows that the greater part of the local population is made up of young families, with parents in their thirties and forties with children under sixteen. 23% of residents are under 16 and 34% are aged between 35–54.
45. There is a proportion of ‘empty-nesters’ living in family properties where the children have left home (16% are 55-64 age group). At the older end of the age range only 9% are over 65 of which 4% are over 75. The median age in the Parish is 42.
46. The population has shown some change over the past decade, similar to national trends, that of an increase in older people, though this has been less pronounced in this parish as access to amenities makes it increasingly difficult to live here if use of a car is not available. Data gathered for the Plan shows the average time a family has lived in Twineham is 19.5 years<sup>10</sup>.
47. Twineham Parish has a very high proportion of detached dwellings (60%) and 76% of households are either owned outright (41%) or with a mortgage or loan (35%). The social economic background of the resident population would suggest that it is affluent and with very low level of unemployment (0% in 2011). There are a higher proportion of managerial and senior administration jobs as well as skilled workers living in the Parish than in the Mid Sussex region as a whole.
48. Health is recorded in the 2011 Census as being good with 92% of residents recording *Very Good* or *Good* health at the time of the Census.

### **Infrastructure**

49. The material assets of the parish are very limited being a rural area. The only shop/petrol station is at the Hickstead services (Shell) on the junction of the A23 and the A2300, where there is also a fast food restaurant (Burger King) and a small hotel (Travelodge). The parish also enjoys a public house, The Castle at Hickstead and the internationally renowned

---

<sup>7</sup> Met Office 2012

<sup>8</sup> Census 2011

<sup>9</sup> Source: 2011 Census

<sup>10</sup> Source: November 2011 Twineham NP consultation

---

Hickstead Showground used for equestrian and other events. Twineham does have a primary school with playing field, and in 2014 had a roll of more than ninety pupils of whom around 15% live within the parish. There is also a recreation ground in Twineham village, with a children's play area. The recreation field is occasionally used for village and parish events.

50. A notable social asset of the parish is the Twineham & Wineham Cricket Club, which was founded in 1893 and still going strong today. The Club uses the Twineham Village Recreation Ground for all home matches during the summer months, playing on the artificial cricket wicket and using the small cricket pavilion.
51. The A23 trunk road runs through the parish giving good access to Gatwick, Crawley, Brighton and the M23.
52. There is a National Grid main substation in the north of the parish that is part of the UK's 400 KV grid system; this does mean that the parish has a number of pylon lines traversing the parish to serve the surrounding towns.
53. The only bus stops in the parish are at Hickstead with a half-hourly service that runs between Gatwick and Brighton and an hourly Burgess Hill to Pulborough service.
54. The nearest mainline railway stations from the centre of Twineham are Burgess Hill (5 miles), Wivelsfield (5 miles), Hassocks (5.5 miles) and Haywards Heath (7.5 miles),
55. The relative remoteness of the parish and sparseness of public transport means that households are heavily reliant on private transport. Just three households in Twineham do not own a car or van and 70% of the households have one or two vehicles. The average number of vehicles per household is 2.02 cars<sup>11</sup>.

---

<sup>11</sup> Census 2011

## A vision for Twineham

56. The Twineham Neighbourhood Plan sets out the community's desire to ensure that development is sustainable so that the environment of the parish is maintained for future generations.
57. The vision for Twineham in 2031 is that the parish will continue to thrive and provide for the needs of its community. It will do this by:
- maintaining the rural character and natural environment of the parish that makes it such an enjoyable place in which to live
  - promoting the provision of essential rural services, housing and infrastructure that enable local people to live and work in the community
58. No specific housing site allocations within the parish have been assessed as part of this Neighbourhood Plan and all applications will be considered in terms of the principles of sustainable development and the suitability of the proposed location, the impact on existing dwellings in the locality and the policies herein.
59. However it is noted that in the consultation on the emerging Neighbourhood Plan, the community stated a preference for new housing to be located either next to existing housing (46%) or on brownfield sites (54%); there was no support for new housing on greenfield sites (0%).

## Aims

60. For Twineham, the strategic aims of the Neighbourhood Plan are for development restraint and protection of the countryside. Therefore a limited amount of growth is planned for over the plan period, focusing development adjacent to existing hamlets within the Parish.

## Key Objectives

**KO1 Design & Character:** All new development in Twineham should be development of a scale and design appropriate to its rural surroundings, which will safeguard the residential amenity and ensure road safety. Development should also respect the character and historic and natural assets of the surrounding area and take every opportunity, through design and materials, to reinforce local distinctiveness and a strong sense of place.

**KO2 Housing:** To enable small-scale housing on currently unidentified sites close to adjacent dwellings where there is a proven local need

**KO3 Employment:** To ensure appropriate employment opportunities are promoted within the Parish so that people who live locally can work locally

**KO4 Environment:** To protect the predominantly agricultural landscape of the Parish for the future

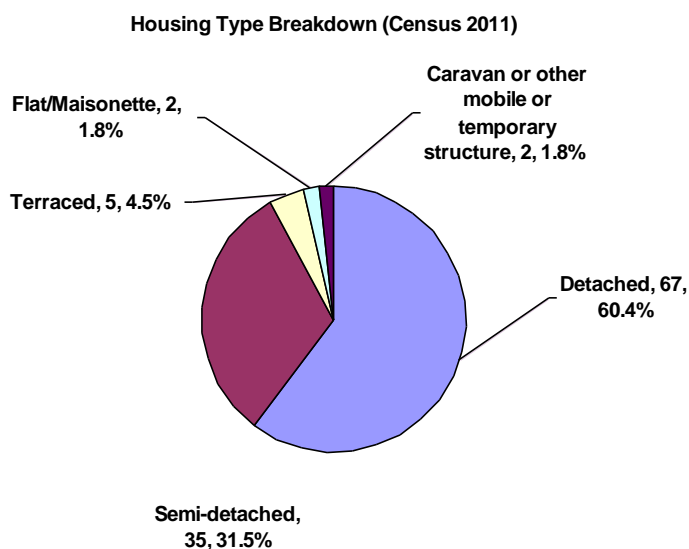
**KO5 Rural Infrastructure:** To promote improved infrastructure necessary to the well-being of local residents, including flood risk management

## Policy : Housing

### Justification and Evidence

61. Based on the 2011 Census, there are 306 residents living in 111 dwellings in the parish of Twineham. The Parish area is 784 hectares (1,937 acres 3.03 sq. miles). Whilst there are a number of small settlement clusters in several locations around the parish, the housing is dispersed around the parish.
62. There are a number of settlement areas, which could loosely be described as small villages and hamlets. Of these, the largest is in Twineham village which enjoys the primary school and St Peter’s Church. Other settlement clusters are Hickstead, Twineham Green and Wineham (half of which is in Shermanbury Parish, part of Horsham District Council). For the avoidance of doubt, the Twineham Neighbourhood Plan only applies to the eastern part of Wineham that falls within the boundaries of both Twineham Parish and Mid Sussex District Council.
63. Of the 111 dwellings, the breakdown of property type<sup>12</sup> is as follows:

Detached	67	60.4%
Semi-detached	35	31.5%
Terraced	5	4.5%
Flat / Maisonette	2	1.8%
Caravan or other mobile/temporary structure	2	1.8%



64. Twineham Parish’s housing density is 0.39 people per hectare (0.16 per acre).
65. The population of the parish is 306 (an increase of 35 since 2001), with 90 shown as economically active in the 2011 Census (a decrease from the 2001 figure of 139). The age

<sup>12</sup> Census 2011

---

profile shows that the greater part of the local population is made up of young families, with parents in their thirties and forties with children under sixteen. 23% of residents are under 16 and 34% are aged between 35–54.

66. Based on the evidence of the responses from the community and the *Housing Needs* Survey (details below), it is considered that a limited amount of housing growth can be sustained in the parish over the Neighbourhood Plan period.
67. Over the years, Twineham, like many rural villages in West Sussex has developed through incremental growth that complements the existing character of the parish setting and its buildings. Indeed, the 2011 Census shows a growth of 13 new households in the 10 years from the previous Census in 2001; many of these have been conversions or sub-divisions of existing properties and agricultural properties.
68. It is considered important that this sustained supply of new homes in the parish must be controlled and realised in accordance with the distinctive features and character of the local area.
69. Twineham should only receive the very best, attractive and sustainable development. Planning guidance and best practice standards for well-designed homes and neighbourhoods in force at the time of any development application will be followed. Proposals coming forward in Twineham should be exemplary. Applicants should have regard to the West Sussex County Council Local Design Guide Supplementary Guidance for Residential Development Proposals.
70. Locations within the parish for new housing must be carefully considered and will only be acceptable where they reflect these principles and are consistent with the Neighbourhood Plan policies.
71. Delivering high quality homes is essential to support the sustainable and inclusive community of Twineham. This will underpin the need for a well-balanced population to support the on-going viability of the existing local facilities and prosperity of the parish, particularly in light of the community's relatively older population.
72. Evidence from the November 2013 *Housing Needs* survey shows a very limited demand for affordable housing in the parish (one respondent), however there is support for the provision of affordable housing if there is a proven need. Likewise, there is also a level of support for open market housing. These statements were supported at the community consultation events.
73. Affordable housing is not currently a key housing issue for Twineham Parish but there is a case to support a level of affordable housing provision, with average house prices in the Mid-Sussex area being far too high for those on average incomes. Based on a property

search undertaken in 2013<sup>13</sup>, the household income required to afford to purchase an entry level home in the area around Twineham is £51,415 for a one-bedroom flat; the household income required to afford to rent an entry level home in the area is £30,000 for a 1 bed terraced house.

74. It is proposed therefore that whilst there is a very low current demand for affordable housing at the time of the preparation of this Neighbourhood Plan, this should be reviewed on a regular basis by the Parish Council in conjunction with MSDC.
75. It is also considered that the provision of affordable housing should be for those individuals in housing need who have a local connection. Where no land is available for this purpose, there will be an aspiration to secure land for affordable housing. It should be noted that at the time of drafting this report (early 2014), the *Mid Sussex Common Housing Register* currently shows eight households that have a local connection to Twineham.
76. The *Housing Needs* survey identified a slightly higher demand for open market housing (three respondents).
77. On the issue of the quantum of new housing, the community consultation feedback undertaken in September 2013 showed a level of acceptance for between two and six new homes over the next five year period (2013 – 2018) and on the question of the housing type, there was a majority in favour of a house (rather than a bungalow or flat) for the affordable dwellings and there was a small majority in favour of detached housing of between 2-4 bedrooms (over semi-detached or bungalows) for the open market homes. This would be in keeping with the Parish's high proportion of detached properties.
78. From the survey, there is little or no support for large detached properties of up to six bedrooms, but there is an acceptance of smaller detached housing stock of between 2-4 bedrooms.

### **Community Feedback**

79. Consultation on Twineham's emerging Neighbourhood Plan revealed the following key aspirations in relation to housing in the parish:
- To respect the current parish character in terms of housing style and type  
*(91% considered it important and 9% considered it not so important)*
  - To encourage the vitality and diversity in the community through managed and sustainable growth in housing numbers  
*(42% considered it important and 58% considered it quite important)*
  - To add new housing to meet local needs  
*(80% considered it important, 15% considered it quite important and 5% considered it*

---

<sup>13</sup> Source: Twineham Housing Needs Survey, November 2013



*not so important)*

- To use sites within existing settlement boundaries within the Parish  
*(13% considered it important and 87% considered it not so important)*
- The community were asked on their preference for the location of new housing  
*(46% next to existing housing, 54% on brownfield sites and 0% on greenfield sites)*
- The community were asked on their preference for the number of new homes over a **five** year period:
- At least 2, but no more than 4 new homes  
*(75% considered it important, 20% considered it quite important and 5% considered it not so important)*
  - At least 4, but no more than 6 new homes  
*(75% considered it important, 20% considered it quite important and 5% considered it not so important)*
  - At least 6, but no more than 8 new homes  
*(27% considered it important, 27% considered it quite important and 46% considered it not so important)*

80. The number of twenty new homes is based on a community acceptance of around six new homes per five year period over the 17 years of the Neighbourhood Plan. The evidence to support this is based on: (a) the 2013 Twineham Housing Needs Survey (AIRS); (b) Twineham community consultation; and (c) historical growth in the number of new dwellings in Twineham over a ten year period (Census data).

## **Policy TNP1 Delivery of Housing**

**New housing development will be supported where it respects or enhances the local character of the built, natural, and historic environment of the parish, it does not have an unacceptable impact on the highway safety, is not liable to flooding nor increases flooding elsewhere and will not result in coalescence of existing settlements:**

**TNP1.1 Proposals for around twenty new homes (irrespective of tenure) will be allowed in appropriate locations in the parish over the period 2014 to 2031 provided:**

- **the quantum of dwellings and their site coverage will not be an over-development of the plot in relation to neighbouring plot characteristics in respect of built form, massing and building line;**
- **a satisfactory road access and off street car parking can be achieved; and**
- **the scheme will not result in the net loss of mature trees, hedges or other natural features that form part of the character of the parish.**

**TNP1.2 New affordable housing will be supported where its size, type and tenure will meet an identified local need.**

## **Policy TNP2 Design**

**TNP2 All development should be of good design consisting of the best practice standards for well-designed new homes and neighbourhoods in force at the time, contemporary and innovative design is encouraged where appropriate. This means development should:**

- **Include energy and water efficiency measures**
- **Use quality materials, these should be sustainably and locally sourced where feasible.**
- **Apply space standards taking into account the user, circulation space and the need for storage**
- **Contribute positively to the local character and rural setting**
- **Recognise that architectural integrity is of paramount importance and respond in a coherent way**
- **Not be dominated by parking and hard surfacing**
- **Utilise appropriate landscaping**

**Conformity reference<sup>14</sup>:****The following plans, documents and strategies support Delivery of Housing Policy TNP1:**

- *National Planning Policy Framework: Paragraphs 50, 55, 56,58, 66, 99-103*
- *Mid-Sussex Local Plan: Policies C1, B1, B3, B4, H2, H4, H5, H11, H13*
- *Mid Sussex District Plan to 2031: Policies DP1, DP5, DP11, DP12, DP14, DP24, DP30*
- *Twineham Neighbourhood Plan Sustainability Appraisal Scoping Report*
- *Associated Neighbourhood Plan Key Objectives: KO1, KO2, KO5*

---

<sup>14</sup> See Appendix 1: Planning Policy Context

---

## Policy: Employment and the Local Economy

### Justification and Evidence

81. The local economy of Twineham Parish has historically been driven by farming, but in line with experiences seen across the British countryside, the Parish has seen significant socio-economic changes as a result of increasing affluence, the rise in car ownership and the movement of population from town to country. Although the land is still farmed, the number of farmers and agricultural employees has reduced dramatically, with many farm buildings now converted to other uses.
82. Over the past fifty years, rural settlements have become attractive to an increasing number of mobile individuals and their families who choose to live in the country but work in the town or city.
83. The limited availability of workspace and jobs in rural communities can further encourage local people of working age to leave the area and prevent people of working age from moving in. This loss of the working age population has social as well as economic consequences.
84. Communities where there is a daily exodus of people of working age can also struggle to provide the viable conditions for many community services and facilities.
85. There is support for an improved broadband service within the parish, which would make the growing trend of working from home more viable. This would help alleviate the burden on the already congested local transport infrastructure.
86. Twineham Parish has developed some local workspace and its diverse and sustainable local business community continues to grow and support the local economy. Many different types of businesses have located within the parish, from offices within converted rural buildings and new build developments, to small scale manufacturing and workshop space. The parish supports a small number and a variety of small businesses at Ricebridge along the southbound A23 slip road and at Hillmans Farm on Bolney Chapel Lane (which has diversified and now attracts a variety of small business ventures) and at Twineham Place Farm.
87. Accompanying the Parish's employment opportunities is a significant leisure and tourism offer, including the Hickstead Show Ground, which is one of the most popular visitor attractions in Mid Sussex.
88. The Neighbourhood Plan sets out to maintain and encourage the parish's local economy to support the on-going sustainability of the community. It will support the sustainable growth of all types of businesses and enterprise in the parish, rural tourism and leisure

facilities that benefit local businesses, residents and visitors, and which respect the character of the countryside.

### **Community Feedback**

89. Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this topic that the policy seeks to address:

- To respect the current parish character in assessing business development  
*(40% considered it important and 60% considered in quite important)*
- To support the reuse of buildings  
*(53% considered it important and 37% considered in quite important)*
- To support the clustering of businesses  
*(79% considered it important and 10% considered in quite important)*
- To support the use of brownfield sites  
*(58% considered it important and 42% considered in quite important)*
- To support local employment  
*(42% considered it important and 58% considered in quite important)*
- To support employment opportunities for local residents  
*(35% considered it important, 45% considered in quite important with 20% not finding it so important)*

## **Policy TNP3 Employment and the Local Economy**

The following types of employment development in Twineham will be supported where it respects or enhances the local character of the built, natural, and historic environment of the parish, safeguards the amenities of adjoining properties and uses, does not create a severe impact on the local rural highway network, is not liable to flooding nor increases flooding elsewhere, and should not result in coalescence of existing settlements:

- TNP3.1**          **Diversification of established agricultural businesses and buildings where it complements the existing farming enterprise and is suitable and appropriate to the existing character of the parish**
- TNP3.2**          **Live-work development in the Parish will be encouraged where suitable and appropriate to the rural setting of the parish**

### ***Conformity reference<sup>15</sup>:***

***The following plans, documents and strategies support Employment and the Local Economy Policy TNP3:***

- *National Planning Policy Framework: Paragraphs 21, 28*
- *Mid-Sussex Local Plan: Policies C1, C12, C13, B3, B4, B23, E2, E3, E5, E6, E7*
- *Mid Sussex District Plan to 2031: Policies DP1, DP2, DP11*
- *Twineham Neighbourhood Plan Sustainability Appraisal Scoping Report*
- *Associated Neighbourhood Plan Key Objectives: KO1, KO3*

---

<sup>15</sup>See Appendix 1: Planning Policy Context

---

## Policy: Landscape and Environment

### Justification and Evidence:

90. Twineham Parish remains predominately agricultural land, the character of the local landscape is also defined by its buildings. Today the village of Twineham and surrounding hamlets are some of the least developed areas of Mid Sussex. The Parish has far reaching views to the north of the High Weald AONB and to the south over the South Downs National Park. It is essential that these characteristics be protected.
91. A significant amount of public consultation has taken place to identify the features that make Twineham so attractive. In 2006 the Parish drew up a Parish Plan that brought together various ideas on the enhancement of the area. The Parish Council adopted detailed design guidance for the appraisal of planning applications in 2008 to make sure the local characteristics would be respected in new buildings.
92. Flooding has historically been a problem for agricultural land and roads within the Parish. The effects of climate change that are now being seen have highlighted the need for a proactive approach to this problem if it is not to affect existing and future homes and business. Planning policy needs to take account of these changes and only support development where a clear and proactive approach has been taken to potential flooding. Tree and hedge planting can help to reduce the speed of run off of rainwater and will therefore be encouraged throughout the parish to contribute towards flood prevention measures. The planting of native species will be encouraged to enhance landscape character and biodiversity. Reference should be had to Mid Sussex District Council's guidance leaflet 'Landscaping on new development sites' [Reference paragraphs 48, 49 & 114, *Map 2 Environment Agency Flood Risk map* and NPPF paragraphs 99-103.]
93. There has been concern locally about the loss of trees and hedges with amenity value within the parish. Such trees and hedges contribute significantly to the attractiveness of the parish and every effort should be made to retain them. All new development, as well as incorporating new tree and hedge planting schemes, should be designed to safeguard any existing significant trees including allowing sufficient distance between them and new buildings to avoid later pressure for their removal.
94. Twineham and the surrounding rural area experience some of the highest rates of energy consumption in the wider Mid Sussex area, whilst most properties are still supplied by fuel oil as a result of being off the main energy supply network of gas. It is essential that all communities take action in their local area wherever possible to tackle the national and global issue of climate change. In this context it is therefore important that steps be taken to encourage developments that are more energy efficient and make use of opportunities to use green sources of renewable energy technologies wherever possible.



**Community Feedback**

95. Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this topic that the policy seeks to address:

- To respect the current parish character in terms of housing style and type  
*(91% considered it important and 9% considered it not so important)*
- To protect open views  
*(100% considered it important and 0% considered it not so important)*
- To protect biodiversity  
*(95% considered it important and 5% considered it quite important)*
- To protect hedgerows  
*(95% considered it important and 5% considered it quite important)*

## **Policy TNP4 Landscape and Environment**

**New development will be supported which is in accordance with other policies of the plan and:**

- TNP4.1**        **Respects local landscape quality ensuring that views and vistas are maintained wherever possible.**
- TNP4.2**        **Takes every opportunity, where practicable and viable, to incorporate features that improve its environmental performance thereby reducing carbon emissions. These can include both energy efficiency measures and sources of renewable energy.**
- TNP4.3**        **All development schemes submitted must be accompanied by a landscaping scheme which aims to retain amenity and historic trees and hedges. New tree and hedge planting of native species will be encouraged throughout Twineham Parish.**

### ***Conformity reference<sup>16</sup>:***

***The following plans, documents and strategies support Landscape and Environment Policy TNP3:***

- *National Planning Policy Framework: Paragraphs 17, 97, 99-103, 109-114, 117, 126*
- *Mid-Sussex Local Plan: Policies C1, C5, C6, C12, B4, B7, B23*
- *Mid Sussex District Plan to 2031: Policies DP1, DP9, DP11, DP14*
- *Twineham Neighbourhood Plan Sustainability Appraisal Scoping Report*
- *Associated Neighbourhood Plan Key Objectives: KO1, KO4, KO5*

---

<sup>16</sup>See Appendix 1: Planning Policy Context

This does not form part of the Neighbourhood Development.

### **Non-Statutory Action Plan (NSAP)**

#### **Justification and Evidence:**

96. A number of important infrastructure issues have been raised during the consultation on this Neighbourhood Plan. These cover the topics of community facilities, communications and transportation. These are not land-use development policy matters, but more aspirations that residents of the Parish wish to see delivered.
97. These have therefore been recorded here not as land-use policy issues, but as a Non-Statutory Action Plan (NSAP) as to the aspirations of the Twineham community that should be delivered or considered through statutory bodies such as MSDC and West Sussex County Council (WSCC) and recognised and respected in any future development planning decisions.
98. **Community facilities.** The parish of Twineham is very rural with very limited community facilities with resulting in residents using the services of the nearby towns and larger villages. The Primary School and St Peter's Church are the focus for community activity but, other than the Shell Garage at Hickstead, there are no retail shops and the only food and accommodation outlets in the Parish are the Travelodge Hotel, a Burger King restaurant and the Castle Inn, all at Hickstead. The Twineham and Wineham Cricket Club is one of the few clubs and is the proud possessor of a small, rather dilapidated, pavilion. There are no other community buildings.
99. **Highways & traffic.** The footpaths, cycle paths and bridleways are well used by residents and visitors alike and are seen as an important asset for the community. Although the A23 (London to Brighton Road) runs through the hamlet of Hickstead offering good road links for commuters, the country lanes are becoming much busier and are used as 'rat runs' by many motorists. The planned substantial growth of the 'Northern Arc' in Burgess Hill will bring an additional 4,000 new dwellings and this growth will in turn impact on the local highways bringing increased traffic down the surrounding lanes. Measures will need to be taken to increase the safety of all road users as well as mitigating the impact on pedestrians, equestrians and cyclists.
100. **Flooding.** Flooding on the local road network in the Parish is a very important issue for the community. Many of the issues can be addressed by regular maintenance of ditches and highway gullies. Exceptional rain can lead to the village becoming 'cut off' where the two arms of the River Adur are crossed. This results in the school having to close with all the attendant problems. The large planned increase in housing at Burgess Hill could add to

the surface water run-off, increasing the risk of flooding downstream in Twineham and beyond.

101. **Broadband.** Broadband connections are slow in the parish. This affects not only the ability of residents to access information but also local businesses that rely on broadband as a key means of communication in a rural area. High-speed broadband is very important to the local economy and will enable more people to work from home as well as improving the wellbeing of residents.
102. **Rural character of the Parish.** However, despite the issues mentioned above, residents understand that this lack of infrastructure protects the rural nature of the parish. Consultation shows that, whilst issues of broadband speeds and highway maintenance are important, the provision of additional facilities, such as streetlights, should not alter the rural character of the Parish—one of the core strategies of this Neighbourhood Plan.

### **Community feedback**

103. Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to local infrastructure:
- Improved broadband speeds are seen as an essential need in the community (86% considered it very important and 14% considered it quite important)
  - Improvements in highway maintenance are a key issue for residents (67% considered it very important and 33% considered it quite important)
  - Drainage is overwhelmingly seen as a problem (94% considered it very important and 6% considered it quite important)
  - Maintenance of the footpaths, bridleways and cycle paths is also popular (81% considered it very important and 19% considered it quite important)
  - Additional recreational facilities are not seen as a priority by the majority of residents (82% considered it not important and 18% considered it quite important)

---

## Non-Statutory Action Plan (NSAP)

Action to support the following issues will be supported:

- NSAP1**      The provision of high speed broadband in the Parish as a means of encouraging residents to work from home and reduce the need to travel is a priority
- NSAP2**      The County Council and local landowners will be encouraged to maintain the highway gullies and ditches on a regular basis
- NSAP3**      Any large scale development at Burgess Hill should include the upgrading of the substandard A23 junction with the A2300 at Hickstead as well as traffic calming in Hickstead Lane to reduce rat running and improve road safety for residents
- NSAP4**      Development within the parish and upstream in Burgess Hill will need to take into account the maintenance of the highway drainage system in order to reduce the risk of flooding [Reference paragraphs 49, 50 & 115, *Map 2 Environment Agency Flood Risk map* and NPPF paragraphs 99-103.]
- NSAP5**      Development which encourages or supports community activities will be supported

**Conformity reference<sup>17</sup>:**

**The following plans, documents and strategies support Non-Statutory Action Plan:**

- *National Planning Policy Framework: Paragraphs 28, 42, 99-103,*
- *Mid-Sussex Local Plan: Policies C1, C6, C12, B4, B7, B23, R2, BH*
- *Mid Sussex District Plan to 2031: Policies DP1, DP8, DP9, DP22*
- *Twineham Neighbourhood Plan Sustainability Appraisal Scoping Report*
- *Associated Neighbourhood Plan Key Objectives: KO1, KO3, KO5*

---

<sup>17</sup>See Appendix 1: Planning Policy Context

**Appendix 2**

Evolution of the Twineham Neighbourhood Plan through community consultation and engagement

104. In line with the Government's best practice guidelines, a Twineham Neighbourhood Plan Steering Group was appointed during the autumn of 2011 and a number of community events have been organised to allow the community to engage and participate in the evolution of this plan. This process will continue through to the ultimate adoption of the Neighbourhood Plan.
105. The members of the Neighbourhood Plan Steering Group have included:
- Charles Worsley (Chairman)
  - Annie Hirst
  - Frances Jones
  - Richard Sutcliffe-Smith
  - Barry Livett
  - Jozek Fiedosiuk
  - Andrew Nash
  - Anthony Watts Williams
106. Other residents of the Parish have also provided help and support in the preparation of the Plan. The Steering Group would like to thank all those who have helped.

**Community consultation engagement and events**

107. Two main consultation events were held in November 2011 and in September 2013. In addition, the Twineham Review (a regular newsletter issued by Twineham Parish Council) and the Parish Council website [www.twinehamparishcouncil.co.uk](http://www.twinehamparishcouncil.co.uk) have kept the parish community informed of progress of the emerging Neighbourhood Plan and of the community consultation and events taking place.
108. November 2011. A Village survey was undertaken and a questionnaire sent to all households and business premises in the Parish. There were 35 responses received from the survey and the outcome and analysis of the survey was presented to the community at an Open Day in Twineham School on 6<sup>th</sup> November 2011 where 40 parishioners attended the Open Day all

visitors were presented with a variety of graphs giving the results of the survey and a SWOT analysis of the Parish. Visitors were invited to leave comments on:

- Economic development
- Landscape
- Infrastructure
- Housing
- A general comments board copies of the analysis

109. A copy of the questionnaire together with charts and scans of the comments boards can be found in Appendix 3 of the TNP Supporting Evidence.

110. September 2013. An Open Day was advertised through a mailing to all households and businesses in the Parish and through posters on the Village Notice Boards and held on 28<sup>th</sup> September. Copies can be found in Appendix 4 of the TNP Supporting Evidence.



### ***Twineham Neighbourhood Plan Open Day 28 September 2013***

111. The event included a presentation by Planning Aid England on the background to Neighbourhood Plans and how they were working around the country. This was followed by a Q&A session and general discussion with the Twineham Neighbourhood Plan Steering Group. A separate Young People's Forum was held and facilitated by Planning Aid England and as an incentive a wristband "Twineham - Our village - given to all young villagers



attending the Forum. Visitors were also invited to use coloured stickers on four topic boards on:

- Housing
- Employment & Local Economy
- Landscape & Environment
- Facilities Roads and Communications
- An additional comments board was provided for other thoughts, comments and ideas that visitors wished to be considered





### **Twineham Neighbourhood Plan Open Day 28 September 2013**

112. 36 parishioners attended the Open Day event and the analysis of these topic boards and the discussion forums has allowed the Steering Group to work up the Neighbourhood Plan policies. Copies of all the materials and photographs can be found in Appendix 4 of the TNP Supporting Evidence.
113. In November 2013, a *Housing Needs* survey was undertaken by AIRS (Action in Rural Sussex) amongst all households in the Parish. 45 responses were received (a 38.5% response rate was achieved). This survey has helped to identify the requirement for new housing in the Plan. A copy of the survey report can be found in Appendix 5 of the TNP Supporting Evidence
114. In January 2015 a further round of community consultation was undertaken on the draft Neighbourhood Plan – the Regulation 14 Consultation – for a period of six weeks allowing local residents and other stakeholders to review the draft Plan and all the supporting evidence prior to being submitted for consideration to Mid-Sussex District Council. The plan was available to be viewed on the Parish Council website [www.twinehamparishcouncil.co.uk](http://www.twinehamparishcouncil.co.uk), and a further Open Day was held on 10 January when display boards were shown with the policies TNP1, TNP2 and TNP3 together with the Non-Statutory Action Plan (NSAP). 31 parishioners attended this Open Day where a presentation of the plan was made and they were invited to comment on it, either by sticker on boards, or by letter or e-mail. The results of this consultation are to be found in Appendix 6 of the TNP Supporting Evidence.

**Sustainable development for the whole community**

115. In order to ensure that Twineham continues to thrive, it is important to ensure that the policies and proposals set out in the Neighbourhood Plan contribute to sustainable development – making economic, environmental and social progress both for today and future generations.
116. To achieve this, the Plan has been assessed against the sustainability impacts of different plan and policy options and an appraisal framework, known as the Sustainability Appraisal Scoping Report, was prepared, with inputs from statutory consultees.
117. From this, a Sustainability Appraisal matrix has been prepared that considers the sustainability of the development options laid out in the Neighbourhood Plan Policies. This has allowed the Plan to follow the principle of Sustainable Development as outlined in the National Planning Policy Framework and also to give due consideration of any relevant EU obligations on environment and habitats. The Sustainability Appraisal can be found as a supporting document to this Twineham Neighbourhood Plan.

**Monitoring the delivery and success of the Neighbourhood Plan**

118. A monitoring process has been established against which the Twineham Neighbourhood Plan will be assessed and reported annually. The aims and objectives will form the focus of the monitoring activity but other local information, at the parish level, will also be included.
119. Whilst MSDC will be responsible for development management, the Parish Council will use the Twineham Neighbourhood Plan to assess and frame its representations on all planning applications submitted to the Parish Council by MSDC for consideration. All such assessments will also be recorded in a separate Neighbourhood Plan Assessment Report, which will be reviewed annually and form part of Twineham Parish's Annual Statement.
120. The Plan will be reviewed formally on a five-year cycle or to coincide with a review of the District Plan.