

Formal Policy Justification Note – Provision of a New Scout Hut East of Hayes Lane, Slinfold

1. Purpose of Note

This note sets out the **planning policy justification** for requiring the developer of the *East of Hayes Lane* site to deliver a **new Scout Hut** as part of the Section 106 agreement. It demonstrates compliance with national policy, Horsham District Planning Framework (HDPF) policy, and the statutory tests for planning obligations.

2. Policy Context

2.1 National Planning Policy Framework (NPPF)

The NPPF requires local planning authorities to:

- **Plan positively** for the provision and enhancement of community facilities.
- **Guard against the unnecessary loss** of valued facilities.
- Ensure development supports **strong, healthy and safe communities**.
- Secure **social, recreational and cultural facilities** needed by new residents.

A Scout Hut is a **community and youth facility** directly aligned with these objectives. The development will increase the number of children and young people in Slinfold, thereby increasing demand for youth provision. Delivering a new Scout Hut is therefore consistent with national policy requirements to provide infrastructure that supports community wellbeing.

2.2 Horsham District Planning Framework (HDPF)

Policy SD1 – Strategic Policy

Requires development to contribute to the **social infrastructure** needed to support sustainable communities.

Policy CP5 – Community Facilities

Supports the **retention, improvement and provision** of community facilities. Where development increases demand, new or expanded facilities should be secured.

Policy INF2 – Infrastructure Provision

States that development must provide or contribute to **infrastructure required to meet the needs arising from the development**, including community buildings and youth facilities.

The Scout Hut is clearly **infrastructure required to meet the needs of the development**, given the expected increase in children and young people and the absence of alternative youth facilities in the village.

3. Statutory Tests for Planning Obligations (Regulation 122)

A Section 106 obligation must be:

1. Necessary to make the development acceptable

The development will generate additional demand for youth activities, community space, and safeguarding-compliant facilities. Slinfold's existing Scout Hut is outdated, undersized, and unable to meet current or future needs. Without new provision, the development would exacerbate an existing infrastructure deficit.

2. Directly related to the development

The new facility will serve residents of the development and the wider village. The site is within **safe walking distance**, meeting the requirement for youth accessibility. The Scout Group is the primary youth organisation in Slinfold, making this the most direct and proportionate form of mitigation.

3. Fair and proportionate

A 38-dwelling scheme typically generates **30–40 children**, including **10–15 teenagers**, creating measurable demand for youth provision. The scale of the proposed Scout Hut is proportionate to both the development impact and the needs of the existing community.

4. Local Need and Evidence

4.1 Existing Deficiency

Slinfold lacks a modern, fit-for-purpose youth facility. The current Scout Hut cannot accommodate:

- 80+ young people
- Multiple sections operating simultaneously
- Future growth and waiting lists
- Community groups seeking space

This deficiency is recognised locally and has been raised through community engagement and parish discussions.

4.2 Role of the Scout Group

The Scout Group is the **principal youth provider** in the village, delivering structured, safeguarding-compliant activities. It also provides wider community benefits, including:

- Elderly residents' groups

- Fitness and wellbeing activities
- Church and community organisations
- Educational and play schemes

A new Scout Hut therefore delivers **multi-functional community infrastructure**, maximising public value.

5. Site-Specific Justification

5.1 Location Suitability

The East of Hayes Lane site is one of the few developable locations that meets the specification requirement for:

- Central village accessibility
- Safe year-round pedestrian routes
- Direct access from residential areas
- Space for outdoor activity areas
- Adequate parking and manoeuvring space

This makes it uniquely capable of accommodating the Scout Hut.

5.2 Integration with Development

The facility will:

- Serve new residents directly
- Provide a focal point for community cohesion
- Support sustainable travel (walking and cycling)
- Enhance the social infrastructure of the village

6. Conclusion

The requirement for a new Scout Hut at East of Hayes Lane is:

- **Fully supported by national and local planning policy**
- **Necessary** to mitigate the impact of the development
- **Directly related** to the needs arising from the new dwellings
- **Proportionate** in scale and cost
- **Delivering long-term community benefit**

It therefore meets all statutory and policy tests for inclusion within a Section 106 agreement.

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