

MILLAND NEIGHBOURHOOD DEVELOPMENT PLAN 2015–2030

THE EVIDENCE BASE

*Based on and in support of FINAL VERSION (AUGUST 2015)
of first draft MNDP (APRIL 2015)
taking account of all comments made before, during and after Regulation 14 consultation*

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LIST OF POLICIES

For Milland Neighbourhood Development Plan policies, the following labels are used:

EN	Environment
H	Housing
HD	Heritage and Design
I	Infrastructure
LE	Local Economy
S	Settlement

The numbered Policies in the final draft (August 2015) MNDP are as follows:

EN.1	Natural environment
EN.2	Dark night skies
EN.3	Green infrastructure
EN.4	Renewable energy
HD.1	Heritage sites
HD.2	Landscape character
S.1	Core village development
S.2	Development in smaller settlements
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ABBREVIATIONS AND DEFINITIONS

For quick reference, **abbreviations** used in this Plan include the following:

A&E	Accident and emergency (hospital department)
AONB	Area of Outstanding Natural Beauty
BAP	Biodiversity Action Plan
BOA	Biodiversity Opportunity Area
BT	British Telecom
CDC	Chichester District Council
CIL	Community Infrastructure Levy
CLT	Community Land Trust
CofE	Church of England
EU	European Union
HGV	Heavy goods vehicle (or any large lorry)
MNDP	Milland Neighbourhood Development Plan
MNP	Milland Neighbourhood Plan
NCA	National Character Area
NPPF	National Planning Policy Framework
PRoW	Public Right of Way
RP	Registered Provider
SAC	Special Area of Conservation
SDNP	South Downs National Park
SDNPA	South Downs National Park Authority
SDS	Sustainable Development Strategy
SEA	Strategic Environmental Assessment
SNCI	Site of Nature Conservation Interest
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
TPO	Tree Preservation Order
WSCC	West Sussex County Council

Several **terms** that occur frequently in documentation concerning development are defined within the MNDP. They appear with other terms in the Glossary at the end of this document but the following are also defined in the main text of the MNDP and of this Evidence Base:

- **Affordable housing:** Box 3.6 (section 3.4.3)
- **Brownfield site:** Box 3.2 (section 3.0.7)
- **Core village:** section 3.0.6 and Policy S.1 (section 3.2.1)
- **Granny annex:** Policy H.6 (section 3.4.6)
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- **Infill site:** Policy S.1 (section 3.2.1)
- **Local connections:** Policy H.2 (section 3.4.3)
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- **Rural exception site:** Box 3.5 (section 3.4.2)
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- **Sustainable development:** Box 2.2 (section 2.1.3)
- **Windfall site:** Box 3.3 (section 3.0.7)

INTRODUCTION

This Evidence Base document is supplementary to the Milland Neighbourhood Plan (**MNDP**).

There have been two drafts of the MNDP:

- The **first draft (April 2015) Milland Neighbourhood Plan (MNP)** was the **pre-submission** version and was made available for Regulation 14 pre-submission consultation during April–June 2015. (The title was changed to Milland Neighbourhood *Development* Plan for the final draft.)
- The **final draft (August 2015) MNDP** is the **submission** version, which takes into account the responses to all consultations in advance of formal submission to the South Downs National Park Authority (**SDNPA**) for Regulation 16 Consultation in September 2015.

The final draft is supported by this full Evidence Base document, in which the original main sections of the final draft MNDP (August 2015) have been considerably expanded. The first draft MNP (April 2015) is taken as read for this Evidence Base.

SECTION 1:

DESCRIPTION OF MILLAND AND ITS HISTORY

Milland is a parish of scattered small settlements and farms. It needs to be stressed that there was no old village of Milland. Here is a brief summary, followed by a detailed description of the parish and its settlements along with its history. The supporting **maps and illustrations** cited in this section refer to those in the final draft MNDP (August 2015).

- Milland is a **rural parish** in the Rogate Ward of Chichester District of West Sussex (**Map 1: Neighbourhood area – the parish of Milland**). It lies in the north-western extremity of the District and of the County and is wholly within the South Downs National Park. It was previously within the Sussex Downs Area of Outstanding Natural Beauty (1966–2010).
- The parish's **natural setting** comprises a broad Low Weald clay valley (NCA 121; SDNP Landscape Type O.1: the Milland Basin), much of it former marshland, fringed by a horseshoe of Wealden Greensand hills (NCA 120; SDNPA Landscape Type N.1) with extensive views (**Map 2: Landscape types and soil types**). The landscape is a mixture of hangers, woodland, heathland, agricultural land, equestrian land and a wide network of watercourses, ponds and drained valley marshes. The main watercourse, Hammer Stream, feeds into the river Rother beyond the parish boundary to the south (**Map 3: Watercourses, ponds and lakes**). Thus the main catchment area is the Arun, but parts of the parish beyond the northern hangers' watershed (about 400–500ft/120–150m a.s.l.) are in the Thames catchment area. There are several important **designated sites** for biodiversity and conservation, including SSSIs, SNCl, BOAs, registered commons and ancient woodland (**Map 4: Designated nature conservation sites; Map 5: Open Access areas; Map 6: Woodland**).
- The parish covers an **area** of 2733 ha (about 10.5 square miles) and is lightly populated, with **small scattered settlements**, each with their own character (**Map 7: Settlement areas**). The total **population** (2011 census) is 891 inhabitants (average density 0.3 residents/ha) in 415 dwellings (average 1 dwelling/6.6 ha). About one-third of the parish's population is resident within the core village.
- Milland is not a historical nucleate settlement with church, manor house, farm and associated cottages lining a village street or green. There was no village until 'new' Milland (the **core village**) began to develop in the mid-20th century, when the focus of settlement was deliberately shifted by the local authority from Wardley Green (where the primary school is located) to the Rising Sun crossroads half a mile to the west (**Figure 1**), commencing with the building of council houses in a field at Cartersland Corner in the late 1940s (**Map 8: Development of the core village**). The crossroads area previously comprised no more than the pub and a few scattered laneside dwellings surrounded by farmland. The core village now has a thriving village hall and pub, a small garage, a new community shop, Recreation Field, tennis courts, village green, two small business/workshop centres and, in addition to Cartersland Corner (which is now mainly market housing), four open-market housing estates (built in the 1960s–1970s) and one estate of 11 small affordable housing association bungalows for rent (1980s).
- There was no **civil parish** of Milland until 1972, when it was created by annexing the northern 'waste' parts of four old long parishes (Chithurst, Trotton, Iping and Stedham) (**Map 9: The old long parishes**). The civil parish boundaries do not coincide with the two historical **parochial church boundaries**: one for Milland & Rake and one for Linch & Iping Marsh (**Map 10: Parochial boundaries; Figure 2**).
- The **adjacent parishes** include Linch, Rogate, Stedham-with-Iping, Trotton-with-Chithurst and Woolbeding-with-Redford, in West Sussex, and Bramshott & Liphook in East Hampshire (**Map 11: Surrounding parishes, towns and villages**). Nearby parishes include Fernhurst,

Linchmere, Liss and Whitehill. The nearest larger **centres of population** beyond the parish boundaries include Liphook (3 miles from the core village by road), Midhurst (5 miles), Petersfield (7.5 miles) and Haslemere (8 miles). Several of the nearby parishes include settlements that are already designated for considerable expansion, including the large village of Liphook (mostly outside the National Park boundaries), the village of Fernhurst and the military town of Bordon (now an eco-town) in Whitehill parish. Chichester, the administrative centre for the county council and district council, lies about 17 miles to the south on the other side of the South Downs and feels remote from Milland. The headquarters for the South Downs National Park Authority are in Midhurst, only accessible from Milland by narrow lanes.

- Access is restricted (**Map 12: Roads in the parish**). There are no A-roads in or near the parish. There is a short stretch of the B2070 in the north of the parish on the ridge of the greensand hills (along with a brief stretch of the main London/Portsmouth railway line). There is a distinct lack of relatedness between this northern area of the parish – which is close to Liphook and immediately adjacent to the county border with Hampshire – and the core village down at the valley crossroads. Access to ‘the Valley’ is mainly by **narrow lanes** from north and south, often single-track and some of them steep and sunken, and visitors often describe the area as secret. The single east/west route through the Valley has its own challenges, though the lanes are less narrow. There is an extensive network of public footpaths and bridleways (**Map 13: Public rights of way**).
- There is evidence of prehistoric occupation and also a narrow north/south **Roman road** (Chichester to Silchester) through the heart of the parish, with a Roman *mansio* (posting station). The *mansio* and parts of the road are Scheduled Monuments but there has been a marked lack of systematic archaeological research (**Map 14: Designated heritage assets**). There is much evidence of Saxon, Norman and medieval settlement.
- There is an ancient **chapel** (Tuxlith, possibly Saxon in origin), no longer sanctified, next to a Victorian church in the northern part of the parish, about 2 miles from the core village by road. The southern half of the parish is served by a small isolated old church in adjacent Linch (also about 2 miles) and there is an isolated rural graveyard (church demolished) at Iping Marsh within the southern part of the parish beside the Roman road (**Map 15: Community meeting places**).
- Historically, large **country estates** (Milland Place, Hollycombe, Borden Wood) dominated land ownership, landscape development and the rural economy in the parish from the 16th century into the 20th century and contributed many of the vernacular buildings (**Map 16: The old estates**). The **vernacular materials** are local sandstone (mostly Bargate) with brick quoins, brick chimneys and clay-tile roofs and tile-hanging. There are 42 **listed buildings** in the parish.
- Traditional **land use** was mainly wood pasture, dairying and cattle farming. Agricultural land persists, mainly grazing and also some arable, but on only three working farms is agriculture now the sole or main source of income for the resident farmer. In some parts of the parish, agriculture is beginning to give way to equine enterprises (polo, livery, schooling), some of them substantial (**Map 17: Land use**). Woodland coppicing of sweet chestnut persists on the greensand slopes. Other historical local **industries** (iron making, brick making, sawmilling, flour milling) have been replaced by small workshops, micro-businesses, self-employment and home-working, with a handful of larger employers in the leisure and equine sectors, especially in the northern part of the parish (health hydro, equine veterinary hospital and golf club) (**Map 18: Employment areas**). There is increasing pressure for **leisure pursuits** in some parts of the parish.
- The parish’s **infrastructure** is poor in terms of utilities, telecommunications and access.

The key development issues arising from Section 1 that are addressed in the main body of the Plan include the following.

- The parish is an area of **scattered small settlements**.
- There was **no core village** of Milland until after the mid 20th century and **no civil parish** of Milland until 1972.
- The largely **medieval character of the landscape** should be protected.
- Important **views** across the valley from its surrounding hills need to be protected.
- There is pressure for **leisure development**, particularly within the Greensand Hills landscape area in the north of the parish.
- The extensive network of **public rights of way** is part of the landscape character and is valued by the community and by visitors.
- There is potential **archaeological** interest throughout the parish, which requires further research to avoid unintentional site damage.
- There is an extensive **water network** and much of the valley area of the parish was formerly marshland.
- Approaches to the valley, especially from north and south, are by way of **narrow lanes**.
- There is a shortage of **smaller dwellings**.
- There is a strong **sense of place** and community spirit (*Figure 3*).

1.1 THE SETTING

1.1.1 Location and size

The parish of Milland in West Sussex (*Map 1: Neighbourhood Area – the parish of Milland*) is rural, well wooded, lightly populated and extensive, covering an **area** of 2733ha (about 6750 acres or 10.5 square miles).

Formerly classified as being within the **Sussex Downs Area of Outstanding Natural Beauty** (AONB), the parish now lies wholly within the **South Downs National Park** (SDNP), which first became fully operational on 1 April 2011. The parish is within the local government boundaries of West Sussex County Council and Chichester District Council.

Milland is about 50 miles from central London and is at the north-western extremities of its District and of its County, both of which have their council headquarters in **Chichester** some 17 miles to the south and on the other side of the South Downs; hence Milland often feels remote from its local authorities. However, the headquarters of the SDNP Authority (SDNPA) are now in **Midhurst** (population around 5,000), 5 miles to the south of the centre of the parish via very narrow lanes. Milland's other nearest larger centres of population (*Map 11: Surrounding parishes, towns and villages*) include:

- the fast-growing 'village' of **Liphook** (East Hants), about 3.5 miles from Milland crossroads, mostly outside the SDNP, parish population around 8,300 including its five hamlets; the parish of Bramshott & Liphook is described by the Office of National Statistics as 'Suburbs and Small Towns: Commuter Suburbs' and the Bramshott & Liphook Parish Plan 2013 stated that the population is likely to exceed 10,000 by 2021; the Joint Core Strategy of East Hants DC included planned for a further 600 houses in Liphook over the next 15 years and the government inspector felt it should be higher, possibly as much as 25–30%; Neighbourhood Development Plan in process of being created;
- the market town of **Petersfield** (East Hants), 7.5 miles, within the SDNP, town population around 14,000; Neighbourhood Development Plan recently completed; and
- the Surrey commuters' town of **Haslemere** (Waverley), 8 miles, outside the SDNP, population around 17,000.

Despite being in West Sussex, the **postal address** for much of Milland is Liphook, Hampshire; however, southern parts of the parish along the Iping Road have a Midhurst postal address and are shown in the Milland electoral roll as 'Iping, Midhurst'. BT **landline numbers** for most of Milland are

coded 01428 (there is a small telephone exchange near Milland crossroads) but settlements in the extreme south-west part of the parish are on old Rogate numbers, coded 01730 and served by a different exchange.

The parish shares its northern **parish border** with East Hampshire District. The eastern and western boundaries follow those of the old long parishes from which Milland was created (*para 1.2.6*). The southern boundary is more arbitrary, though in part it follows an ancient east/west greenway that separates Milland from the parish of Rogate. Milland is also contiguous with the small parishes of Trotton-with-Chithurst and Stedham-with-Iping to the south, and with Linch and Woolbeding-with-Redford to the east (**Map 11: Surrounding parishes, towns and villages**).

According to the 2011 Census returns, the parish's **total population** (all ages) was 891 inhabitants, giving an average of about 0.3 residents per hectare (*para 1.4*). The **number of dwellings** was 415, giving an average density of 1 dwelling per 6.6ha. About one-third of the population is now concentrated around a crossroads in the centre of the parish, where the modern core 'village' of Milland has evolved within the past 60–70 years. **There was no historical village of Milland.**

1.1.2 Access

Access to the core village is largely by way of narrow lanes – some of them sunken and one-track with rare passing-places and some of them also hilly. Four lanes intersect at the crossroads at the heart of the village (**Map 12: Roads in the parish**):

- a north/south lane (in most parts a **Roman road**) running from its junction with the B2070 (formerly A3) in the north – beyond which the old Roman road is no longer used and becomes more difficult to trace across the heaths – and the small settlement of Iping in the south; the lanes are known within the parish as **Milland Lane** in the northern section and **Iping Road** in the southern section; and
- an east/west route that links Fernhurst (on the A286) in the east with Hillbrow (Liss) in the west and is known within the parish as **Fernhurst Road** in its eastern section and **Rake Road** in its western section.

The other main linking routes within the Valley are **Cooks Pond Road** (running due south from Rake Road towards Chithurst) and **Cinders Lane** (running north-eastwards as a dog-leg from Fernhurst Road towards Hollycombe and Liphook). There are a number of dead-end lanes leading from these access roads to serve isolated settlements. Today, all of the roads and lanes are being eroded by a substantial increase in heavy vehicles (including those connected with construction work), to which the narrow lanes are unsuited. The substructure of the lanes was not designed for heavy vehicles. Midhurst is accessible only by the series of very narrow lanes leading southwards to the nearest main road, which is the Midhurst/Petersfield section of the A272 between Trotton and Stedham. The more northern part of the parish is briefly traversed by the main London/Portsmouth railway line and by the old London/Portsmouth coaching road (**Portsmouth Road**) that from the 1930s had been the A3 trunk road but was demoted to become the B2070 in 1991, when the A3 bypass was built to the north of Liphook and Petersfield. There are no A-roads in or near the parish and the B2070 carries only light traffic. The B2070 runs along the top of the parish's northern greensand hangers and access to it is not easy from the Valley, especially in winter.

There is a distinct lack of relatedness between the northern area of the parish, which is immediately adjacent to the county border with Hampshire, and Milland village down at the Valley crossroads. The **northern area** includes the settlements of Ripsley and Wheatsheaf Enclosure, very close to Liphook, along with major commercial establishments such as Forest Mere (Champneys) health hydro, Liphook Equine Hospital and Liphook Golf Club.

1.1.3 Natural setting

The parish of Milland comprises a broad open vale (known locally as the Valley) on Low Weald clay, dotted with an extensive network of ponds, streams and former marshes and edged to the north and south by a horseshoe-shaped escarpment of Wealden Greensand mixed-woodland ridges or

hangers, beyond which are flatter areas of woodland clearances supporting important heathland mosaics on the Hythe beds (**Figure 4**). The fine sandy soil of the extensive heathland commons supports distinctive tracts of heather, gorse, birch and pine scrub, with scattered coniferous and sweet chestnut plantations on the fringes and hanger slopes (**Map 2: Landscape types and soil types; Map 3: Watercourses, ponds and lakes; Map 4: Designated nature conservation sites; Map 6: Woodland**).

Among the 159 **National Character Areas** published by Natural England (2013) are:

- NCA 120: Wealden Greensand
- NCA 121: Low Weald.

These two profiles cover the natural landscape of the parish of Milland and are also described and assessed in SDNPA's **South Downs Integrated Landscape Character Assessment** (final report 2005, updated 2011) where, more specifically for Milland, the profiles are given as:

- Landscape Type **N1**: Greensand Hills – Blackdown to Petworth
- Landscape Type **O1**: Low Weald – Milland Basin.

The hangers of the Greensand Hills provide a prominent backdrop to the Basin, with far-reaching views across the Valley, and the overall setting is described as a deeply rural, tranquil landscape with an essentially medieval pattern. ***The visibility of the Valley from the surrounding hills needs to be borne in mind when future development of any kind is considered.***

Over the years detailed **environmental surveys** have been undertaken in Milland parish by private individuals and by or on behalf of a wide range of organisations such as the Environment Agency, English Nature, Sussex Butterfly Conservation, Amphibian & Reptile Conservation, Arun & Rother Connections, South Downs National Park and its predecessors (Sussex Downs Conservation Board, followed by South Downs Joint Committee) and others.

There are several important **registered commons** within the parish (**Map 5: Open access areas**). Some parts of the parish are recognised as **Biodiversity Opportunity Areas** (BOAs) as priorities for the delivery of Biodiversity Action Plan (BAP) targets (**Map 4: Designated nature conservation sites**). The BAP is the UK government's response to the 1992 Convention on Biological Diversity (Rio de Janeiro) aiming to halt the loss of biodiversity. Quite a high proportion of Milland is covered by BOAs. For example, one area is part of the Stedham, Iping, Woolbeding Crescent BOA (including the heathland of Stedham Marsh, a registered common in the west of the parish); another is part of the Weavers Down to Lynchmere BOA (including the Wealden Heath Phase II SPA which is of European importance for certain rare birds, the Chapel Common SSSI with rare plants and invertebrates, the Chapel Common Lawyer Piece SNCI, the Liphook Golf Course SNCI, and the Forest Mere SSSI with the county's only example of a shallow base-poor lake on Lower Greensand); and a third is part of the Rogate Common BOA (including Rundle Wood SNCI). Buffer zones to protect these sites radiate to include almost the entire parish.

The low-lying **Milland Basin** (the Valley) is cut by a wealth of **streams** that rise from the bountiful springlines at the foot of the Greensand escarpment and which have carved narrow valleys into the Weald clay. The streams, feeding into the main Hammer Stream that runs southwards through the southern half of the parish to join the river Rother beyond the parish boundaries halfway between the small riverside settlements of Chithurst and Iping, have in the past been dammed to form numerous **ponds**, several of them of considerable size. These include hammer ponds (associated with the former Wealden iron industry) and mill ponds (**Figure 5**).

The lakes and larger ponds within Milland parish (**Map 3: Watercourses, ponds and lakes**) are: Forest Mere's lake known as Folly Pond; Cooks Pond (now used by anglers); Milland Place's 'fishpond' series; Durrants Pond (the privately owned 'village pond'); Inholms Pond; and the original Mill pond. Just over the parish's southern boundary on the same stream is the large old ironworking Hammer Pond in Iping, as well as Combe Pond just over the parish's western boundary in Rogate. There are other sizeable ponds in the south-west of the parish at Borden Wood and at Keepers Farm (including old watercress beds) and there are large ponds on farms throughout the parish. In addition, ponds have formed naturally after past excavations of clay for brickmaking, stone digging for building

materials and mine pits dug to extract iron ore; there is also a series of smaller feeder ponds in woodland upstream from the Mill pond.

The main **Hammer Stream** passes through Wealden gill woodland in the south of the parish, where the stream has eroded quite a deep ravine through the Greensand Hills on the boundary. Within the parish along this lower part of the Hammer Stream, the sluices of old water-meadow flooding systems can still be detected. In periods of heavy rainfall the stream becomes substantial, carrying a large volume of water collected from the entire parish, which passes under the narrow old stone bridge at Kingsham (often temporarily flooding the water-meadows here) and then New Bridge in Moorhouse Lane, and continuing downstream to join the river Rother at Chithurst. Milland lies within the Arun & Western Rother catchment sensitive farming area and its arterial Hammer Stream is an important part of the catchment-sensitive farming project.

1.1.4 Rural setting

Old names in several parts of Milland parish include the word 'Marsh'. The Basin has areas of drained **marshland** that are now arable and grazing land. The **grassland** and semi-improved grassland add to the ecological and visual diversity of the landscape; and there is an organic mosaic of predominantly pasture fields interspersed with sinuously edged **woodland and shaws** (narrow strips of woodland that are typical of Sussex and that have an important role as green corridors for wildlife), much of which is ancient and of ecological importance. Some of the areas of ancient woodland, albeit it mainly oak, contain numerous large holly trees and substantial venerable beech trees. The streams are often bordered by large oaks and alder trees.

Much of the present arable land was grassland or ancient woodland within living memory. The Valley's small-scale to medium-sized irregular fields are divided by intact dense **hedgerows** (mixed and thorn), with mature hedgerow **oaks** as features of the landscape and with specimen oak trees as remnants of old field or parish boundaries. These oaks, which also line the road verges, are a particular characteristic of Milland. Field boundary hedgerows are also interspersed here and there with lime, beech and ash. A good number of the hedgerows were lost in the 1960s and 1970s, with field sizes being increased (especially the old glebelands in the Valley), but many were retained and there has since been some reinstatement. There are rare examples of traditional hedge-laying continuing into the present, but nearly all of the hedges are now mechanically flailed and the long-term health of some of the flailed hedges is in jeopardy.

The **traditional farming** regime in the Milland Basin was wood pasture, dairying and cattle rearing and this is reflected in the mosaic of pasture fields interspersed with fragments of woodland (**Map 17: Land use**). A more recent introduction into the landscape has been fenced paddocks for **equine enterprises**. Despite small scattered areas of modern enclosure as modifications of areas of former early enclosure to allow more modern farming practices, these patches do not generally affect the essentially medieval appearance of the landscape. Minor changes that have already occurred (including modification of former early enclosures into rectangular plots or larger arable fields suitable for modern machinery and the modern infill and expansion of Milland's central built environment) have been seen as being easily absorbed into the landscape. However, if such changes continue, the effect will be detrimental to the organic landscape pattern.

The **Greensand Hills** that surround the broad Basin offer panoramic views across the vale. The geology of the sandstone has resulted in the characteristic **deeply sunken lanes** and tracks eroded into the slopes descending into the Basin from north and south and the sandy soils in this part of the parish have given rise to unenclosed **heathy commons**. They include in particular the registered commons of **Chapel Common** and part of **Weavers Down** in the north of the parish and Stedham Marsh in the south-east (**Map 5: Open access areas**). There is an SDNPA project to link the region's fragmented heaths, including those in Milland parish, and this concept is locally supported. Detailed species surveys have been made in the past, especially on the heaths, and continue in the present under the auspices of various agencies. To quote the SDNPA report, *'The significant amount of woodland cover, including both ancient woodland and plantations on former common and heath,*

contributes to the sense of enclosure, mystery and remoteness that characterises the hills.' These qualities are highly valued by local residents and there is a general feeling locally that the narrowness of the sunken lanes protects the Valley from intrusion.

The Greensand Hills landscape is highly rural in character but also accessible to town populations in Liphook, Haslemere, Petersfield and Midhurst for informal recreation. This proximity led in the past to the development of various smallholdings and a pattern of large detached houses with gardens, especially along the B2070 that slices diagonally across the northern corner of the parish. There is some concern that proximity to the towns will give rise to increasing **pressure for additional building development** in the next 20 years in the northern part of the parish, though Milland's inclusion in the National Park should give good protection.

There is also likely to be increased demand for **leisure** land uses in the north, especially golf and equine enterprises. There are already two **golf courses**: Liphook (its clubhouse and much of the course are within Milland parish) and Old Thorns, a rapidly growing complex that is mainly across the parish and county border and includes a long-established parkland championship golf course, but succeeding owners of which have been attempting for the past 25 years, against consistently strong local opposition, to obtain planning permission to build a second 'heathland' course on open-access land on Weavers Down, including on registered commons in Milland parish, part of which is an SSSI. This area has literary connections with Flora Thompson (1876–1947), author of *Lark Rise to Candleford*, who lived in Liphook for more than a decade; she frequently walked on the commons and wrote about them. The 400-acre Old Thorns leisure enterprise (developed initially from a pair of 17th century stone cottages and now including a luxury 160-bedroom hotel, conference centre, restaurants, health spa facilities etc) was acquired by new owners in April 2014. The same owners, in July 2014, acquired the adjacent Home Park estate, which is wholly in Milland parish. The nationally known Liphook Equine Hospital, also in Milland parish, is a tenant of the owner of Home Park. A pre-planning application was submitted in September 2014 to develop a large and ambitious 'purpose-built international equestrian centre' at Home Park and it would seem that this whole area north of the B2070, which also includes under separate ownership the Champneys health hydro at Forest Mere (which is in Milland parish), is under pressure for substantial leisure development.

Milland has an extensive network of **public rights of way** (*Map 13: Public rights of way*), several of which are narrow deeply sunken sandy tracks (ancient holloways with high sandy banks and exposed tree roots) leading up the hillsides to link with isolated farmsteads. Some of these old routes are banked by drystone retaining walls built with ironstone (*Figure 9*). These rights of way leading out of the Valley offer panoramic views of varied landscapes. In one or two places there are flights of stone steps climbing up the slopes, the best preserved being the medieval 76 steps between ancient Tuxlith Chapel and the old 'church lane' near Milland Place (*Figure 9*). The long-distance South Downs Serpent Trail passes twice through the parish across different landscapes: the heathlands in the northern part of the parish, and woodlands in the south. The long-distance Sussex Border path crosses the northern extremity of the parish and the long-distance Shipwrights Way passes briefly through this part of the parish. The long-distance Liphchis Way (Liphook to Chichester) skirts the eastern part of the parish through neighbouring Linch.

1.2 HISTORY

It is important to note that there was no civil parish of Milland until 1972 and no village of Milland until after the mid 20th century.

The history of the Milland area is given in full detail in *Milland: The Book*, published in 2003 by the Milland Memories Group, and in two subsequent volumes, *Milland: Living Memories* and *Milland: More Memories* (see *Appendix III*). *Milland: The Book* also gives a comprehensive description of the natural environment and the development of its management for human needs.

Although it has a rich history, there has been a marked lack of methodical archaeological research in Milland and it is of concern that potential heritage sites, especially Roman, have already been lost or would be threatened by future development.

1.2.1 Settlement

Because there was no Milland civil parish until 1972, historical sites need to be traced in records for the northern parts of the four ancient long parishes from which the present Milland parish was carved: Chithurst, Iping, Stedham and Trotton. Research has to take into account the histories of each of these parishes, which were all centred on small settlements on the river Rother (**Map 9: The old long parishes**).

Evidence of **flint working** has been found in the parish and there have been archaeological finds of Mesolithic flint tools in some quantity on the northern hangers and heaths. There is an **Iron Age hillfort** in Hammer Woods immediately over the southern border in Iping parish and this would clearly have had an influence on the local prehistoric population in the Milland Valley.

Nearly 2,000 years ago, when the area was still heavily forested and marshy, a north/south **Roman road** was built right through the centre of what is now the village of Milland and a **Roman mansio** (posting station) was established at Westons Farm within what is now Milland parish, previously Iping. It was not until the late 1940s that aerial photography (**Figure 6**) revealed the round-cornered rectangular embankment outlines of the *mansio* (86m × 112m) and it was noticed that there appeared to be a straight road bisecting the site. This was the first recorded evidence that any road had been built linking Chichester (Noviomagus) with Silchester (Callewa Atrebatum), and as a result of those aerial photographs the road has since been traced for the whole of its length. Within the parish of Milland parts of this road are listed as a Scheduled Ancient Monument. It has also been suggested that another Roman road ran from the *mansio* eastwards through what is now Lyfords, ultimately to join the Chichester-to-London Roman road now known as Stane Street, and possibly also westwards towards Winchester (Venta Belgarum). Roman artefacts have been found from time to time in Milland. ***There remains huge potential for further archaeological investigation, which is sorely needed before further development disrupts potential Roman sites.***

In **Saxon times** efforts were made to clear this forested area, initially for swine pasturage within the oakwoods. This may be the period in which Tuxlith Chapel (*para 1.2.3*) was first built in the northern part of the parish. There is no reference to Milland as such in the 11th century **Domesday Book** but the site of its old corn mill, downstream from Milland Place and converted into a residence (now known as Agecroft Mill) when the corn mill stopped working in the late 1930s, is arguably the one recorded therein as Trotton Mill: the site is within the original long parish of Trotton. ***There is scope for much more detailed archaeological research on the corn mill site.*** The earliest isolated settlements were established close to water and in the main were built on sites of woodland clearances. Many of their names, persisting in those of the parish's farms today, date back to at least the 13th century (as described in *Milland: The Book*).

Milland is atypical in that it was not a historical nucleate settlement with a church, manor house, farm and associated cottages lining a village street or green. It needs to be stressed again that there was **no old village** of Milland. Within the Milland Basin, the nucleated settlement of Fernhurst to the east evolved rapidly as a 'dormitory town' following the arrival of the railway in the general area in 1859. Milland, despite some of its oldest buildings in the north being reasonably close to the old London/Portsmouth coaching road, had no such focus. It had always been an area of scattered farms and very small settlements, often hidden up tracks. The essence of the parish is a pattern of dispersal: isolated medieval farmsteads, widely scattered cottages and a few small clusters of homes dotted around the fringes of former commonland (**Figure 6**). There was no civil parish nor a 'village' of Milland until after the mid-20th century. In the early 20th century, Ordnance Survey maps (1914) mark 'Milland' as being the area towards the northern hangers that includes the ancient Tuxlith Chapel and the estate of Milland Place, at least 1 mile from the modern Valley village (indicated as

Milland Marsh and Legets Heath). Today most people consider 'Milland' to be the village. There remains a gentle sense of division between 'them up the hill' and 'them in the Valley'.

1.2.2 The old estates

The area that now forms the civil parish of Milland is based on that scattered medieval pattern, with the gradual development of small scattered settlements serving two huge estates that developed over the centuries (*Map 16: The old estates*).

The first was the **Milland estate**, radiating from a substantial Elizabethan house (formerly known as Milland House but now called Milland Place) built at the source of several springs on the south-facing slopes of a bowl of land on the northern hanger with views across the Milland Valley to the South Downs and situated on the Roman road (Milland Lane) that passes through the centre of the parish. It is possible that there was a much, much earlier building here and ***Milland Place is another site that deserves more comprehensive archaeological investigation***. The 76 old stone steps built into the steep hillside gave access from the house up to ancient Tuxlith Chapel and there are local folktales about secret smugglers' tunnels from the cellars of Milland Place up to the chapel. Milland Place has several ponds, which are the first in a series along streams that eventually run southwards into the Rother via the Hammer Stream. The main Milland Place pond, associated in folklore Kings Charles I and II and described on old maps as a fish pond, had strong connections with the old iron industry. The next major pond downstream was at the corn mill. Thus 'Old' Milland, based on the Milland Place estate, was centred on the area that includes the corn mill, with its own farm and miller's cottage, and a scattering of farmsteads and old cottages running beside and off Milland Lane.

The second estate, **Hollycombe**, was based on the equally grand Hollycombe House, first built as a *cottage ornée* in 1802 and subsequently massively extended into a castle-like building owned by the Hawkshaw family. The house is 1½ miles from Milland Place. From the late 19th century a third estate, on a smaller scale, was centred on **Borden Wood House** in dense secretive woodland in the far south-west of what is now Milland parish, less than 2 miles from Milland Place. The Borden Wood estate extended more widely from its original woodland heart to cover much of the south-western part of the parish until after the mid-20th century. It boasts a now fragmented Victorian pinetum containing ***some of Sussex's largest specimens of certain tree species*** and also has several ponds. At Hollycombe House, the grounds of which are now partly in Milland parish and partly in Linch, there is an area of ***registered parks and gardens*** listed by English Heritage (now known as Historic England) and, like Borden Wood, there are numerous individual trees at Hollycombe that can claim to be the largest of their species in the county, as can some of the trees in the graveyard of Tuxlith Chapel.

The estates were a major source of employment for local people. In addition to improving their land, they were responsible for building numerous sandstone cottages, in singles and pairs, throughout the area for estate workers. These cottages began to develop into small settlements, especially along **Milland Lane** (part of the Roman road) for the Milland estate and, for the Hollycombe estate, around **Wardley Green**, where the estate also built a **village school** (now Hollycombe Primary School). The Wardley area became a focal point in the Valley in the 19th century, with its own smithy, a reading room, large grocery and general stores and various other small shops and trades as well as the school and a rifle range (Boer war). Its central green remains a registered common. The Milland Lane area fell out of favour once the Hollycombe estate had taken over and the old Milland estate was reduced to a fragment of its original acreage, but its older stone cottages remain a valued vernacular feature, as do several stone farmhouses (Milland Farmhouse, Mill Farm, Maysleith) and the old stone watermill (Agecroft Mill).

Milland Lane is the most direct route out of the Valley up to the B2070 and thence to Liphook and the A3. However, ***a major feature of Milland Lane is its narrowness and, in its northern section, its steepness, where it is confined between high banks as a sunken lane, all of which factors play an important role in considering the further development of Milland***. Milland Hill, where the lane

passes under a fairly low and narrow private bridge to Milland Place, is often impassable in winter and is narrow enough to cause severe problems in any weather when used by larger vehicles such as horse boxes and lorries, or even by wider pick-ups and delivery vans. Passing places for wider vehicles are almost non-existent, yet despite warning signs many HGV drivers trying to approach Milland from the B2070 fail to appreciate the problems and blockages, scrapes and near-misses are all too common (**Figure 10**). ***There is a need to restrict such vehicles more forcibly from using Milland Lane.***

During the 19th century the Hollycombe estate extended eastwards into what is now the civil parish of Linch and northwards into Liphook, Hampshire, benefiting in the late 1850s from the building of the railway line that serves Liphook. Hollycombe became a substantial shooting estate in the 19th century but much of its 5,000 acres of land and most of the dwellings and scattered farms in what is now Milland were sold off during the 1920s and 1930s. Hollycombe had also included what became the satellite settlement of **Wheatsheaf Enclosure** in the extreme north-east of Milland (**Figure 7**), close to Liphook: in the late 1920s a heathland area of about 28 acres on Wheatsheaf Common was enclosed and building plots varying from 1½ to 7 acres were sold off over a period of 30 years. There are now about 35 well spaced houses (some substantial) of mixed design in Wheatsheaf Enclosure, built in brick and set in what the planners once called an 'Arcadian/woodland surrounding', immediately adjacent to **Liphook Golf Club** and its course (the course, also on the common, had been opened in 1923; the clubhouse is in Milland parish).

The **Borden Wood** estate in the far south-west of the parish was originally part of the much larger Rogate estate and of Dangstein in Rogate. It included some very old stone cottages but the main house, originally a Georgian farmhouse, was engulfed and dramatically extended by its owners between the 1860s and 1880s. The Lamb family of Borden Wood built several new stone-and-brick tile-hung estate cottages in the early 20th century, all with a broadly similar style that can be recognised for the eyebrow dormers and upswept eaves. The tiny one-street hamlet known as **Borden Village** includes some of the Lamb dwellings as well as some of the older stone cottages (mostly now combined or extended), but other old cottages have vanished. In 1947 Borden village school, built in stone and brick in 1873, was donated to the hamlet as a village hall. The hall continues to serve as a meeting place for the hamlet and for the neighbouring sparsely populated settlements of Rondle Wood and Trotton Hollow. Rondle Cottage (**Figure 8**) is the only remaining example of an exposed timber-framed dwelling in the whole parish and probably dates back about five centuries. It is noticeable that most of the residents in this south-western part of the parish seem to feel more affinity with neighbouring Chithurst and Rogate than with Milland, despite the increasingly extreme narrowness of the one-track lanes that link them to those areas.

In the parish as a whole there are 42 **listed buildings** or structures, including Tuxlith Chapel (**Figure 2**), St Luke's Milland, two 17th century timber barns, two stone 19th century barns, two ranges of farm buildings at Home Farm, Hollycombe's Engine House and Old Sawmill, terrace walling at Borden Wood House, bee-boles at Slathurst, four stone pillars adjacent to Milland House and various dwellings (**Map 14: Designated heritage assets**). In addition Wardley Green is in a **Conservation Area**, which protects all aspects of its built environment and the open areas within it, including trees and hedges.

Throughout the parish, the various small settlements remain distinctive and 'separate' and wish to retain that status. In particular they include: Borden Village, with Rondle Wood and Trotton Hollow; Robins/Knapp (Iping); Queens Corner and Titty Hill; Upper Wardley and Wardley Green; Hollycombe (excluding that part which is in Linch parish); Ripsley (including Portsmouth Road and Forest Mere); and Wheatsheaf Enclosure (**Map 7: Settlement areas**). There are other less obvious small clusters largely centred on scattered farms.

1.2.3 Churches

With no traditional 'village', Milland had no central church at the crossroads and the various parochial boundaries do not correlate with those of the civil parish (**Map 10: Parochial boundaries**).

By far the oldest church in Milland is **Tuxlith Chapel** in a numinous woodland setting at the top of Milland Hill close to the main Portsmouth/London road and opposite Chapel Common (named for Tuxlith). This ancient building, believed to be early Norman or even Saxon in origin and possibly on the site of a much earlier centre of religious or pagan significance (it is close to the Roman road), is approached from the Valley by a flight of 76 old stone steps (maintenance of which was recorded in medieval times) set into the steep hillside of Maysleith Hanger from a rough track known as Chapel Lane or Church Lane, off Milland Lane. The chapel is still preserved but was replaced as a place of worship by the immediately adjacent and substantially larger and rather grandiose Victorian church of **St Luke's Milland (Figure 2)**, built during the 19th century by contributions from various local wealthy families in Hollycombe, Milland and Rake. The parochial boundaries for St Luke's Milland embrace the northern half of what is now the civil parish of Milland, almost down to the east/west (Fernhurst/Rake) road, and also include part of Rake, now in the civil parish of Rogate. The primary school in Rake has close links with St Luke's Milland; it was previously known as Milland & Rake School and is now formally Rake C of E Primary School.

The southern half of Milland is served by **St Luke's Linch (Figure 2)**, in the tiny adjacent civil parish of Linch. This church had started life 7 miles distant under Linch Down near Bepton, where it was noted in the Domesday Book. It was rebuilt near its present site in 1520 but was derelict by 1620 and was rebuilt again in 1705; it has subsequently been extended. Its most recent extension, opened in 2012, was a source of considerable local controversy: the initial architect's modern plan, involving a sweeping copper 'ski-jump' roof, was deemed out of keeping with the original but a change of architect and change of plan were accepted. The new architect, Ptolemy Dean, wrote as follows to the Rector on 16 December 2008:

'At present, the immediate context of the church does not stop at the boundary of its churchyard. It has a somewhat wider context and is framed by the farm house and its outbuildings to the north, and a further farmhouse with a cluster of barns to the south. Beyond all of these buildings is the wide and open landscape of the Milland Valley, with the downs rising beyond. It is a pastoral and quite unchanged view, and even though the church has received many additions, the consistently pitched form of its roofs, and the shapes of its buildings harmonises with the shapes of the farmhouses with their roofs and their outbuildings. ... In the context of a scheme that has been refused planning permission and a community that has been split, an alternative and less assertive scheme might be sought that is less challenging to the status quo of the beautiful landscape setting and is less threatening to the intimacy of the existing building. A background scheme here, subservient to and respectful of the traditional forms of both the church and its neighbouring farm buildings may not instantly proclaim today's architectural fashions but might reconcile the functional needs of the church ... with the concerns of its community while slipping into its landscape setting more harmoniously.'

There are many in Milland who would strongly agree with Dean's concept of a building 'slipping into its landscape setting more harmoniously' and feel that it should apply widely in the parish to any new development. At an open meeting to present his new design in May 2009, Dean talked about 'clusters of place' and the 'common palate of materials' – the stone, brick quoins and clay tiles that were so evident in the church's neighbouring buildings. 'Any extension needs to be subservient to what is here and around it. Wider and much more important is the landscape. This is a bigger issue than a church extension – it is about protecting the landscape.'

For the convenience of those living too far west to be able to walk easily to Linch for services, a new **Knapp Church** was built as a 'chapel of ease' in 1878 in a field at Iping Marsh near some isolated almshouses (now in Milland civil parish and along the Roman road). This church was demolished in 1982 but its isolated rural graveyard still serves as the main place of burial for St Luke's Linch and thus for the southern half of the civil parish of Milland.

Finally, during the 20th century an **Evangelical Chapel** was built on the site of a smithy not far from Milland crossroads, down the south-running Iping Road (the Roman road), and remains in use today (**Figure 2**).

1.2.4 The village

Until the 20th century the present central crossroads village of Milland, which is geographically at the centre of the parish, was no more than a few scattered stone cottages and an old stone-built pub. The pub, the **Rising Sun**, was demolished and rebuilt in its present brick style in the 1930s when there was a threat that the main London–Portsmouth road (A3) would be diverted through the valley (it never happened, and a similar threat was fended off half a century later). In contrast to the vernacular stone cottages of the area, just after the First World War a pair of **brick cottages** had been built opposite a working brickyard in Rake Road and a terrace of brick cottages to the south of the crossroads in Iping Road, along with two pairs of brick semi-detached council houses beyond the brickyard and about half a mile west of the crossroads (Chorley Common Cottages). Just before the Second World War a local builder built three brick, timber and pebbledash villa-style houses in Milland Lane (one for himself) but the authorities banned any further ‘ribbon development’ in the Lane at this point. Three or four brick bungalows had been built further down the Lane close to the crossroads in the late 1920s and 1930s and a couple of detached brick houses. ***Around this time the local (Midhurst Rural District) council decided that there should be a deliberate attempt to move the Valley focus westwards from Wardley to Milland crossroads, in the heart of what had always been known as Milland Marsh, and this policy led to the development of the core ‘village’ of Milland.***

Immediately after the 2nd World War, land at the crossroads was earmarked for council housing and in 1948 the local council began to build a sinuous layout of a dozen semi-detached council houses at **Cartersland Corner**, faced with concrete panels – a huge change from the traditional materials. Facing a crescent-shaped service road, with open frontage and with rear gardens backing on to woodland, the houses were unattractive to look at but in the 1980s the council would face them in brick. The service road edged two sides of a damp field that became **Cartersland Green**, now officially a Highways verge, though regarded by the village as the village green and sometimes a source of controversy between those who wish to see it tidily mown and those who would prefer it managed as a wildflower meadow. It is an essential green space within the village. The council houses were completed by 1950, by which time the first mains supplies of water and electricity had just reached Milland. ***This was ‘New’ Milland and also the start of uniformity in grouped housing, or estates,*** in contrast to the random isolated old cottages that had previously characterised the area. Most of the old stone cottages near the crossroads had been demolished but there was a new butcher’s shop, a small garage and a temporary wooden village hall (see below) and it began to feel like a village.

Thereafter, with the final major break-up of the old landed estates in the 1950s, astute locals with building knowledge bought up plots of the estates’ non-viable farming land with a view to house-building; and brick became the main building material. There were a few scattered individual new houses and bungalows throughout the parish but more noticeably several ***new private housing developments*** appeared around the crossroads. The first, in the early 1960s, was **Mill Vale Meadows** (a crescent of 32 dwellings, mainly brick-built bungalows but including five houses, built by a resident builder in an infamously marshy field, with open front gardens and with good-sized back gardens; **Figure 7**) and two or three scattered bungalows east from the crossroads along Fernhurst Road.

From 1967 development began at **West Meade**, a rectangular close with a central L-shaped access road of 26 detached houses in a Barratt ‘Sussex’ style development, in two different design, all brick built, with uniform ridge heights, some with shiplap timber elevations, the plots open fronted, with back gardens backing on to fields. This was followed by **Drakeleys Field**, comprising 10 detached houses of similar layout, height and materials to those in West Meade. In the late 1970s came **Pennels Close** with 10 detached brick-built houses with pantiles, the houses following the contour of the land so that they were not all uniform in height. The most recent development is a compact group of 11 small brick bungalows for rent at **Strettons Copse**, completed in 1989 and built as affordable homes at the request of Milland Parish Council by the then Chichester Diocesan Housing Association on behalf of Chichester District Council to meet the needs of local people, especially the

single elderly and young childless couples. Most of the Cartersland Corner council houses have since been sold off privately but there is still a small stock of older council housing at Chorley Common Cottages.

Thus within half a century the Rising Sun crossroads area previously known as Milland Marsh and Ligets (or Legets) Heath had developed from a few scattered cottages and a pub to become a concentrated settlement of more than 100 new homes, mainly brick built, forming what is now the village of Milland (Map 8: Development of the core village).

Along with all the new building, the social structure began to change. Rather than being an area in which many people were related to each other and worked locally, many of those who moved into the new homes had little previous connection with Milland and commuted to work elsewhere. Many had little knowledge of the area's traditional rural sectors such as agriculture and forestry. However, they brought a renewed sense of vigour into the community and quickly became involved in local life.

In the late 1940s local families had come together to create a **village hall** next to the Rising Sun pub and adjacent to a dedicated **Recreation Field** (a turnip field that formally became a registered village green in 1974) (**Map 15: Community meeting places**). Initially the hall was an old wooden chicken house transported from a nearby farm in 1948 (and formally opened as a hall by Hugh Gaitskell, MP), but this was replaced in 1973 by the brick building that now stands as **Milland Valley War Memorial Hall** and has strengthened the crossroads area as the focus of the village and of the parish. This focus, with its recreation field, tennis courts, pub, hall and garage (but no village church), was enhanced by the completion of a new community shop, **Milland Stores & Café**, in 2011 (**Map 15: Community meeting places**). Other local shops in the parish's various settlements had long since disappeared, the last to close being Wardley Stores in the 1980s. The new oak-frame community shop, designed locally to be 'green', is heated by a ground-source heat pump and consideration is being given to the installation of solar panels.

In 1988 the parish council had circulated a questionnaire to every household to find out what people liked or disliked about their parish and what they thought was lacking. With responses (often very detailed) from about two-thirds of the parish's 330 households, this resulted in the publication of a detailed booklet, **Milland: Yesterday, Today and Tomorrow** (1989) which became an essential source of information and inspiration for the parish council in its considerations and actions. The results are summarised in **Appendix III**.

In the past decade or two, an increasing number of the remaining old cottages throughout the parish have been extended considerably and in several cases existing dwellings have been demolished and replaced with much larger homes, or semi-detached and terraced cottages have been knocked into a single dwelling. **Smaller dwellings are increasingly scarce** and this is a potential problem for the parish.

1.2.5 Traditional industries

Historically, most residents worked on the land as farmers (livestock, arable and mixed) or as agricultural or general labourers and estate workers until well into the 20th century and many of the women were in domestic service. The local economy was largely dependent on the owners of the big estates, without whom the area would not have developed.

Milland was also for part of its history an industrial area, though most of the current residents are unaware of this and would instantly reject any return to industrial use as being inappropriate. With the parish's abundant water courses, many ponds were created to exploit local supplies of timber and ironstone as part of a major **ironworking** industry, especially in the 17th century. The Hammer Pond just over the present parish border in Iping was the final stage in a long network of ponds upstream along the Hammer Stream that runs through the heart of the Valley (**Map 3: Watercourses, ponds and lakes**). The higher ponds built up and controlled the necessary head of water to drive the forge hammers and there would have been considerable noise, activity and employment in the iron industry from the 16th century (and possibly in Roman times as well). The

Milland area offered the iron industry not just water power to drive the bellows and hammers of the forges, but also local iron ore dug from open mine pits, plenty of timber to provide charcoal for smelting, and local stone and clay for building the furnaces. ***There has never been a proper archaeological survey of the parish's iron industry sites and much has already been lost.*** There is also some evidence of ancient glass-making in the valley; and much later of limekilns serving local agriculture.

At the end of the 19th century and into the early 20th century the local Milland industry was **brickmaking**, using the local heavy clay for fired bricks and tiles that were quite widely supplied to other parts of England. This industry, close to the heart of what is now the village and which would have been a hive of activity (and smoke from the kilns during firing), was supported by the Hollycombe estate and run by the local Booker family on land near Pennels Bridge. There were several buildings on the large site on both sides of the lane, including 'ack' (hack) houses or drying sheds (long narrow open-fronted timber-framed structures with tiled roofs), moulding sheds, kilns and a large barn-like timber-framed tile-roofed building with wooden cladding, plus a horse-driven pug mill (**Figure 9**). Part of the brickyard site on the south side of the lane eventually became the light industry site (craft workshops) now known as Rakers Yard. On the north side of the lane the rest of the brickyard site remains derelict today and could be considered as a small **brownfield site** for future development, should the land owner and the planning authority permit. The local clay was also exploited in the late 1940s when a small creative **pottery** was established up Milland Lane, where it continues to thrive today (though it no longer uses local clay) alongside a small timber business (**Map 18: Employment areas**). The timber-framed wattle-and-daub pottery was hand-built by the potter and her partners in 1947.

Timber and other woodland produce formed the basis of another longstanding major local industry. There are quite extensive remaining areas of ancient woodland in the parish (**Map 6: Woodland**), especially oak. Many men worked as coppice cutters until the mid 20th century and one or two continue to do so in the extensive sweet chestnut plantations on the greensand slopes. Hazel was also coppiced locally but to a lesser extent. The Forestry Commission now owns and manages conifer plantations and other woodland in the parish at 'Milland Woods' (between Milland Lane and Wardley Lane), Shufflesheeps (Hollycombe), the hangers above Maysleith and nearby at Iron Hill, Tullicombe and Coldharbour.

There were two active **sawmills** in the Valley within living memory: one for the Hollycombe estate and the other a family sawmill in Iping Road that was still in operation in the 1990s until it was acquired by an entrepreneur who created a timber-based business known as Milland Fine Timber, partly at the old sawmill and partly on a site close to the centre of the village that had formerly been used by a maker of eccentric handmade wendy houses. The latter site, originally part of the old brickyard complex, is now known as **Rakers Yard** (**Map 18: Employment areas**) and is home to a small joinery business and a luthier (musical instrument maker). The former Milland Fine Timber owner switched his focus to herbal remedies and in due course moved his entire business to a remote Scottish island. The old **Iping Road sawmill** (on a known and scheduled Roman site by the *mansio*) is now home to decorative ironwork and copper workshops catering for a high-end market and to various storage, label-printing and other small businesses (**Map 18: Employment areas**). The **Hollycombe sawmill** site was converted into homes in the late 20th century.

Building was another local industry and at least three local builders helped to create the present village of Milland. The builder's yard of one of these businesses, known locally then as Stacey's Yard, next to Durrants Pond (a privately owned pond but considered by many villagers as the village pond), was developed in the 1990s as a light industry site that initially housed an embroidery workshop, an estate agent and a maker of tree houses and from 2007 was used wholly as offices (**Map 18: Employment areas**). It is now known as **Campbell Park** and in 2014 its owners applied to convert it for their own residential rather than commercial use due to lack of uptake of the existing commercial units for light industry or office space, stating that there had been no serious enquiries throughout an advertising period lasting from 2007 to 2013, 'due largely to the rural nature of the

setting and the fact that small office accommodation has been superseded by work from home'. The applicant also stated that the site entrance was on a corner 'which makes constant traffic movements quite dangerous' (though this had been the situation when the yard was first converted in 1997, since when speed limits have been introduced in the village) and that there was insufficient on-site parking for further commercial use. (Ironically, the original conversion of the yard to a light industry site had been strongly opposed by residents in neighbouring Mill Vale Meadows, who would have preferred residential use for the site.) Likewise, a recent application from the owners of Milland House (at the top of Milland Hill) to convert old turkey sheds into office space for rent (**Map 18: Employment areas**) was superseded by one for change of use to accommodation, but was overturned on the basis that there was inadequate evidence about the amount of effort that had been made to market the office spaces for rent. The applicant pointed out that **lack of adequate broadband facilities** in the parish had been a major factor mitigating against success in marketing the office spaces (a similar statement was made by the owners of Campbell Park). However, in the case of both sites, the local authority's Economic Development Service objected (2014) to such change of use to residential, stating that the Milland area had a 'thriving micro-business community'. The turkey shed site has since found a business tenant.

Another builders' yard known locally as **Titcomb's Yard** has remained disused for many years and has long been considered as a brownfield site earmarked for light industrial use from a time when it was felt that more employment was needed locally, though succeeding owners have hoped to alter this status to land for house building (preferably, from the owners' point of view, for 'executive' rather than affordable homes). Titcomb's Yard was part of the old brickyard site. The Yard still contains the builder's small derelict brick-built 'office' building. There are also one or two old sheds and a barn in a collapsed state. The remnants of the historical 'ack houses' in the main brickyard have disintegrated and are now hidden by rampant undergrowth and small trees that have regenerated naturally. The site is adjacent to but not within the newly designated Settlement Boundary Area (**Map 19: Settlement Boundary Area**).

In agriculture, the traditional enterprises were **dairy farms** – the lush grasslands of the wet valley are well suited to cattle and to milk production. Well within living memory there were at least three commercial dairy herds in the parish and numerous smallholders' herds of dairy and beef cattle. Today there are no dairy herds at all and only one or two resident suckler herds, and until recently an intensive beef herd in the northern part of the parish. For several years there was a trend to sheep farming, though the land is far from suitable in many parts of the parish (being too damp); one farm is now largely devoted to sheep, mobile flocks often graze elsewhere in the parish and several smallholders keep a few sheep. Very few – perhaps three or four – of the original farms can now be described as working farms and those that remain so are family farms. In several cases old farmhouses have become extended homes for new owners who have no interest in farming, generally letting out the land for grazing. On one of the working farms (Hollycombe Home Farm) large traditional barns have been converted to residential units. The barns at Milland House were converted to residential units some years ago.

In recent years there has been a noticeable and considerable expansion in **equine enterprises**, including a large new polo complex on a previous dairy farm (Great Trippetts) and a longer-established smaller polo enterprise at a previous livestock farm (Waldergrove Farm) close to the centre of the parish, plus various smaller enterprises offering livery facilities, riding instruction and schooling. Horses have definitely taken over from cows (**Map 17: Land use**) and this is also the case in the north of the parish (Liphook Equine Hospital and, for a while, Stocklands equestrian centre; there is current interest in creating a substantial new international equine centre in this area at Home Park). There has been a modest intensive poultry enterprise in the Valley for many years, though most residents are unaware of its existence albeit the buildings are on the edge of the core village. In the past there have been seasonal turkey enterprises on a smaller scale here and there. Pigs were another traditional local sector, with several pedigree herds, but these livestock are now

restricted to a few animals owned by smallholders; there are no commercial pig herds in Milland today.

There is a certain amount of **arable** acreage, especially in the Valley (**Map 17: Land use**) but much of it is now farmed by non-resident companies that rely heavily on contractors, rather than by those who live and work in the parish.

Otherwise **businesses** in Milland today tend to be on a small scale and local employment is limited. There are several craft workshops and one or two small land-based enterprises but most businesses are typically office-based. Many people who are economically active travel to work elsewhere and nearby employment centres include Liphook, Petersfield and Midhurst. However, with the growing use of online facilities there has been a marked increase in the number of **self-employed** and employees **working from home**. The development of communications facilities is crucial to the parish's continued economic health but services are currently far too low in standard. The growth of self-employment and working from home is highly desirable, partly to reduce traffic movements and partly because those who work in the parish tend also to take an active interest in community life. For a few years there was a **Milland Business Forum** which gave local businesses, including the self-employed, a useful platform to share ideas, resources and concerns but the Forum has lapsed. On its inception in 2005, a top-of-the-head list based on local knowledge was compiled of potential members and amounted to around 20 employers and 45–50 self-employed (**Appendix III**).

The main centres of employment within the parish today (**Map 18: Employment areas**) are for specialist staff in the north of the parish at the **Liphook Equine Hospital** (which, despite its name, is in Milland) and at the adjacent **Forest Mere health hydro (Champneys)**, both on the northern side of the B2070. There are limited employment opportunities at **Liphook Golf Course**, the clubhouse for which is in the northern part of the parish. A **horticultural nursery** that grows trees for the wholesale market offers limited employment in the Valley and there are also limited employment opportunities at the parish's two pubs (**Rising Sun** at the crossroads, **Black Fox** on the B2070). The nursery school that uses Milland Memorial Hall has a small number of employees. The new community shop is largely staffed by volunteers. There are three regular **game shoots** in the parish but employment is limited to single gamekeepers and to casual employment of beaters during the season. There is a small self-employed pheasant-rearing enterprise in the parish. Equine establishments, especially those connected with **polo**, increase their employee numbers substantially in the season but very few of them are local people; indeed, many come from overseas. The coppiced **woodlands** are generally worked by specialist cutters who buy a standing crop from the woodland owner and then fell and work up the produce on site; at present none of the cutters is resident in Milland. The woods owned by the Forestry Commission offer limited employment. Employment details from the 2011 Census are outlined below (**Section 1.4**).

1.2.6 The parish

There had been no civil parish of Milland until one was artificially created in 1972 by combining the northern and more 'waste'-like sections of four adjacent ancient long parishes that were centred on settlements at the river Rother: Trotton, Chithurst, Iping and Stedham (**Map 9: The old long parishes**). The new Milland parish (**Map 1: Neighbourhood Area – the parish of Milland**) was on land that was either originally marshy, or heavily wooded, on the Valley bottom's claylands, or along the horseshoe of steep greensand hangers that embrace the parish to the north and south and including the important lowland heaths to the north at Chapel Common and part of Weavers Down. However, there had formerly been a rather wider area of 'Milland': the overhauling of the Poor Laws in the 1830s that grouped parishes into larger unions led to a large area being labelled 'Milland District' within the Midhurst Union. This 'Milland' included all of the present civil parish of Milland plus the northern part of Rogate (Langley, Rake and Harting Combe), the whole of Linch parish and the part of Stedham parish that includes Stubb Hill, Tentworth and Woolhouse Farm. Thus, historically, it could be claimed that there have been at least four areas known formally as Milland: the old Milland estate, the old Milland District, the church parish of Milland and the present civil parish of Milland.

1.3 SENSE OF PLACE

Despite its rather wayward and unusual history as a parish, its potential identity crises over the years and the very recent evolution of its village, Milland today has a strong sense of place and community spirit that draws people to live here and keeps them here for many years.

1.3.1 Community spirit

There has been a long tradition of personal involvement in Milland, dating back to the growing independence from the big landed estates and initially relying on the fact that most people were related to each other, however distantly, and therefore all knew each other when the community was much smaller. The old families had a 'do it yourself' attitude when it came to creating new community facilities, for example in building the first Milland Valley War Memorial Hall and its subsequent replacement with a permanent structure. With that hall as a focal point and being situated on the Recreation Field (a registered village green), incomers in the new housing built in the core village from the 1950s onwards were quickly accepted into the community and enthusiastically followed the example of the old families. For example, they raised funds to 'Make a Tennis Court Happen' (MATCH) and built two tennis courts behind the village hall more than 30 years ago. The numerous fundraising and community social activities were a pattern of life in Milland and continue to this day (*Appendix III*).

1.3.2 Community shop

The most recent example of community spirit has been the creation of Milland Stores in 2011, next to Milland Valley War Memorial Hall and sharing the same car park (*Map 15: Community meeting places*). Since the closure of the general-purpose Wardley Stores in the 1980s, there had been numerous attempts to establish a commercial shop within the core village but the viability of such an enterprise proved to be poor. It was only with the recent encouragement for villages to create their own community shops, aided by substantial grants, that the concept became realisable. Thus Milland Stores, with three or four part-time employees, is staffed largely by volunteers, extending the opportunity for people to become involved in their community. The shop sources some of its produce from local enterprises. Almost as important as its groceries, Milland Stores has developed a popular Café that has become a focal point for mothers dropping off their children at school or nursery school, people who perhaps live on their own, those who work from home, visiting cyclists and walkers, and so on (*Appendix III*).

1.4 CENSUS 2011 EXTRACTS

According to the 2011 Census returns, the **415 dwellings** in Milland parish accommodated **362 full-time households**. The number of **usual residents** was **891**.

1.4.1 Age ranges

The number of inhabitants in the age range 0–17 years was 171; 18–64 years = 527 (of which 58 were in their 20s, 147 aged 30–44 and 305 aged 45–64); and 65+ = 193 (including 6 aged 90 or more).

1.4.2 Place of birth, ethnicity, language and religion

An interesting aspect of the population mix in Milland is the growing number of people who were born overseas and those with native languages other than English. This is radically different from the situation when the core village was beginning to develop in the 1950s. The community is greatly enriched by this growth in mixed nationalities and cultures and would seek to enhance it, especially where new residents and businesses respect the existing community and become an active part of it.

Although 810 of the 891 usual residents were born in the UK and Ireland (760 of them in England), 9 were born in Australasia, 14 in the Americas, 20 in Asia, 12 in Africa and 27 were born in other European countries

(including France, Germany, Poland, Romania and others). The ethnic group was overwhelmingly white (882 out of 891). After taking account of the residents born in the UK, 7 of those born elsewhere had arrived in the UK by 1950, a further 27 by 1980, 12 by 1990, 20 by 2000 and a further 20 since 2001. By age, the largest groups were the 20 arriving in the UK at the age of 0–4 years and the 21 at the age of 30–44. None had arrived after the age of 59. While the main language was English for 842 of the total 861 usual residents aged 3 or more at the time of the 2011 Census, there were also those whose main language was Welsh, German, Polish, Czech, Romanian, Hungarian, Bulgarian, Swedish, Russian, Dutch, Filipino or Afrikaans. Of the total 891 usual residents, 627 professed to be Christians, 165 had no religion and 85 did not state their religion. The remaining 14 were Buddhist, Sikh or other (unspecified) religions.

1.4.3 Employment

Of the 670 usual residents aged 16–74, 296 were **employees** (full or part time); 146 were **self-employed**; 13 were unemployed and 3 were full-time students. Among the economically inactive, the majority (118) were retired. Of the 442 usual residents in employment, the occupations were as follows:

Occupation		Industry	
Managers, directors, senior officials	99	Agriculture, forestry, fishing	23
Professional or associate professional and technical	161	Manufacturing	22
Admin and secretarial	52	Water supply, sewerage, waste, electricity, gas, steam	3
Skilled trades	54	Construction	32
Caring, leisure and other services	33	Wholesale/retail trade, motor repair	64
Sales and customer services	10	Transport and storage	10
Process, plant and machinery operatives	13	Accommodation and food service	21
Elementary occupations	20	Information and communications	21
		Financial and insurance	27
		Real estate	13
		Professional, science, technology	56
		Admin and support	27
		Public admin and defence	17
		Education	32
		Health and social work	35
		other	39

Of the parish's 670 usual residents age 16+, 228 were not in employment at the time of the 2011 Census. Otherwise 95 people worked mainly at or from home and therefore did not need a means of transport to get to work. Among people who did travel to work, 48 went by train (from Liphook, Petersfield or Haslemere), 3 by bus, 9 by bike, 28 on foot, but the great majority (246) drove to work in a car or van or were passengers in a car or van. Of the 362 households in the parish, nearly half (165) had 2 cars or vans and only 17 had no car or van, whereas 29 households had four or more. There were 758 cars and vans in the parish.

1.4.4 Type of housing (2011 Census)

All dwellings		415
All households		362
Households spaces with no usual residents		53
Whole house or bungalow		397
Detached	303	
Semi-detached	61	
Terraced	33	
Flat/maisonette		16
Purpose-built block	6	
Part of converted or shared house	7	
In commercial building	3	
Caravan or mobile home	2	2

The majority of the dwellings were detached houses or bungalows. Of the 362 households with at least one usual resident, 9 had one bedroom, 44 had two, 114 had three, 104 had four, and 91 had five or more bedrooms. Three houses had only 2 rooms, 9 had three, 20 had four, 44 had 5, 64 had six, 50 had seven, 54

had eight, and 118 had nine or more rooms. All except 15 households had central heating. Regarding tenure, 282 of the household spaces were owned (outright or with mortgage or loan), two were part owned and part rented, 83 were rented (2 from council, 20 other social rented, 43 private rented) and 14 households lived rent free, mostly in tied agricultural or similar cottages.

1.4.5 Settlement populations

From local knowledge, the parish's settlements are roughly defined in the following table, which includes their population sizes **based on the 2014 electoral roll** (i.e. adult population only). The population data are not necessarily comprehensive nor do they necessarily correspond with 2011 Census data; for example, the latter gives total dwellings as 415, total 'households' with at least 1 usual resident as 362 and the total adult population aged 18 or over as 720; whereas the electoral roll gives total dwellings as 329 and total electors 673. About one-third of the electorate live within the core village as defined within this Neighbourhood Plan. Most of the other settlements are looser and less easy to define.

Settlement	No. electors	No. dwellings
Borden:	84	38
Borden Village	25	11
Cooks Pond Road	39	17
Rondle Wood and Trotton Hollow	20	10
Core Milland village:	232	122
Cartersland Corner	31	13
Drakeleys Field	21	10
Mill Vale Meadows	62	34
Pennels Close	17	10
Strettons Copse	15	11
West Meade	49	26
Part of Milland Lane	17	8
Part of Fernhurst Road	4	2
Part of Iping Road	6	3
Part of Rake Road	10	5
Beyond core village settlement area (radial lanes):	151	73
Part of Milland Lane (up to but not including Portsmouth Rd)	53	20
Part of Fernhurst Road (up to Northend Farm)	23	15
Lambourne Lane	9	5
Part of Iping Road (excl. Queens Corner, Titty Hill, Robins)	36	17
Part of Rake Road (to New Barn and Gt Trippetts)	30	16
Wardley:	36	17
Upper Wardley	12	7
Wardley Green	24	10
Hollycombe (excluding Hollycombe House in Linch)	25	12
Queens Corner, Titty Hill and Robins/Knapp (Iping)	22	17
Northern Milland:	107	50
Portsmouth Road, inc. Ripsley and Foley	37	15
Wheatsheaf Enclosure	72	35
TOTAL ELECTORAL ROLL 2014	673	329

SECTION 2

BACKGROUND TO MILLAND NEIGHBOURHOOD DEVELOPMENT PLAN

2.1 LEGISLATION: THE LOCALISM ACT

2.1.1 Neighbourhood planning

The declared aim of the **Localism Act 2011** was to devolve more decision-making powers from central government back into the hands of individuals, communities and local councils. This included the concept of 'neighbourhood planning' (**Box 2.1**).

BOX 2.1: Neighbourhood planning

The Government's 'Plain English Guide' to the Localism Act 2011 states:

Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live. The Act introduces a new right for communities to draw up a neighbourhood plan.

Neighbourhood planning will allow communities, both residents, employees and business, to come together through a local parish council or neighbourhood forum and say where they think new houses, businesses and shops should go – and what they should look like.

These plans can be very simple and concise, or go into considerable detail where people want. Local communities will be able to use neighbourhood planning to grant full or outline planning permission in areas where they most want to see new homes and businesses, making it easier and quicker for development to go ahead.

Provided a neighbourhood development plan or order is in line with national planning policy, with the strategic vision for the wider area set by the local authority, and with other legal requirements, local people will be able to vote on it in a referendum. If the plan is approved by a majority of those who vote, then the local authority will bring it into force.

Local planning authorities will be required to provide technical advice and support as neighbourhoods draw up their proposals. The Government is funding sources of help and advice for communities. This will help people take advantage of the opportunity to exercise influence over decisions that make a big difference to their lives.

2.1.2 Community rights

The Localism Act 2011 also provided a new set of rights for communities that include:

- **'Community right to challenge'** (voluntary and community groups, parish councils etc can express an interest in running a service currently commissioned or delivered by a local authority);
- **'Community right to bid'** (communities can nominate buildings and land that they consider to be of value to the community, to be included on a local authority maintained list so that, if any of the assets on the register are put up for sale, the community is given a window of opportunity to express an interest in purchasing the asset, and another window of opportunity to bid for it); and
- **'Community right to build'** (local communities can undertake small-scale site-specific community-led developments to build new homes, shops, businesses or facilities where they want them, without going through the normal planning application process, as long as there is agreement from more than 50% of those local people voting in a community referendum).

2.1.3 Sustainable development

In the context of the Localism Act, a **Neighbourhood Plan** is a planning policy document relating to the use of land and spatial arrangements. It is a guide to a community's policies for sustainable development (**Box 2.2**) within its own neighbourhood over a suggested period (usually 15 years),

with reviews from time to time, and in line with local and national planning policies. It identifies the main community issues and objectives, considers the opinions of the whole community and puts forward positive policies for managing sustainable development of the land, including the possible allocation of specific sites for various uses. These policies, once the Neighbourhood Plan has been formally accepted by a local referendum, form part of the local authority's overall local development plan and must be heeded by the local planning authority and by the parish council when any planning applications are considered. Planning applications need to conform generally with these policies before consent can be granted; conversely, the policies need to be in general conformity with those of the local planning authority. In effect a Neighbourhood Plan is a framework for the management and control of future developments, facilities and services in a particular neighbourhood. The Neighbourhood Plan may also describe the community's wider aspirations and priorities and suggest how relevant initiatives might be delivered practically and on what timescale.

BOX 2.2: Sustainable development

The UK's *Sustainable Development Strategy: Securing the Future* (March 2005), or SDS, is supported in planning terms by the *National Planning Policy Framework*, or NPPF, published in 2012. These underpin Neighbourhood Plans.

The NPPF includes a presumption in favour of sustainable development. The basic aim of the SDS is to achieve goals of living within environmental limits and a just society, and doing so by means of a sustainable economy, good governance and sound science. The five guiding principles of sustainable development include:

- **Living within environmental limits** (respecting the limits of the planet's environment, resources and biodiversity – to improve our environment and ensure that the natural resources needed for life are unimpaired and *remain so for future generations*)
- **Ensuring a strong, healthy and just society** (meeting the diverse needs of all people in existing *and future* communities, promoting personal wellbeing, social cohesion and inclusion, and creating equal opportunity for all)
- **Achieve a sustainable economy** (building a strong, stable and sustainable economy which provides prosperity and opportunities for all, and in which environmental and social costs fall on those who impose them (*polluter pays*), and efficient resource use is incentivised)
- **Promoting good governance** (actively promoting effective, participative systems of governance in all levels of society – engaging people's creativity, energy and diversity)
- **Using sound science responsibly** (ensuring policy is developed and implemented on the basis of strong scientific evidence, whilst taking into account scientific uncertainty as well as public attitudes and values).

There are four shared priorities to promote these five guiding principles:

- **Sustainable consumption and production** (i.e. *achieving more with less*)
- **Climate change and energy** (securing a profound change in the way we *generate and use energy* and in other human activities that release greenhouse gases)
- **Natural resource protection and environmental enhancement**
- **Sustainable communities** (embodying the principles of sustainable development at the local level, working to *give communities more power in the decisions that affect them* and working in partnership to get things done).

Sustainable development, as described by these four shared priorities and the five guiding principles, is the key in any Neighbourhood Plan, including that of Milland.

Part of the preparation of a Neighbourhood Plan incorporates the requirements of the European Union's **Strategic Environmental Assessment** Directive. In March 2015 Milland submitted a Screening Opinion request to the local planning authority, South Downs National Park Authority (**SDNPA**), as to whether a Strategic Environmental Assessment (SEA) would be required for the Milland Neighbourhood Development Plan (**MNDP**) and was advised that, after consultation with Natural England, the Environment Agency and English Heritage and on the basis of the supporting documentation accompanying the request, no SEA was required.

2.1.4 Formal stages for Neighbourhood Plans

Once drafted a Neighbourhood Plan (NDP) must proceed through the following stages under The Neighbourhood Planning (General) Regulations 2012. For Milland, the 'qualifying body' is Milland Parish Council and the 'local planning authority' is SDNPA.

2.1.4.1 Regulation 14: Pre-submission consultation and publicity

Before submitting a plan proposal to the local planning authority, a qualifying body must—

- (a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area—
 - (i) details of the proposals for a neighbourhood development plan;
 - (ii) details of where and when the proposals for a neighbourhood development plan may be inspected;
 - (iii) details of how to make representations; and
 - (iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;
- (b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and
- (c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.

Milland carried out its Regulation 14 consultation in April–June 2015. It is now in the process of the next stage, i.e. submitting the revised draft of its plan to SDNPA for Regulation 16 consultation.

2.1.4.2 Regulation 15 (Plan proposals)

This Regulation states that, in submitting the plan proposal to the local planning authority for the next stage, i.e. after the Regulation 14 consultation comments have been taken into account and before Regulation 16 consultation by the local planning authority, the qualifying body needs to include (a) a map or statement identifying the area to which the proposed NDP relates, (b) a 'consultation statement', (c) the proposed NDP and (d) a statement explaining how the proposed NDP meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act. The 'Consultation Statement' is a document that (a) contains details of the persons and bodies who were consulted about the proposed NDP, (b) explains how they were consulted, (c) summarises the main issues and concerns raised by the persons consulted and (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed NDP.

2.1.4.3 Regulation 16: Publicising a plan proposal

As soon as possible after receiving a plan proposal which includes each of the documents referred to in regulation 15(1), a local planning authority must—

- (a) publicise the following on their website and in such other manner as they consider is likely to bring the proposal to the attention of people who live, work or carry on business in the neighbourhood area—
 - (i) details of the plan proposal;
 - (ii) details of where and when the plan proposal may be inspected;
 - (iii) details of how to make representations;
 - (iv) a statement that any representations may include a request to be notified of the local planning authority's decision under regulation 19 in relation to the neighbourhood development plan; and
 - (v) the date by which those representations must be received, being not less than 6 weeks from the date on which the plan proposal is first publicised; and
- (b) notify any consultation body which is referred to in the consultation statement submitted in accordance with regulation 15, that the plan proposal has been received.

2.1.4.4 Regulation 17: Independent examination

The next stage is for the local planning authority to submit the plan proposal and supporting documents to an **Independent Examiner**, who will test the plan according to the following criteria.

- Does the plan accord with the policy and advice of the Secretary of State?
- Does the plan conform in general with the strategic policies of the Development Plan?
- Will the plan deliver sustainable development?
- Does the plan breach EU Obligations and Human Rights legislation?
- Will the plan have an impact on European protected sites?

Each of these considerations has been taken into account in the preparation of the Milland Neighbourhood Development Plan.

2.1.4.5 Referendum

The final stage, if the plan succeeds in all the preceding stages, is for the plan to be put to a **public referendum** at which there will be a single simple question: 'Do you want South Downs National Park Authority to use the neighbourhood plan for Milland to help it decide planning applications in the neighbourhood area?'

The referendum is open to all individuals who are on the parish's electoral register for voting at local government elections. The choice at the referendum is whether or not to accept the Neighbourhood Plan in its entirety. Regardless of the number who actually choose to vote, a majority of one (whether 'yes' or 'no') is decisive. If this majority is in favour of acceptance, the Neighbourhood Plan is 'made' and becomes legal.

2.2 MILLAND PARISH PLANS

In some communities, including Milland, many people say that they like their area as it is now and do not want to see it being changed. However, looking back, they begin to realise that such an attitude 20–30 years earlier might have led to stagnation in their area and perhaps a lack of the homes in which they now live. It is important to look well ahead: a Neighbourhood Plan needs to consider how its community will function a generation from today. By then, many who are reacting to the present situation might no longer be living in the area, but they need to ensure a good legacy for those who will live and work there in the future. This includes conserving the heritage from their predecessors that they themselves value: past, present and future, inextricably linked.

Milland is a proactive community and in the past 25 years it has undertaken several surveys to compile parish plans of various kinds.

- In 1988 the parish council circulated a questionnaire to every household to find out what people liked or disliked about their parish and what they thought was lacking. With responses from about two-thirds of the parish's 330 households, this resulted in the publication of a detailed booklet, ***Milland: Yesterday, Today and Tomorrow*** (see **Appendix III**). The great majority of the respondents enjoyed living in Milland and felt it offered all that would be expected for those not living in a town.
- In 2003 the community newspaper, ***Milland News***, ran a competition inviting local children to describe what they imagined Milland would be like in 2050. Some of their ideas (see **Appendix III**) were published in the thoroughly researched ***Milland: The Book***, produced by the Milland Memories Group in 2003. The book gives a comprehensive and authoritative description and history of the parish, running to more than 430 pages, and contains a large number of historical black-and-white photographs; it is essential reading as part of the background to this Neighbourhood Plan.
- In 2007 Milland Parish Council published its ***Milland Parish Vision & Plan*** (see **Appendix II**). The Parish Plan, based on local surveys and including 'visions' by all the community groups and by the parish council itself, included a 'Parish Heritage and Design Statement' that gave descriptions and illustrations of the architectural styles and building materials in different parts of the parish, both traditional and modern. There was also a 'Vision Statement' within the Parish Plan. In 2009 a new Parish ***Design Statement*** was formulated as an addendum to the Parish Plan (see **Appendix II**).
- Since then the parish council has carried out surveys on traffic management, housing and community needs. The latter led to the building of the community shop in 2011. In 2008 a **housing needs survey** was carried out for the parish council with the assistance of Action in rural Sussex (AirS) and Chichester District Council, but only 71 responses were received from the 372 households to which the survey questionnaire had been distributed (see **Appendix II**). Of those that responded, 10 indicated that they would need to move house within the next 5 years and would wish to remain in Milland; 6 of these needed a 1 or 2 bedroom property and 4 of them indicated that they were interested in affordable housing. Of the 19% of households that responded to the survey, 56 households (i.e. about 15% of all households) said that they would support a small development of affordable housing if there

were a proven local need. Numerous suggestions were made as to appropriate sites for housing development, the most popular being Titcomb's Yard (14 nominations) (*para 3.4.2, Box 3.4*). This housing survey was subsequently built into the 2009 Design Statement.

Relevant parts of the 2007 Milland Parish Vision & Plan and the 2009 Design Statement form part of the evidence base for this Milland Neighbourhood Development Plan and are therefore set out in **Appendix II**. In broad terms, the MNDP supports and incorporates most of the statements in these two documents, but with certain provisos or qualifications and change of emphasis (especially as Milland has become part of a National Park in the interim), while also noting that the Design Statement's expressed support for increasing the availability of smaller residential units has in practice in recent years given way to the acceptance of increasing the size of existing residential units, sometimes very substantially. ***This situation needs to be addressed.*** The 2009 Design Statement does not appear to have been circulated within the parish, nor were the views of local residents necessarily taken into account in its preparation. It sought only to guide members of the parish council's own planning committee. ***One of the first aims of the MNDP was to ensure wide consultation within the parish so that the MNDP broadly represents the views of those who live and work here.***

2.3 MILLAND NEIGHBOURHOOD DEVELOPMENT PLAN

2.3.1 Evolution

In 2013 Milland Parish Council began to promote the idea of a Neighbourhood Plan. A steering group was formed in February 2013, comprising parish councillors, local residents, local businesses and community groups (e.g. churches, school, village halls, sports club), working under the auspices of the Parish Council.

Milland Neighbourhood Plan steering group

The steering group evolved from an informal **parish focus group** (formed in November 2012) that represented various community groups and had been created as a forum in which they could discuss possibilities and problems within the community and to give mutual support. Members of the original focus group included:

Milland Parish Council: Peter Harvey (Chairman), Andy Coe
Churches: Rev David Renshaw; Pastor Gareth Jones
Hollycombe Primary School: Tamsin Austoni (head)
Milland Memorial Hall: John Collier
Milland News: Val Porter (editor)
Milland Sports Club: Dave Allen
Milland Stores: Philip Watts
Community health: Christine May

This group evolved into the first Milland Neighbourhood Plan steering group in February 2013 but gradually altered as some of the original members dropped away, not wishing to be involved directly in neighbourhood planning. New members included parish councillor Jacqui Woodhams (chairman of the parish council planning committee), Carrie Goodbourne (business manager of Liphook Equine Hospital) and Bob Cheesewright. Four members of the original group moved away from the parish altogether. By 2014 the members were and remain:

Milland Parish Council: Barry Blacker, Matt Cusack, Jeremy Parker, Lorraine Grocott BEM (Clerk)
Community: Val Porter (editor), Bob Cheesewright

In December 2013 Barry Blacker took over chairmanship of the steering group from Andy Coe, who retained property in Milland but was and is living and working in South Africa. Matt Cusack is chairman of Milland Parish Council. In 2015, after the parish council elections, two more parish councillors joined the group: Nigel Cartwright (chairman of parish planning committee) and Ron May.

There was a launch article in *Milland News* (April 2013 issue). On 13 June 2013 the 'neighbourhood' for Milland was designated by SDNPA as the whole of the local government parish of Milland. An open meeting was held in Milland Memorial Hall on 2 July 2013, taking the form of a workshop with focus groups covering: housing and built environment; tourism and visitor facilities; transport and infrastructure; community life; landscape, natural environment and heritage; and local economy. The workshop was attended by about 80 people and included presentations by Kirdford's

neighbourhood plan group, SDNPA Planning and Hollycombe Primary School children (see **Appendix III** for the children's imaginative contribution). Based on ideas produced during the workshop, the focus group leaders subsequently drew up a series of 'scenarios' that were circulated to generate wider discussion within the community, introducing some deliberately controversial elements to evoke responses (**Appendix IV**). Meetings were held with different parts of the community, including local businesses as well as residents. There were special open meetings with residents in some of the parish's smaller settlements. Residents in areas not already covered by direct interaction were invited by personal emails (using a database of email addresses for about 370 of the parish's 415 households) to respond to a detailed questionnaire (**Appendix IV**) and to consult any neighbours who were not on email before sending in their responses (**Appendix IV**). The detailed responses to all of these approaches formed the bedrock of the **first draft MNP (April 2015)** and part of the evidence base (**Appendix IV**). **The aim throughout has been to ensure that the whole community is aware of the MNDP at every stage and has been given every opportunity to influence its proposals.** Everybody in the parish was kept up to date and invited to participate by means of regular reports in the bimonthly *Milland News*, which is delivered free to every household and business in the parish (and by subscription to previous residents and those in other parishes), with a major article outlining proposed policies in the issue for December 2014. These articles also form part of the evidence base (**Appendix IV**).

Timeline

Date	Action/event
1988	Compilation and publication of <i>Milland Yesterday, Today & Tomorrow</i> (parish survey)
2003	Publication of two books: <i>Milland: The Book</i> ; and <i>Milland: Living Memories</i>
2007	Compilation and publication of <i>Milland Parish Vision & Plan</i>
2008	Publication of third book: <i>Milland: More Memories</i> Housing needs survey undertaken by parish council
2009	Compilation of <i>Milland Design Statement</i> Parish council website set up Community Needs workshop (17 October): community transport, group activities, services/supplies (especially shop; separate project launched autumn 2009)
2011: Dec	Community Shop opened
2012: July	Traffic improvement scheme developed by parish council
2012: Nov	Creation of informal parish focus group representing various community groups to discuss possibilities and problems within community and give mutual support
2013: Feb	Parish focus group becomes Neighbourhood Plan (NP) Steering Group
2013: April	NP launch article in <i>Milland News</i> NP launch at Annual Parish Meeting (18 April) Steering group meeting Neighbourhood area registered with SDNPA
2013: June	SDNPA designates Milland neighbourhood area (13 June) Steering group meeting Second article in <i>Milland News</i> , public meeting date announced
2013: July	Open meeting: workshop with focus groups Steering group meeting Confirmation of Community Development Foundation grant towards MNP Local focus group meetings commence; scenarios circulated; steering group gathering background information and evidence; direct contact with residents and businesses; questionnaires issued and responses collated (July 2013 – Dec 2014)
2013: Aug	Steering group meeting 3rd article in <i>Milland News</i>
2013: Sep	Steering group meeting Business group meetings 1st meeting of Ripsley group
2013: Oct	1st meeting of Milland Lane action group

	1st meeting of West Meade discussion group 2nd meeting of Ripsley group 4th article in <i>Milland News</i>
2013: Nov	2nd meeting of Milland Lane action group 2nd meeting of West Meade discussion group
2013: Dec	5th article in <i>Milland News</i> Change of steering group chairmanship and members
2014: Jan–Dec	Local meetings and accumulation of background information continue Attendance at SDNPA NP workshops
2014: Feb	6th article in <i>Milland News</i>
2014: July	Steering group meeting with SDNPA (Andrew Trigg) Parish council meeting: agreed to continue to maintain MNP website but not active
2014: Sep	Parish council agrees budget to proceed with NP and appoints editor to compile drafts Proactive contacts made with those in the parish not already consulted Questionnaire circulated (five main categories), responses collated
2014: Oct	Update article in <i>Milland News</i> Preliminary drafting of NP commences
2014: Nov	Steering group meeting approves draft policies Presentation to parish council meeting; summary of draft policies accepted unanimously Contact made with SDNPA (Amy Tyler-Jones)
2014: Dec	Double-page article in <i>Milland News</i> outlining draft policies and inviting comments from community Meeting with SDNPA (ATJ), including sustainability appraisal
2015: Feb	Article in <i>Milland News</i> First full rough draft MNP circulated to steering group for comments; subsequently revised during ongoing community consultation
2015: Mar	Second meeting SDNPA (ATJ) Screening Opinion request submitted via SDNPA
2015: Apr	Revised first draft MNP (April 2015) published for Regulation 14 pre-submission 6-week consultation; launched at Annual Parish Assembly Article in <i>Milland News</i>
2015: Apr–Jun	Regulation 14 consultation period; deadline for comments 5 June
2015: June	Article in <i>Milland News</i> 4 June: SDNPA Planning Committee agenda accessed, including all officers' comments on Regulation 14 draft MNDP 11 June: SDNPA Planning Committee meeting to consider officers' comments on Milland draft. Committee makes decision that Milland must now have settlement boundary area for core village; also that it should be renamed a Neighbourhood Development Plan 11 June: Regulation 14 responses (including SDNPA Planning Committee decision) discussed at steering group meeting 25 June: Meeting with SDNPA to receive explanation of decision and ramifications
2015: July	Parish council confirms MNDP to continue. Revision of first draft commences
2015: Aug	Article in <i>Milland News</i> Revision continues plus compilation of supplementary Evidence Base and other documents required for Regulation 16 consultation Further meeting with SDNPA (ATJ)
2015: Sep	Parish council accepts final (August 2015) draft MNDP Final (August 2015) draft submitted formally to SDNPA for Regulation 16 Consultation along with supporting documents

2.3.2 Pre-drafting consultation

Several points had already become clear from the public response during detailed and widespread consultation within the parish before preparation of the first (April 2015) draft of the MNP.

- However desirable and theoretically sustainable future development might or might not be, a major restraint on development of any kind is **poor infrastructure** and this needs to be addressed before further development can be considered.
- The majority response concerning the **local lanes** (which in themselves argue against any increase in HGVs and other vehicles that would be involved in construction work and in the success of some potential businesses) is that their narrowness, especially the north/south routes, should actually be celebrated and retained to protect the area from further traffic. It was noted by many, for example, that construction vehicles largely serve the private interest of a property or business owner, rather than the wider interests and convenience of the community.
- There is a strong desire to conserve and enhance the existing **tranquillity and beauty** of the natural and managed environment and resistance to any form of development that might jeopardise it.
- It is felt that the community is more or less '**the right size**' and with a good social and generational balance. There is very little enthusiasm for increasing the number (and certainly the size) of dwellings, unless there is a proven need for smaller affordable homes for those with local connections and on a very limited scale.
- The majority of respondents **value Milland for what it is** – a rural parish with an unusual history and elusive character – and have no desire to see its atmosphere devalued by becoming similar to other built-up areas. Part of that special character lies in the diversity and individuality of the parish's small settlements and their scattered nature in a rural and beautiful setting, along with the unusual fact that the village at the centre of the parish did not exist a century ago. The village itself has no ambition to become anything like a town; it likes being a small well-knit community and is comfortable in its own skin.

2.3.3 Regulation 14 Pre-consultation draft (April 2015)

In April 2015 the first draft of what was then called the Milland Neighbourhood Plan (**MNP**) was made available to various statutory bodies (**Appendix IV**) as well as to all residents and businesses in the parish for the required 6-week 'Pre-consultation' period (Regulation 14). It was also offered to all neighbouring parishes and local councils (**Appendix IV**). To save costs, as printing was about £16 per copy (there was a large amount of colour in the document), this was mainly online with a downloadable pdf file either direct from the editor or through the parish council website, but with printed copies for each parish councillor, the council and district councillors and members of the steering group and also available in the community shop, village hall, churches, primary school and other community outlets. The consultation period ended on 5 June 2015. All of the comments received during that period are given in **Appendix IV**.

The full April 2015 (pre-submission) first draft MNP forms an important part of the Evidence Base and is taken as read for this Evidence Base; it is being made available by SDNPA.

This first draft, which had been drawn up in close consultation with the community and with SDNPA at every stage in its preparation, was submitted by SDNPA to its own Planning Committee along with SDNPA officers' detailed comments for that committee's meeting on 11 June 2015, i.e. several days after the 6-week consultation deadline date of 5 June. The officers' comments had been made available to the MNDP steering group indirectly on 4 June, in the form of the SDNPA Planning Committee's agenda documents.

In the officers' report to the SDNPA Planning Committee on 11 June, the following preliminary remarks (paragraph numbering as in original) were made by Tim Slaney, Director of Planning (followed by a detailed table of comments, which have been taken into the MNDP Evidence Base, **Appendix VII, Table C.3**):

1. Introduction and Summary

1.1 The Localism Act 2011 and Neighbourhood Planning Regulations 2012 have provided the statutory powers for local communities to prepare Neighbourhood Development Plans (NDP) to address

planning issues of local significance. On adoption, NDPs form part of the Development Plan for the neighbourhood area, alongside strategic planning policies which are prepared by the Local Planning Authority.

1.2 Milland Parish Council applied to have the parish of Milland designated as a Neighbourhood Area in March 2013, which was agreed by the SDNPA at Planning Committee on 13 June 2013 (a map showing the designated is attached at Appendix I). Milland Parish Council set up a steering group and commissioned a plan author to help prepare the Milland NDP.

1.3 A minimum of 6 weeks formal consultation is required on all draft NDPs prior to submission to the local planning authority. The SDNPA is providing a comprehensive review and comment on the Milland NDP (attached as Appendix 2) at this stage in order to highlight any concerns or issues as early as possible in the process. If these issues can be addressed at this stage in the process it will avoid having to raise them at submission stage after which all representations will be considered by an independent examiner.

2. Background

2.1 Milland is a rural parish wholly within the SDNPA. It comprises a number of small scattered settlements and has a population of approximately 890. In February 2013 a steering group was formed, comprising parish councillors, local residents and local businesses to prepare a NDP for Milland. A launch event was held in July 2013 and there were subsequent meetings with different parts of the community. A questionnaire was emailed to 200 households in October 2014. Key issues identified to be addressed by the Milland NDP include: protecting the medieval character of the landscape and important views across the valley, maintaining the character of small scattered settlements, addressing the shortage of small dwellings, problems with supporting infrastructure and responding to pressure for leisure development in parts of the parish.

2.2 In December 2014, draft policies for the Milland NDP were publicised in the Milland News (a free publication which goes to every household). SDNPA officers provided comments on the emerging policies at this stage. A 'screening opinion' was also issued as to whether a Strategic Environmental Assessment (SEA) of the Milland NDP was required. Based upon a review of the draft Milland NDP it was established that as currently drafted, the Milland NDP is not likely to have a significant effect on the environment under the terms of the SEA Directive and would not, therefore require an SEA.

3. Pre submission consultation

3.1 The Neighbourhood Planning Regulations require all qualifying bodies (Milland Parish Council in this instance) to carry out pre submission consultation on a draft of the NDP prior to submission to the local planning authority. The consultation must be for a minimum of 6 weeks and includes consulting statutory bodies. The Milland NDP consultation draft was launched at the Annual Parish Assembly on 30 April 2015. The consultation has been publicised via the parish website, local newspapers and by email to over 300 residents and businesses in Milland. Printed copies of the draft Milland NDP have been made available at Milland Stores, in village halls and local pubs.

3.2 The progression of the Milland NDP to pre-submission stage is to be welcomed and is a result of a considerable amount of hard work by the Parish Council and volunteers. It is recognised that preparing the Milland NDP has been a challenge at a time when adopted Local Plan policy is largely out of date (Chichester Local Plan 1999) and draft policies for the SDNP Local Plan have been emerging. Also the limited number of precedent NDPs in the National Park has understandably made the task more challenging for the parish council. The draft Milland NDP has been prepared with a limited budget and without commissioning planning consultants to undertake any of the work.

3.3 The Neighbourhood Planning Regulations state that a NDP must be in general conformity with the strategic policies contained in the Development Plan for the area. Therefore, it is a requirement that the Milland NDP is in general conformity with the saved policies of the Chichester District Council Local Plan (1999). There is no settlement policy area in Milland and development is restricted to that which complies with saved Rural Area policies.

3.4 While the Milland NDP may come into force ahead of the SDNP Local Plan, all communities are being advised to make sure that their NDP policies are not in conflict with emerging Local Plan policies. This is because whether the NDP reflects and accords with emerging Local Plan policies could affect the NDP's power to shape development in the future. Once a NDP comes into legal force after a successful referendum it will form part of the statutory development plan. The law requires decision makers to favour more recently adopted policies of the development plan where there is a conflict between two policies which means the shelf life of an NDP could be quite short if it does not consider the emerging SDNP Local Plan. Milland is not included in the list of settlements to have a defined

settlement boundary in emerging Local Plan draft policy SD4 and there is no proposed housing requirement for Milland in draft policy SD21.

4. Milland Neighbourhood Plan – SDNPA response

4.1 The SDNPA formal representation to the Milland NDP pre submission consultation is set out in Appendix 3. The following key points and overarching issues are raised in the representation:

- A considerable amount of work and research has evidently gone into preparing the draft Milland NDP. However, the document is quite lengthy particularly in light of the limited level of development that is likely to happen. There is extensive detail about Milland, its setting and history, but much of this is not relevant to the NDP>
- The Milland NDP re-emphasises much of the protection already afforded by national policy to the neighbourhood area. This additional layer of policy is unnecessary, risks creating significant confusion and may in places be in conflict with higher level policy, thereby undermining the level of protection afforded. The parish council are also advised to review their policies in light of the emerging SDNP Local Plan to establish what protection will be in place at a strategic level and does not need to be repeated in the Milland NDP.
- While the intention of many of the policies is clear, they are not currently worded in a form that applicants, development management or a planning inspector could use. Suggestions have been made to improve the wording of policies and the parish council are signposted to further guidance on policy writing.

5. Resources

5.1 The SDNPA has invested staff resources in supporting the development of the Milland NDP by attending meetings and commenting on early drafts of the plan. Limited financial resource has been provided. A contribution towards printing costs (£250) has been made and is covered by the 'new burdens' grant SDNPA has received from central government.

6. Risk management

6.1 Risk – Milland Parish Council does not take account of the recommendations proposed in the SDNPA representation, and the Milland NDP may not comply directly with the legal tests for NDPs or the aspirations of the SDNPA.

6.2 Mitigation – Member and Officer representation on the Milland NDP will allow the SDNPA to encourage the full consideration of points raised by the SDNPA. However, there is no requirement for the Parish Council to agree to all proposed amendments so the risk cannot be fully mitigated.

7. Crime and Disorder Implication

7.1 It is considered that the proposal does not raise any crime and disorder implications.

8. Human Rights Implications

9. This draft NDP has been considered in light of statute and case law and there are not considered to be any interference with any individual's human rights.

10. Equalities Act 2010

10.1 Milland Parish Council will be required to prepare a Consultation Statement to support the submission version of the Milland NDP setting out how all sections of the local community (people who live, work or carry out business in the neighbourhood area) including hard to reach groups, have been engaged in the plan's production

11. External Consultees

11.1 Consultation with statutory bodies has been undertaken by Milland Parish Council.

It came as a considerable surprise to the steering group that, at this late stage in the process and with no prior consultation with the parish, the ***SDNPA Planning Committee decided at its meeting on 11 June that Milland must have a 'settlement boundary' for the core village*** – a decision that appeared to alter the status of the parish within the emerging SDNPA Local Plan. In their own earlier report to their Planning Committee (15 April 2015, agenda item 5, Report PC37/15) concerning 'Draft Settlement Boundaries', the SDNPA officers had stated (paragraph 9) that: 'Local communities who prepare neighbourhood plans have the ability to review, set or remove settlement boundaries through those plans. *Wherever neighbourhood plans are made or well underway, the NPA will not carry out any review of settlement boundaries.* The NPA will engage with Neighbourhood Planning groups to ensure that any reviews of settlement boundaries they conduct are carried out with due regard to the Statutory Purposes of the National Park.' The Introduction to this agenda document

stated: *'Settlement boundaries are a spatial planning tool used to direct development to the most sustainable locations while protecting the character of the countryside, villages and towns and preventing the actual or perceived coalescence of settlements. There will generally be a presumption in favour of development inside settlement boundaries ... and a presumption against development outside them ... Villages located outside settlement boundaries are considered to be part of the countryside and general countryside policies will be applied to them ... The reasons for establishing settlement boundaries include the ability to: (a) Encourage development in more sustainable locations, both in terms of services/transport and in terms of landscape; (b) Protect the countryside from encroachment of urban land uses, conserve and enhance cultural heritage and natural beauty; (c) Help to sustain the identity of separate communities and maintain the local distinctiveness of settlements and traditional built form; (d) Encourage sustainable growth that allows communities to understand their heritage and make informed decisions; (e) Provide certainty to communities, landowners and developers over where certain types of windfall development are likely to be acceptable in principle; (f) Direct development to specific locations where it can help support existing services; (g) Support the plan led approach to development; and (h) Allow an in principle presumption in favour of development of sites that are too small to be identified as allocations in the Local Plan – known as windfall sites.'*

In the context of that agenda document, it should be noted that the MNDP was already 'well underway'. Throughout the MNDP it has been stressed that Milland is not suitable for growth and, because of its geographical setting and limited access routes, cannot seriously be described as one of the Park's 'most sustainable locations' for development. The pre-submission (April 2015) first draft MNDP did not express any desire for 'presumption in favour of development' within the parish, albeit there was an allowance for very limited development of affordable homes if the need for them was proved. The NPPF, in discussing rural exception sites (paragraph 54), states: 'In rural areas, exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.' However, the April 2015 first draft MNDP, based on wide consultation within the community, made it clear that the community as a whole did not encourage the allowance of market housing but would accept small affordable housing units for local people in perpetuity, and as a very limited number, should a need for them be demonstrated. It should also be remembered – as stated in the SDNPA Director of Planning's report to his Planning Committee meeting on 11 June – that Milland was never designated under the CDC Local Plan (1999) as a settlement policy area, nor had it at this point been included in the SDNP Local Plan's emerging draft policies as having a proposed housing requirement or a defined settlement boundary.

At the same June 2015 meeting, the SDNPA Planning Committee members agreed that neighbourhood plans in its parishes should be **renamed as 'Neighbourhood Development Plans'**, largely to avoid confusion with the initials NP in a plan, as these are also used as an abbreviation for National Park. Thus the original Milland Neighbourhood Plan (MNP) became the Milland Neighbourhood Development Plan (MNDP).

2.3.4 Regulation 16 Consultation Draft (August 2015)

Where accepted after consideration by the steering group, responses from all sources (including SDNPA) to the first (April 2015) draft were taken into account in the final (August 2015) draft, which is now being submitted to SDNPA for formal Regulation 16 Consultation. Full details of responses to all of the meetings and consultations along with all comments made by other means are given in **Appendices IV and VII** and also form part of the **Consultation Statement** submitted to the SDNPA for the Regulation 16 Consultation, before being submitted to an independent examiner prior to being

put to public referendum within the parish. Milland is also submitting a **Basic Conditions Statement** at the request of SDNPA.

To clarify the drafts of the MNDP:

- **First draft (April 2015) MNP:** The first draft was compiled after wide consultation within the community. An initial draft (February 2015) was revised and completed in April 2015, when it was published for Regulation 14 Pre-submission consultation.
- **Final draft (August 2015) MNDP:** The second (final) draft is a revision of the first draft taking into account the further comments that had been made during and after the Regulation 14 Pre-submission consultation period (which closed on 5 June 2015). It was finalised in August and accepted by the parish council in September 2015 for the Regulation 16 Consultation.

In a nutshell, the Milland Neighbourhood Development Plan is designed to ensure that future generations can continue to enjoy what this rural parish's residents and businesses currently enjoy, and at the same time to enhance the parish's good qualities and provide the next generation with a springboard for its own needs and aspirations. Each of us is only passing through, however long we live in the parish; past generations have created our neighbourhood and as its custodians we need to ensure that it is something for the next generation to cherish as well and in which they can thrive.

SECTION 3

MILLAND NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES

3.0 INTRODUCTION

The main purpose of this section is to state the MNDP development **Policies** and to show the reasoning behind the formation of those policies. The section was substantially reduced in the final Regulation 16 Consultation draft (August 2015) but, as this Evidence Base document seeks to give a history of the process, an attempt has been made below to show how the policies were adjusted for that draft.

This section also contains various suggested **Projects**.

3.0.1 Neighbourhood

The 'neighbourhood' for the MNDP is defined as the whole of the local government parish of Milland (**Map 1: Neighbourhood Area – the parish of Milland**) and was designated as such by the South Downs National Park Authority (SDNPA) on 13 June 2013. The parish is wholly within the South Downs National Park. SDNPA is the local authority concerning development matters for the parish. The first **SDNPA Local Plan** is currently being drafted and is anticipated to come into effect by 2017 for a 15-year period (2017–2032). Until the emerging SDNPA Local Plan is confirmed, Milland falls under the 1999 **Chichester District Council (CDC) Local Plan**. The latter has been under revision and a new CDC Local Plan was accepted by CDC in July 2015. However, it now applies only to areas that are not within the National Park. For Milland, therefore, the 2015 CDC Local Plan yields to government policies for National Parks and to the SDNPA Local Plan (when made). In the meantime Milland remains within the 1999 CDC Local Plan, in terms of which ***the parish has never been considered to be a settlement policy area (SPA)***. SPAs have a presumption in favour of development, whereas ***sites outside existing SPAs by definition comprise land that would be classed under current Local Plan policy as countryside, where planning applications for housing development would normally be refused***.

3.0.2 Aim of the Milland Neighbourhood Development Plan

The MNDP sets out aspirations, objectives and policies for the sustainable growth of the parish of Milland over the next 15 years. The aim is to set out the community's views as to how the parish can meet the challenges of the future, including what changes should (or should not) be made in the parish, and to lay out proposals and priorities in relation to those changes. The community has been consulted at every stage during the development of the MNDP. Milland Parish Council will annually consider whether any review of the MNDP is required to ensure continued compliance with national and local planning requirements and also to reflect the changing needs of the community.

3.0.3 Objectives, Policies, Projects, aspirations and principles

In the two full drafts of the MNDP (first draft April 2015; final draft August 2015), Section 3 lays down a series of Objectives that set the tone for each subsection, followed by planning Policies which, if adopted by means of a parish referendum, will form part of the SDNPA Local Plan. The **Policies** should be seen against the detailed background given in Sections 1 and 2 and are in conformity with the National Planning Policy Framework (NPPF) and in general with the emerging policies of the SDNPA Local Plan. The Policies evolved during pre-drafting consultations within the community and have been revised since the first draft (April 2015) of the MNDP to take account of further comments made during and after the Regulation 14 Pre-submission consultation about that draft. The numbering and wording of the Policies below are in accordance with the revised numbering and wording in the Regulation 16 Consultation final draft (August 2015) rather than those in the Regulation Pre-submission first draft (April 2015); they are therefore as shown in the

‘List of Policies’ in the preliminaries to this Evidence Base document. The first draft (April 2015) is taken as read.

For the sake of comparison to show how the MNDP has evolved between drafts, Policies as previously set out in the Regulation 14 Pre-submission first draft MNP (April 2015) are *indicated below throughout Section 3 in italics and are indented*, followed by the boxed Regulation 16 Consultation final (August 2015) version.

For further comparison to show how the policies have evolved, the ***original policy concepts as published in the December 2014 issue of Milland News*** for comments from the community were summarised as follows.

Part 1: Natural environment and countryside

- As a priority, the **natural environment**, natural resources, landscape, tranquillity and dark skies of the parish as a whole will be conserved, protected and enhanced.
- The exploitation of **renewable energy sources** on a commercial scale must ensure that the site is appropriate in terms of scale and visibility in the National Park landscape, that any pollution (noise, air, light etc) does not impinge on local residents, that no extra heavy-vehicle traffic is generated during installation or subsequent use of the facility and that the installation directly benefits the local community as a whole by supplying an alternative source of energy for use within the parish.
- The exploitation of underground **oil or natural gas reserves** within the parish will only be considered where the narrow lanes are not used by heavy vehicles and plant during the exploration, structural installation and subsequent servicing of the site.

Part 2: Cultural heritage, design and settlement strategy

- The **cultural heritage and general character** of the parish will be retained, especially the rural and largely scattered nature of its various settlements and including respect for vernacular building styles and materials.
- The individuality of each of the **scattered settlements** will be respected and enhanced.
- Development, if any, will be largely restricted to the **core village’s existing developed land**.

Part 3: Accessibility and Infrastructure

- There will be no further building development unless and until certain aspects of the **infrastructure** have been successfully addressed (e.g. sewerage system, communications network, mains energy supplies).
- The **narrowness of local lanes** protects the area from an overburden of traffic and these roads will not be widened to accommodate larger vehicles or increased traffic flow.

Part 4: Housing

- Any new development that includes **affordable housing** will be based on proven local need that is not already met by existing affordable housing, with priority for those who have demonstrably strong family or work connections with Milland.
- **New housing** of any kind should be on identified brownfield sites within the core village and with an adequate ratio of built area to green space within the site. In the interests of social cohesion, preference will be given to mixed housing.
- Steps will be taken to ensure the continued availability of **smaller homes**.

Part 5: Local economy and Community

- Building development to support local employment will be on existing **business sites** within the core village or on identified brownfield sites, but only where infrastructure is sufficient and only for businesses that do not detract from the character of the area, do not disturb its tranquillity and are appropriate to a rural area, and only where they do not attract an increased use of local lanes by large vehicles.
- Development that encourages self-employment and **working from home** will be viewed favourably.
- Expansion of existing **community businesses** (e.g. pubs, shops, garages) will be encouraged if there is consent by the majority of the nearby population but only if the business provides adequate customer and trade parking within its own curtilage.
- **Agriculture, forestry and horticulture** will be supported. Diversification on farms will be supported where activities and structures do not detract from the environment or adversely affect tranquillity, wildlife and the landscape or place an unacceptable burden on local infrastructure.

- Sustainable agriculture and horticulture will be given priority over equine enterprises. Expansion of existing **equine enterprises**, or the creation of new ones, will only be permitted where it can be shown there will be no increase in horsebox or other traffic in the narrow lanes.
- Peaceful and appropriate **leisure activities** such as walking, cycling and horse riding will be encouraged, along with improvements to the network of public footpaths and bridleways, but noisy leisure activities will be discouraged.
- Development or extension of existing and new **community buildings** (e.g. halls, club houses, schools, medical centres) will be supported.
- **Open spaces** such as commons, woodland, village greens and community green spaces will be strongly protected from building development and from use for organised exclusive recreation such as golf courses.

As stated above (*para 2.1.3*), 'The Neighbourhood Plan may also describe the community's wider aspirations and priorities and suggest how relevant **initiatives** might be delivered practically and on what timescale.' These initiatives include the **numbered Projects** mentioned in Section 3 of the MNDP (and given in detail in Appendix II of the final Regulation 16 Consultation draft MNDP, August 2015) and will be driven by the parish council. The main set of numbered Projects arose during the formation of the Policies and in some cases they were originally conceived as Policies. It was then pointed out in consultation with SDNPA that Policies should be directly related to land-use development planning and therefore some of them were altered to Projects.

The Projects are given in this Evidence Base document in their original context, along with the community's aspirations and principles not necessarily connected with development and which were therefore excluded from the Regulation 16 Consultation draft. These elements were printed in green in the first draft (April 2015) MNP so that they stood out in the text as being not directly related to land use (i.e. not used in decision making on planning applications).

The numbered Projects have been altered since the first draft (April 2015); also some have been dropped or amalgamated and new ones have been added. The 25 Project numbers and texts below are as published in the final draft (August 2015); hence they are not necessarily presented here in the final numerical order but rather in the original order of the April 2015 draft.

The **revised and renumbered Projects** (August 2015) are as follows:

- Project 1:** Housing supply and housing sites
- Project 2:** Liaison with neighbouring parishes
- Project 3:** Environmental stewardship
- Project 4:** Dark skies
- Project 5:** Streams and ponds
- Project 6:** Energy sources
- Project 7:** Heritage
- Project 8:** Neighbour consultation
- Project 9:** Conservation areas
- Project 10:** Signs
- Project 11:** Local heritage assets
- Project 12:** Infrastructure
- Project 13:** Milland Lane
- Project 14:** Health
- Project 15:** Sustainable transport
- Project 16:** Housing register
- Project 17:** Home working
- Project 18:** Shoots
- Project 19:** Rights of way network
- Project 20:** Tourist facilities
- Project 21:** Hollycombe School
- Project 22:** Local green spaces

- Project 23:** Parish room
- Project 24:** Sports facilities
- Project 25:** Allotments and community orchards

It should be noted that the numbered Projects are not necessarily intended to be carried out by Milland Parish Council itself, but by whichever group in the parish would be appropriate, with initiation by the parish council.

In addition, during the course of local consultations various members of the community produced their own ideas for '**Community Projects**' and these (unnumbered) optional projects are listed separately. Some of them might be appropriate for financing by developers, while others could be carried forward by community groups or individuals, with encouragement from the parish council.

3.0.4 National Park purposes

Underlying all the MNDP policies are the two main purposes of National Parks:

- **Purpose 1: To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.**
- **Purpose 2: To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.**

There is wide consensus within the Milland community that the tranquil nature and landscape beauty of the parish should be strongly protected, partly because the existing environment is what attracted many residents to the area in the first place and continues to attract visitors; and partly out of a sense of stewardship (*MNDP Policy EN.1: Natural environment*). Thus within the MNDP, greater emphasis is given to the National Park's Purpose 1 than to Purpose 2, because this is Milland's point of view. There is concern that emphasis on visitors might jeopardise precisely the qualities that are valued by Milland residents and visitors alike.

There is also wide consensus within the community that the narrowness of the lanes leading into the Valley plays a major role in this protection and that their character should be celebrated rather than seen as a problem (*Policy I.2: Lanes*).

BOX 3.1 Special qualities in the National Park

The **SDNPA Partnership Management Plan for 2014–2019** identifies seven special qualities for the Park as a whole, all of which apply to Milland:

- Diverse, inspirational landscapes and breathtaking views
- Tranquil and unspoilt places
- A rich variety of wildlife and habitats including rare and internationally important species
- An environment shaped by centuries of farming and embracing new enterprise
- Great opportunities for recreational activities and learning experiences
- Well-conserved historical features and rich cultural heritage
- Distinctive towns and villages, and communities with real pride in their area.

It is appreciated that a Neighbourhood Plan should not conflict with the relevant Local Plan.

However, the emphasis within the MNDP must reflect above all the parish's own situation: this is the essence of any Neighbourhood Plan. It takes into account the expressed views of the community as a whole. The policies within the **SDNPA Local Plan** are still emerging and evolving; their aims have been taken into account and do not at this stage appear to conflict with those contained in the MNDP. Reference is made to SDNPA's emerging policies where appropriate.

3.0.5 Maps

Maps referred to in the following paragraphs are reproduced in the final draft MNDP (August 2015). They have been revised and in most cases renumbered since the first draft MNP (April 2015). The **original maps in that first draft** included:

1. The parish of Milland
2. Small settlements and road names in the parish

3. Surrounding villages, parishes and towns
4. Geology and landscape character
5. The water network, including ponds
6. Woodland
7. Designated sites (SSSIs, SNCIs)
8. Registered commons, village greens and Open Access areas
9. Land use
10. Public rights of way
11. The old estates
12. Listed buildings, scheduled ancient monuments and conservation areas
13. Development of the core village
14. Community meeting places
15. Employment areas
16. The old long parishes

In the final draft MNDP (August 2015) there are a few additional maps and renamed maps. The final numbering and titles of the maps below are in accordance with the revised numbering in the Regulation 16 Consultation final draft (August 2015) rather than those in the Regulation Pre-submission first draft (April 2015). The **final map numbering**, reflecting the order in which the maps are cited in the final draft and which has altered in most cases compared with the April 2015 draft, is as follows and is used in the rest of this Section:

1. Neighbourhood Area – the parish of Milland
2. Landscape types and soil types
3. Watercourses, ponds and lakes
4. Designated nature conservation sites
5. Open Access areas
6. Woodland
7. Settlement areas
8. Development of the core village
9. The old long parishes
10. Parochial boundaries
11. Surrounding parishes, towns and villages
12. Roads in the parish
13. Public rights of way
14. Designated heritage assets
15. Community meeting places
16. The old estates
17. Land use
18. Employment areas
19. Settlement Boundary Area
20. Undesignated heritage assets
21. Services

Two extra maps are presented in this Evidence Base document but not in the final draft MNDP (August 2015):

- **Hollycombe School catchment area** (*para 3.5.5: Parking*)
- **Parish Council housing need survey (2008) proposed sites** (*para 3.4.2: Housing development sites, Box 3.4*).

3.0.6 Settlements

The term **settlement** used in the following sections relates to the largely post-war built-up area around the Rising Sun crossroads in the core settlement that is now known as the village of Milland (**'core village'**) (*paras 1.1.1, 1.2.1, 1.2.2, 1.2.4*) but equally might refer to each of the separate and much smaller existing scattered settlements and hamlets (**'small settlements'**) in the rest of the

parish, where appropriate (*paras 1.4.5, 3.2.1*). Each of these broadly self-contained areas is identified in **Map 7: Settlement areas** and their individual needs are taken into account in the following sections.

At the request of SDNPA (June 2015) the existing built-up area of the core village has been defined as the ‘**settlement boundary area**’ (**Map 19: Settlement Boundary Area**), as delineated by the MNDP Steering Group in July/August 2015 with guidance from SDNPA, and embraces the continuous built-up area that has developed around the crossroads since the 1940s (**Map 8: Development of the core village**).

It should be noted again that Chichester District Council has never included Milland as a settlement area suitable for development and that, before and throughout the MNDP Regulation 14 Pre-consultation draft period, no part of Milland was listed by SDNPA as a ‘settlement boundary area’, i.e. it was *not* allocated as a ‘settlement to accommodate small-scale development, through the allocation of development sites, development opportunities within settlement boundaries and/or through the development of exception sites, which are proportionate to the size of the settlement and its capacity to accommodate further development’ (see SDNPA emerging Core Policy on development strategy). Instead, the parish was among the many that were under ‘general countryside policies’, with a presumption *against* development. To repeat, it therefore came as a considerable surprise when, at the very end of the Regulation 14 period (i.e. when the MNDP was already at an advanced stage), members of the SDNPA Planning Committee decided that Milland’s core village should have a settlement boundary (*para 2.3.3*).

3.0.7 Brownfield sites

There appear to be potential **brownfield** sites within or immediately adjacent to the settlement boundary area that might be suitable for very limited development of some kind, if this meets the policies set out in this Neighbourhood Development Plan, if it is considered to be desirable by the community as a whole and by the planning authorities, and if the landowner is in agreement, i.e. the site is deliverable. The use of such brownfield sites, and the possibility of altering their current designations (where they exist) between light industrial, housing and other categories, will be reviewed by the parish council at regular intervals in order to allow for development in the future that might seem inappropriate in the present (**Project 1: Housing supply and housing sites**).

PROJECT 1: HOUSING SUPPLY AND HOUSING SITES

The sufficiency and balance of housing supply within the parish will be reviewed by the Parish Council annually, giving due consideration to the supply in adjacent and nearby parishes and settlements (including those wholly or partly outside the National Park such as Liphook village and Bordon eco-town in Hampshire, and those within the National Park such as Fernhurst and Rogate in West Sussex) that are better suited to development, and bearing in mind the parish’s infrastructure (especially the road network, lack of mains gas, and problems with the sewerage, electricity and telephone networks). These reviews will also assess the likely availability of housing development sites in the parish, such as Rural Exception Sites and brownfield sites, and will include consultations with site owners with the support of the Rural Housing Enabler (Chichester District Council).

ACTION: Milland Parish Council with Chichester District Council

TIMESCALE: Annual review

BOX 3.2: Definition of ‘brownfield’

Brownfield land is in effect the opposite of ‘greenfield’ or undeveloped land. Brownfield land is previously developed land and is defined in Annex 2 of the National Planning Policy Framework as: **‘Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.’**

‘This **excludes**: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as

private residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure have blended into the landscape in the process of time.'

In order to find brownfield sites that might be suitable for new housing, the Government states that the local planning authority should identify land that follows the NPPF brownfield definition and that also meets the following criteria:

Deliverable. The site must be available for development now or in the near future. It will be a site not in current use, or a site in use (though not for housing) or underutilised where the local authority has evidence that the owner would be willing to make the land or buildings available for new housing, provided planning permission can be obtained.

Free of constraint. Local planning authorities should not identify as suitable for housing any land which is subject to severe physical, environmental or policy constraints, unless the constraints can realistically be mitigated while retaining the viability of redevelopment. Contaminated land should also be excluded if there is clear evidence that the cost of remediation would be out of proportion to its potential value, making re-development unviable. The Government attaches great importance to the Green Belt and the NPPF makes clear that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence. Inappropriate development on brownfield land in the Green Belt should not be approved except in very special circumstances.

Capable of development. The site must be in a condition and location that would make it a genuine option for developers: that is, it must be clear to the local planning authority that there would be interest from developers in purchasing the site and building housing there in the near future.

Capable of supporting five or more dwellings. This criterion is intended to provide a proportionate threshold and is in line with the Government's advice in Planning Practice Guidance to local planning authorities when conducting their Strategic Housing Land Availability Assessments. For this reason local planning authority progress in meeting the Government's 90% objective will be measured in relation to sites capable of supporting five or more dwellings. However, authorities should also aim to get permissions in place on smaller sites whenever possible because of their valuable contribution to meeting overall housing supply.

BOX 3.3: Windfall sites

Windfall sites are defined by the NPPF as those that have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.

Considering all the criteria within the official definitions of brownfield sites, especially exclusions, it is possible that Milland currently has no brownfield sites that, practically or economically, could be used for development even on a very small scale. As a rural parish, the only 'developed' sites (in the sense of those previously occupied by permanent structures) that in the past were used for non-agricultural or forestry purposes would be those connected with local industries such as brick-making and building or, much further back in time, the old Wealden iron industry (*para 1.2.5*). Sawmills might also be included but would possibly be defined as forestry. Former lime kilns (all small) and probably smithies would presumably be defined as for agricultural use.

Evidence of the **iron industry** has long since been obliterated, but it was known to have taken place in connection with the ponds below Milland Place and Inholms Pond, and there is fragmented evidence of small-scale iron-working at other points along Hammer Stream and around Slathurst. However, none of these sites could rationally be described today as brownfield sites (though they might be considered as undesigned heritage assets).

The former working **corn mill**, Agecroft Mill, was converted into a private residence in the 1930s. A former **smithy** at Wardley Green has been used for storage as part of a domestic curtilage for many decades; and a former smithy in Iping Road made way for an evangelical chapel a century ago. The former Hollycombe **Sawmill** site was converted to dwellings in the 1980s. The former Iping Sawmill remains a light industrial site, now no longer involved in sawmilling or timber but with small copper and iron craft workshops, a label-making company and similar small businesses. Part of the former

Cartersland Brickfield or **brickyard** became in the 1990s the light industry site for small craft workshops (joinery and musical instruments) now known as Rakers Yard (previously Milland Fine Timber); on the other side of the lane the rest of the Brickfield (about 0.58 acres), with derelict brickworks buildings that have largely disappeared in the undergrowth, might be described as a brownfield site along with the adjacent Titcomb's Yard (a former **builder's yard**, about 1.5 acres, and once part of the brickyard), which has visible derelict buildings (**Map 8: Development of the core village**).

3.0.8 Context

It is important to set the parish within the context of surrounding areas, especially where development in neighbouring or nearby parishes might affect or be affected by Milland (see also SDNPA Local Plan emerging policy on Spatial Strategy) (**Project 2: Liaison with neighbouring parishes**). The surrounding areas (*para 1.1.1*) are shown in **Map 11: Surrounding parishes, towns and villages**.

Beyond the parish boundaries the small settlements of **Woodmansgreen** and **Elmers Marsh** in adjacent Linch civil parish and of **Redford** in Woolbeding-with-Redford parish are traditionally included as part of the 'Milland Valley' through geographical and strong historical and family links with the parochial parish of Linch, which also embraces the southern part of the civil parish of Milland (**Map 10: Parochial boundaries**). In the absence of separate neighbourhood plans for Linch civil parish or for Woolbeding-with-Redford, the MNDP should take into account any effect its own policies might have on these settlements.

Likewise, in view of the boundaries of the parochial parish of Milland in the north, which do not coincide with the civil parish boundaries (**Map 10: Parochial boundaries**) but extend to embrace much of the small settlement of Rake in Rogate civil parish, the needs of Rake (formally included in the Rogate Neighbourhood Plan) should also be borne in mind within the Milland Neighbourhood Plan.

The nearby villages of **Fernhurst** and **Rogate** are sited on main A-roads and have much greater potential for development than Milland. They are already larger in terms of population and built environment and each is in the process of producing its own Neighbourhood Plan. In particular, Fernhurst is likely to continue to increase substantially with the development of housing and other sites in the near future. In addition, neighbouring **Liphook** (lying wholly in Hampshire and being largely outside the National Park) is increasing substantially and is already well supplied with shops, employment opportunities, sustainable transport (including a railway station on the main London/Portsmouth line), access to the major road network (via the B2070 to the A3, with fast access to Portsmouth and to Guildford and London through the Hindhead tunnel) and housing of all kinds. Bramshott & Liphook parish council started to develop a neighbourhood plan in the summer of 2015 and the parish has been identified in the East Hampshire District Council's adopted Core Strategy as a Level 2 Large Local Service Centre, with a range of services and suitable to accommodate new development that will continue to serve a wider, rural hinterland. EHDC's spatial Vision states that Bramshott & Liphook parish 'will be strengthened with more housing, employment, retail and improved facilities & infrastructure'. It should be noted that the only parts of Bramshott & Liphook parish that are within the SDNP are parts of the military land in Woolmer Forest and also the area along Milland's northern parish boundary that includes Foley Manor, Wheatsheaf Common, Liphook golf course and the old Bohunt estate, the latter currently proposed for considerable development (including about 140 new mixed-tenure dwellings). There are also substantial development plans for nearby **Liss** (minimum 286 new housing units by 2028 on greenfield and windfall brownfield sites) and the ambitious **Whitehill & Bordon eco-town** development (4,000 new homes planned). ***It might be more appropriate for development to take place in some of these larger surrounding areas so that Milland has access to them, rather than allowing for such developments within the parish itself, particularly in view of infrastructure problems in Milland.***

PROJECT 2: LIAISON WITH NEIGHBOURING PARISHES

Milland Parish Council should liaise regularly with neighbouring and nearby parishes to discuss mutual concerns, including developments in one parish that might indirectly affect another. There should be regular face-to-face meetings between the chairs and clerks of the neighbouring parishes and Milland Parish Council should be proactive in establishing such contacts. Milland Parish Council should also monitor proposals in neighbouring parishes (including Neighbourhood Plans) and have an input where appropriate.

ACTION: Milland Parish Council with neighbouring parish councils

TIMESCALE: Regularly

3.0.9 Future development

The main factors affecting the future development of the parish of Milland are:

- the importance of conserving and enhancing the natural beauty, landscape and cultural heritage of this rural parish within the National Park;
- narrow north/south lanes;
- the scattered nature and individuality of the parish's various settlements;
- problems with poor infrastructure; and
- the desire to concentrate development, if any, within the core village.

3.0.10 Sections of the Plan

The Milland Neighbourhood Development Plan is divided into the following sections:

- Part 1: Natural Environment and Countryside
- Part 2: Cultural Heritage, Design and Settlement Strategy
- Part 3: Accessibility and Infrastructure
- Part 4: Housing
- Part 5: Local Economy and Community

These Part numbers apply in the text below. As explained above, for comparison the Policies as set out in the Regulation 14 Pre-submission first draft MNP (April 2015) are *indicated in italics and are indented* below, followed by the final (August 2015) Regulation 16 Consultation version (boxed), the latter having been reworded and renumbered where applicable in the light of comments received during and after the Regulation 14 Pre-submission consultation.

3.1 NATURAL ENVIRONMENT AND COUNTRYSIDE

OBJECTIVE 1: To conserve, protect and enhance the landscape, natural environment and historically managed environment of the parish as a whole. It is important that any form of development conserves and enhances both local and wider views of the landscape, including views from and to settled areas and the wider countryside.

The landscape, natural environment and historically managed environment (such as farmland and woodland) are key to the attractiveness of Milland and are cited by many residents as their reason for living here, drawn by the beauty and the tranquillity of the area. The tranquillity is noticeable: all of the parish, including the core village, is distant from main A-roads.

3.1.1 Natural landscape

The natural landscape of the parish is a broad clay valley embraced to north and south by steep and well wooded greensand hangers (*para 1.1.3*). Beyond the hangers are large expanses of open heath. The hangers offer a wide view over the valley.

The emerging SDNPA Local Plan strategic policies on biodiversity and geodiversity and on landscape character, along with NPPF Paragraphs 113, 116, 117 and especially 118 (*'if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less*

*harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused”), are of particular relevance and should be taken as read in **Policy EN.1: Natural environment**.*

*April 2015: **Policy EN.1***

As a priority, and as a part of the South Downs national Park, the natural environment, natural resources, landscape and tranquillity within the parish as a whole will be conserved, protected and enhanced, whether or not a particular area is formally classified for protection. This broad principle also includes geology, geodiversity, water courses, woodland (including certain individual large trees) and dark skies. Existing designated habitats will be strongly protected and, where possible, proactively extended. Existing designated habitats will be particularly protected from development for organised, exclusive, intrusive, noisy or damaging outdoor activities such as (but not limited to) golf, trail biking and clay-pigeon shooting.

Amended Aug. 2015 to:

POLICY EN.1: NATURAL ENVIRONMENT

New development will only be supported where it can be clearly demonstrated that it will conserve the high environmental quality of the South Downs National Park (see also *Policy HD.2: Landscape character*). As a priority, and in accordance with the SDNP designation, the natural environment, natural resources, landscape and tranquillity within the parish as a whole will be conserved and enhanced. Development that would result in loss of the parish’s natural resources, including its distinctive geological character, geodiversity, the ecological character of its water courses, woodlands and other sensitive habitats, or that would intrude on its present tranquillity, will be resisted. Existing designated habitats will be protected from all forms of intrusive development, including recreational use. Development that contributes to extending areas of priority habitat will be encouraged where it does not result in other harmful impacts.

Policy EN.1 will embrace adjacent land over the parish borders wherever it is possible to have an input for decisions concerning that land (**Project 2: Liaison with neighbouring parishes**). It is expected that the planning authorities will view such areas as a landscape whole, rather than divided by arbitrary parish boundaries on the map.

It should be noted that comments received from **Southern Water** (and applicable to other utilities) requesting that exceptions be made to this and several other policies by including wording similar to ‘*unless the benefit of the development, including mitigation measures, outweighs any harm ...*’ have been taken into account within **Policy S.1: Core village development** and **Policy LE.11: Green spaces and open spaces**, rather than within **Policy EN.1**. This is to ensure the fundamental strength of **Policy EN.1**, and because of strong reservations about potential interpretation of ‘mitigation’ by developers in general.

3.1.2 Appreciation of the environment

Purpose 2 of the National Park is to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. Whilst welcoming and offering every encouragement to visitors to Milland for the peaceful enjoyment of the area, priority will be given to the protection of the environment and to the desires of the local inhabitants, while at the same time encouraging the local community as a whole to understand and enjoy the special qualities of the parish (**Project 3: Environmental stewardship**).

PROJECT 3: ENVIRONMENTAL STEWARDSHIP

The local community’s appreciation, understanding and stewardship of the environment will be encouraged with the help of appropriate agencies. Milland Parish Council should create a group, perhaps under its existing Amenities & Environment Committee and in liaison with SDNPA, to review (at appropriate intervals) ways in which visitors might be proactively encouraged, to the benefit of services within the community but without detriment to the environment that the community seeks to conserve.

ACTION: Milland Parish Council AmEn committee with subgroup and SDNPA

TIMESCALE: Creation of group within Year 1; regular reviews thereafter

3.1.3 Dark night skies

An important element in appreciation of the natural environment is protection of the area's dark night skies. In this respect, street lighting, currently non-existent in the parish, will be discouraged even within the core village until such time as the majority of the community demand it within the village, at which point the type of lighting will be required to conform to the highest standard of light pollution restrictions. In the case of security and other outside lighting on private and public premises, including floodlighting, encouragement will be given to ensure that it is neighbourly in its use: for example, lighting should be deflected downwards rather than outwards or upwards and should be switched off after midnight at the latest; and movement-sensitive triggers should be regulated to reduce illumination periods to a minimum. These guidelines will be applied to all public premises and will be strongly encouraged on private premises through ensuring that businesses and householders are aware of the adverse affects of security and other outside lighting on the environment and on their neighbours (**Project 4: Dark night skies**).

April 2015: **Policy EN.2**

The importance of dark skies will be respected throughout the parish as a priority. Street lighting is generally not supported, including within the core village, unless there is a community need (e.g. safety, access), at which point the type of lighting will be required to conform to the highest standard of light pollution restrictions. Security and other outside lighting on public premises will be restricted or regulated to be neighbourly in its use (e.g. ensuring lighting is deflected downwards rather than outwards or upwards, that it is switched off after midnight at the latest, and that movement-sensitive triggers are regulated to reduce illumination periods to a minimum). Floodlighting on any premises, public or private (including but not restricted to schools, equine establishments and sports fields), will require specific planning permission to ensure that the parish's dark skies are protected. Amended Aug. 2015 to:

POLICY EN.2: DARK NIGHT SKIES

The importance of dark night skies will be respected throughout the parish as a priority (see also SDNPA Local Plan strategic policy on Dark Night Skies). Street lighting is not supported, including within the core village, unless in the future there is a proven community need, at which point the type of lighting will be required to conform to the highest standard of light pollution restrictions. Security and other outside lighting on public premises will be required to be neighbourly in its use. Floodlighting on any premises, public or private, will be subject to rigorous scrutiny to ensure that the parish's dark night skies are protected.

PROJECT 4: DARK NIGHT SKIES

The Parish Council and Milland News will continually seek to inform and educate businesses and householders to respect the parish's dark night skies policy, including the neighbourly use of security and other outside lighting. The Parish Council, with the support of the SDNPA, will undertake a survey to identify areas that are particularly vulnerable to change from light pollution.

***ACTION:** Milland Parish Council with Milland News and SDNPA*

***TIMESCALE:** Survey within Year 1; continuing education thereafter*

3.1.4 Green infrastructure

The parish has a balanced combination of woodland, agricultural land and open heathland (*para 1.1.3*) and includes several protected or designated sites, as shown on **Map 4: Designated nature conservation sites**. The parish has large areas of ancient woodland and also some fine specimen trees that include individuals (some of them exotic, planted on the big estates in the 19th century) that have been measured as the tallest of their species in Sussex. Full protection will continue to be given to these individual trees as well as to areas of ancient woodland and to areas with blanket Tree Preservation Orders (**Map 6: Woodland**). For **Policy EN.3: Green infrastructure**, the emerging SDNPA Local Plan strategic policy for green infrastructure also applies, along with SDNPA strategic policies for flood risk management, aquifers, rivers and watercourses and sustainable drainage.

April 2015: **Policy EN.3**

The 'Green Infrastructure' (open spaces, woods, wetlands, meadows, watercourses, ponds, parkland, gardens etc) is vital to Milland and will be protected from direct or indirect adverse effects of development within the parish

and will be enhanced wherever the opportunity arises. Any new development will be required to provide new connections within the green infrastructure.

Amended Aug. 2015 to:

POLICY EN.3: GREEN INFRASTRUCTURE

The 'Green Infrastructure' (open spaces, woods, wetlands, meadows, watercourses, ponds, parkland, gardens, public footpaths and bridleways) is protected from direct or indirect adverse effects of development within the parish and will be enhanced wherever the opportunity arises. New development should provide new connections to existing green infrastructure features and should allow sufficient space for sustainable drainage features.

3.1.5 Water network

A major feature of the parish's green infrastructure is its extensive water network of streams and ponds (*para 1.1.3*) (**Project 5: Streams and ponds**). The network is shown on **Map 3: Watercourses, ponds and lakes**. These features add to the area's attractiveness but also necessarily limit further development, partly to avoid detracting from the beauty of the landscape and partly because the Valley in the parish is on damp claylands, to such an extent that historical names for several areas include the word 'Marsh'. There have been construction problems in the past for builders on these 'marsh' areas, which include the core village (previously known as Milland Marsh).

Conversely, water abstraction licences are now impossible or difficult to obtain, as flow levels have fallen. There are several establishments that require considerable amounts of water, for example golf courses or large-scale equestrian enterprises, and this trend needs to be monitored with care.

PROJECT 5: STREAMS AND PONDS

Under the auspices of the Parish Council's Amenities & Environment Committee, riparian owners will be encouraged to take a greater interest in the water network as a whole; for example, the area along the Hammer Stream shows evidence of old meadow flooding systems and it might be possible to restore the lost biodiversity of some of the water meadows with appropriate management. The concept of sustainable drainage features (e.g. swales, ditches, rain gardens and ponds) will be investigated.

Residents and businesses with land close to watercourses will be encouraged to be aware that their actions affect environments and habitats upstream and downstream from their own.

Riparian owners and farmers will be encouraged to conserve, enhance, properly manage or restore features such as water meadows, field margins and hedgerows and to manage their land sustainably.

All landowners will be encouraged to conserve and enhance their land in the interests of species diversity (especially birds and insects), though in recent years this has been a low priority in the face of economic reality. There are a few unimproved grazing meadows in the parish that still contain a diverse range of plant species (including wild orchids), in contrast to the species-poor improved grazing lands on commercial farms.

ACTION: Milland Parish Council AmEn committee

TIMESCALE: Within Year 1

3.1.6 Minerals

In addition to water and woodland, natural resources within the parish include its underlying clay and a limited amount of local sandstone. There are also possible sources of oil or natural gas, which have been explored in the past and are likely to attract future exploration, depending on government and local policies concerning such exploration in National Parks. There are major concerns about the potential effects on the landscape, environment and infrastructure that are likely to accompany such exploration and exploitation, including unacceptable increased volumes of heavy vehicles (during construction and subsequent servicing) on narrow lanes that are entirely unsuited to such traffic. Whilst it is appreciated that such activities are matters for decision at County level and are 'excluded development' that cannot be addressed in a Neighbourhood Plan, **the parish will continue to emphasise that its narrow lanes are wholly inappropriate for the increased HGV and heavy plant use that would inevitably accompany the relevant exploration, structural installation and servicing of such sites, whether the actual sites are within or beyond the parish boundaries.**

3.1.7 Renewable energy

Thought needs to be given to the potential for renewable energy sources within the parish, but there is currently strong opposition to any installations that would detract from the beautiful landscape and tranquillity, even where the installation would be of direct benefit to the whole community (**Project 6: Energy sources**). These views are reflected in the SDNPA Local Plan development management policy concerning renewable energy, which is taken as read within **Policy EN.4: Renewable energy**.

As with oil exploitation, there is also the major problem of access on the parish's narrow lanes for any heavy vehicles required during the construction and subsequent servicing of renewable energy facilities.

April 2015: **Policy EN.4**

Whilst in theory the parish supports the use of renewable energy sources, in practice the installation of commercial renewable energy enterprises (such as but not limited to wind farms, solar farms, water-powered generators and biomass boilers) is unlikely to be feasible in Milland. Such enterprises would firstly need to meet the following criteria:

- 1. The site should be appropriate in terms of scale and visibility in a National Park landscape (including as viewed from or to the hangers that surround the Valley)*
- 2. Any noise (e.g. wind turbines) or other pollution (e.g. air pollution, light pollution) should not impinge on local residents or other users of the National Park*
- 3. The narrow local lanes will not be used by heavy vehicles involved in construction and servicing of such installations*

If the above criteria can be satisfied, such installations would be considered more favourably if they also benefit the local community directly and practically; for example, by offering a direct community electricity supply based on solar energy.

Amended Aug. 2015 to:

POLICY EN.4: RENEWABLE ENERGY

Whilst the parish supports the use of renewable energy sources, the installation of commercial renewable energy enterprises (such as but not limited to wind farms, solar farms, water-powered generators and biomass boilers) would need to meet the following criteria.

1. Proposals should not harm the landscape character, views or relative tranquillity of the parish and its surroundings. The site should be appropriate in terms of scale and visibility in a National Park landscape (including as viewed from or to the hangers that surround the Valley).
2. Any noise (e.g. wind turbines) or other pollution (e.g. air pollution, light pollution, vibration, electromagnetic effect) should not impinge on local residents or other users of the National Park, including wildlife.
3. The narrow local lanes will not be used by heavy vehicles involved in construction and servicing of such installations.

If the above criteria can be satisfied, such installations will be considered more favourably if they also benefit the local community directly and practically; for example, by offering a direct community electricity supply based on solar energy.

PROJECT 6: ENERGY SOURCES

Steps should be taken to produce an overall view of the community's energy needs and how best these might be met as part of a coordinated long-term scheme. In general the emphasis should be on micro- rather than macro-generation of energy. For example, the possibility of community energy from small-scale biomass boilers could be explored as part of an overall system for better and more coordinated management of the parish's large area of existing and potential woodlands, whether in private hands or owned by the Forestry Commission. Co-operation between various woodland owners in the interests of the community will be encouraged. Consideration might also be given to identifying an acceptable small brownfield site for solar farming for the benefit of the local community.

ACTION: Milland Parish Council

TIMESCALE: Within Year 1

3.2 CULTURAL HERITAGE, DESIGN AND SETTLEMENT STRATEGY

OBJECTIVE 2: The cultural heritage and general character of the area are highly valued and will be respected and conserved, especially the rural and largely scattered nature of the parish's settlements and its peaceful and 'secretive' feel enhanced by the narrow access lanes. The lack of co-ordinated archaeological research into heritage sites, in particular concerning the Roman road and Roman *mansio* and concerning the historical ironworking industry, needs to be addressed urgently.

Past settlement patterns and heritage features are described in Section 1.2 (see also **Project 7: Heritage**). Vernacular styles and materials (**Figure 8**) are described in more detail in **Appendix II**.

April 2015: **Policy HD.1**

Development that might damage or detract from any potential heritage site that has or might have evidence of the area's early history and prehistory will only be permitted after proper and independent archaeological research has been undertaken at the expense of the applicant and steps taken to protect such evidence.

Applicants will contribute towards the preservation and understanding of such heritage sites and artefacts.

April 2015: **Policy H4**

Milland Lane and Iping Road are on a Roman road, part of which within the parish is a Scheduled Ancient Monument, and its heritage must be respected. Any permitted development along these lanes should be taken as an opportunity for further archaeological investigation.

Amended Aug. 2015 to:

POLICY HD.1: HERITAGE SITES

Development that might damage or detract from any potential heritage site that has or might have evidence of the area's early history and prehistory will only be permitted after proper and independent archaeological research and heritage risk assessments have been undertaken at the expense of the applicant and steps taken to protect such heritage assets. Applicants will be required to contribute towards the preservation of such heritage sites and artefacts. In particular, Milland Lane and Iping Road are on a **Roman road**, part of which within the parish is a Scheduled Ancient Monument, and its heritage must be respected. Any permitted development along these lanes should be taken as an opportunity for further archaeological investigation.

(See also NPPF paragraph 128 and SDNPA Local Plan strategic policy on Historic Environment.)

PROJECT 7: HERITAGE

Public awareness and understanding of known or potential heritage sites will be encouraged, including the involvement of local schools and including when new or improved infrastructure is considered.

*Systematic research should be undertaken at the earliest opportunity to establish the extent of Roman influence in Milland, in addition to the short stretch of Roman road in the parish that is a Scheduled Ancient Monument and the Roman *mansio* at Westons Farm, as well as any pre-Roman and also Saxon and medieval evidence. Similar research is needed to understand the network of ponds and streams and their role in the medieval or earlier local iron industry and corn mills as a heritage feature. Steps should be taken to maintain, repair or enhance such sites where necessary and to identify other potential heritage assets.*

ACTION: Milland Parish Council with Milland News and Hollycombe School

TIMESCALE: Within year 1 and ongoing

April 2015: **Policy HD.2**

*All building development will respect **landscape sensitivity** throughout the parish, especially outside the core village, and will take account of the South Downs Integrated Landscape Character Assessment. Design for any new development (including extensions, or demolition and replacement of existing buildings by new ones) will respect and enhance the overall **character** of the parish's existing built environment and conserve and enhance the National Park's natural beauty, wildlife and cultural heritage (Policy EN.1). Visibility of a development within the landscape, including from more distant viewpoints such as the surrounding hangers and the Downs, will be taken into account.*

Amended Aug. 2015 to:

POLICY HD.2: LANDSCAPE CHARACTER

All development should conserve and enhance the landscape character of the parish, especially outside the core village, and must pay particular regard to the South Downs Integrated Landscape

Character Assessment. Design for any new development (including extensions, or demolition and replacement of existing buildings by new ones) will respect and enhance the overall character of the parish's existing built environment as well as conserving and enhancing the National Park's natural beauty, wildlife and cultural heritage (**Policy EN.1: Natural environment**). Visibility of a development within the landscape, including from more distant viewpoints such as the surrounding hangers and the Downs, will be taken into account.

3.2.1 Settlements

The parish of Milland includes several small settlements in addition to the core village of Milland (**Map 7: Settlement areas**). These include: Borden Village, Rondle Wood and Trotton Marsh; Kingsham; Hollycombe (excluding that part which is in Linch parish); Queens Corner and Titty Hill; Robins/Knapp (Iping); Upper Wardley and Wardley Green; Ripsley (including Portsmouth Road and Forest Mere); Wheatsheaf Enclosure.

From local knowledge, the settlements are roughly defined in the table in *para 1.4.5*, which includes their population sizes based on the 2014 electoral roll (i.e. adult population only). About one-third of the parish's electorate live within the core village as defined in this MNDP.

The core village of Milland in the Valley is generally viewed as being separate from the rest of the parish's settlements, each of which wishes to retain its own special identity, with no creeping ribbon development outwards from the core village or between the smaller settlements. Broadly, local residents and businesses suggest that further development (if any) should be concentrated in the core village and a limited case can also be made for the northern part of the parish beyond the B2070.

The emerging SDNPA Local Plan policies as currently drafted (July 2015) that have particular relevance to Section 3.2.1 (and to Section 3.4) include Spatial Strategy (The Western Weald), Affordable Housing Provision, Rural Exception Sites and Housing.

*April 2015: **Policy S.1***

*In general, for the core village, appropriate further development will only be permissible on brownfield sites and suitable small infill sites within the existing built-up area for affordable and proven local housing needs, or with presumption in favour of community facilities, small-scale retail development and business units, subject to the policies outlined in Sections 3.2–3.5. **Infill sites**, whether relating to the core village or to any of the small settlements, are defined as those that lie within a continuously developed road frontage, with direct access to the road, but must not involve the loss of important gaps between developed areas. Building development on **green spaces** (including but not limited to allotments, sports/recreation grounds, woodland, significant landscaped areas, designated wildlife sites, agricultural fields, paddocks and orchards) will be unacceptable even in cases where the site has not been formally designated as a Local Green Space. Agricultural fields and paddocks (including those no longer in agricultural use) that are entirely surrounded by a built-up area will be assessed on a case by case basis.*

*April 2015: **Policy S.2***

*Small-scale new development might be permissible within the small settlements if it does not significantly extend the built environment, but will be restricted to essential needs such as homes for rural workers at or near their place of work or for optimal use of a heritage asset. To preserve the **scattered nature** of the parish, there will be a presumption against building development that would link, or begin to link, these outer settlements with the core village or with each other.*

*April 2015: **Policy H.3:***

***Ribbon development** between the settlements will not be permitted. The area between the settlements should remain open agricultural land or woodland.*

Amended Aug. 2015 to:

POLICY S.1: CORE VILLAGE DEVELOPMENT

In general, for the **core village** as defined by the settlement boundary (see **Map 19: Settlement Boundary Area**) appropriate further development will only be permissible on brownfield sites and suitable small infill sites for proven affordable local housing needs, or with presumption in favour of community facilities, small-scale retail development and business units, subject to the policies outlined in Sections 3.2–3.5. **Infill sites**, whether relating to the core village or to any of the small settlements, are defined as those that lie within a continuously developed road frontage, with direct access to the road, but must not involve the loss of important gaps between developed areas. Building development on **green spaces** (including but not limited to allotments, sports/recreation

grounds, woodland, significant landscaped areas, designated wildlife sites, agricultural fields, paddocks and orchards) will be unacceptable, unless the development meets specific necessary utility infrastructure needs and no feasible alternative site is available. This policy applies even in cases where the site has not been formally designated as a Local Green Space. Agricultural fields and paddocks (including those no longer in agricultural use) that are entirely surrounded by a built-up area will be assessed on a case by case basis.

POLICY S.2: DEVELOPMENT IN SMALLER SETTLEMENTS

Small-scale new development might be permissible within the smaller settlements if it does not significantly extend the built environment, but will be restricted to essential needs such as homes for rural workers at or near their place of work or for optimal use of a heritage asset. There will be a presumption against new isolated homes in the countryside (in accordance with guidelines and exceptions outlined in National Planning Policy Framework paragraph 55).

POLICY S.3: RIBBON DEVELOPMENT

To preserve the scattered nature of the parish, there will be a presumption against building development that would link, or begin to link, the outer settlements with the core village or with each other. Ribbon development between the settlements will not be permitted.

To honour the ‘independence’ of each of the various small settlements, in addition to statutory notices posted on and near the site of an application by the planning authority, the parish council will be encouraged to ensure that individual households and businesses are aware of planning applications within their settlement. The parish council already allocates an ‘area of responsibility’ to each councillor and therefore the onus should be on the appropriate councillor, as well as the parish clerk, to ensure that direct contact is made (**Project 8: Neighbour consultation**).

PROJECT 8: NEIGHBOUR CONSULTATION

In view of the very small populations in each of the small settlements, Milland Parish Council’s Planning Committee will be encouraged to notify and consult proactively each household within the settlement concerning any planning application that directly affects them, whether within the settlement or in the immediately surrounding area.

ACTION: Milland Parish Council planning committee

TIMESCALE: Immediately and ongoing

In the special case of **Wheatsheaf Enclosure**, which is in the northern part of Milland parish and within the National Park but also close to the ‘village’ of Liphook (most of which is not in the National Park and has been designated by East Hampshire District Council as a large local service centre with scope for expansion; *see also para 1.1.1*), it is proposed and accepted by the current residents through their residents’ association (Wheatsheaf Enclosure Residents’ Association, WERA) that the original concept of the Enclosure, initially conceived in the 1930s as a rural development of properties in large plots, should continue to be respected.

April 2015: **Policy S.3**

*In **Wheatsheaf Enclosure**, the founding concept for this settlement will be respected, i.e. each property will retain its curtilage, with no infilling or commercial/industrial development (as this would alter the overall character of the Enclosure that is valued by its inhabitants). New builds or property extensions will maintain the overall rural unspoiled character of Wheatsheaf Enclosure that is currently enjoyed by residents.*

Amended Aug. 2015 to:

POLICY S.4: WHEATSHEAF ENCLOSURE

In Wheatsheaf Enclosure, the founding concept for this settlement will be respected, i.e. each property will retain its curtilage, with no infilling or commercial/industrial development (as this would alter the overall character of the Enclosure that is valued by its inhabitants). New builds or property extensions will maintain the overall rural unspoiled character of Wheatsheaf Enclosure that is currently enjoyed by residents.

This policy will remain in place until WERA suggests otherwise, in which case the policy will be reconsidered by Milland Parish Council as the qualifying body authorised to review MNDP policies. Additionally, Wheatsheaf Enclosure is closely linked with Liphook Golf Club, which has a close working relationship with WERA that the latter would like to maintain and enhance, for the benefit of all.

For **Mill Vale Meadows** within the core village, there is a formal residents' association (Mill Vale Meadows Road Association) whose role is limited to maintenance of the surface of this private road. However, the association is a useful forum for ascertaining the views of all the residents in this estate. Long-term residents feel strongly that the original concept of the estate should be respected, including its American-style open front gardens along the private road, with only low side boundaries (if any) between them. The back gardens are small and there is no space for infilling, nor would this be deemed desirable. Most of the dwellings are bungalows except for five original houses that were carefully placed by the builder on a bend in the private road so that they blended with the whole estate. Although some owners have extended into their roof spaces or garages in recent years, any replacement of existing bungalows by two-storey houses would destroy the character of the estate. It would be useful if any proposals that would alter that character should only be permitted if a majority of the residents in Mill Vale Meadows, through the MVM Road Association, agree to such proposals and planning applications. Their views should actively be sought by the Parish Council when considering planning applications affecting this estate.

*April 2015: **Policy S.4***

*In **Mill Vale Meadows** the original concept of the estate should be respected, i.e. a crescent mainly of bungalows, with five original two-storey houses at a strategic setting in the overall plan, and all with open-plan front gardens. Attempts to develop existing bungalows into full two-storey houses will be resisted (other than loft extensions).*

Amended Aug. 2015 to:

POLICY S.5: MILL VALE MEADOWS

In Mill Vale Meadows the original concept of the estate should be respected, i.e. a crescent mainly of bungalows, with five original two-storey houses at a strategic setting in the overall plan, and all with open-plan front gardens. Attempts to develop existing bungalows into full two-storey houses will be resisted (other than loft extensions).

Another area for special consideration is **Wardley Green**, the only settlement in the parish that has Conservation Area status, which protects all aspects of the built environment and the open areas within it, including trees and hedges (**Project 9: Conservation areas**). This settlement includes several cottages (two of them listed), Hollycombe Primary School and a registered common (CL.301).

PROJECT 9: CONSERVATION AREAS

The Conservation Area status of Wardley Green will continue to be respected. Conservation Area status is the responsibility of SDNPA, but Milland Parish Council might wish to contribute to a Conservation Area Appraisal and Management Plan if undertaken by SDNPA. The Parish Council might also wish to discuss with SDNPA the introduction of other Conservation Areas within the parish, if appropriate.

ACTION: Milland Parish Council with SDNPA

TIMESCALE: Open

3.2.2 Design

Retaining and enhancing the vernacular style of design found within both the public realm and architecture of Milland is a priority to ensure that the parish maintains its unique character. The vernacular style for local buildings is described in Milland's Parish Plan (2007) and its supplementary Design Statement of 2009 (see **Appendix II**) and is touched upon in Section 1.2. It is essentially local sandstone (mainly honey-coloured Bargate) with brick quoins, brick chimneys and clay roofing tiles, often also with clay-tile cladding on the upper storeys (**Figure 8**). The 'new' core village does not follow this style (*para 1.2.4*): the main material here is brick and tile, but there have been attempts

in some of the closes to use a 'Sussex' style. This is also reflected in the design of the Milland Valley War Memorial Hall.

As well as being sensitive to the defining characteristics of the local vernacular, Milland accepts the need for sustainable and contemporary development approaches within its built fabric but this must be achieved in a way that respects the vernacular character of the area and that significantly enhances the overall character of the parish (see NPPF paragraph 55). For example, the new oak-frame community shop, designed to be 'green', is heated by a ground source heat pump and consideration is currently being given to the installation of solar panels. Carefully selected solar panels have recently been installed for the Milland Valley War Memorial Hall. Recent light-industry and workshop developments in and around the core village are largely of timber construction, which is deemed to be appropriate in this parish. Buildings should be designed to respect and enhance the local environment. The suburbanisation of the parish, and in particular the core village, will be resisted, including the 'cluttering' of the public realm (**Project 10: Signs**).

Comments from SDNPA in June 2015 concerning original Policies HD.3 to HD.7 in the April 2015 draft MNP were as quoted below and have been taken into account in the August 2015 draft, though not necessarily using the same wording. There is a degree of concern about examples of contemporary design within the parish that have not met with universal appreciation among residents and have sometimes been seen as an expression of the architect's (and possibly owner's) ego rather than being in sympathy with the surroundings.

"Retaining and enhancing the vernacular style of design found within both the public realm and architecture of Milland is a priority to ensure that the parish maintains its unique character. The importance of this approach is set out in Section 1.2 and has already been established through the Parish Plan (2007) and the supplementary Design Statement (2009) (see Appendix 3).

"In addition to this need to be sensitive to the defining characteristics which form the local vernacular is the recognition that Milland must effectively embrace the need for sustainable and contemporary development approaches within its built fabric. However, this must be achieved in a way that respects the vernacular character of the area and that significantly enhances the overall character of the parish (see NPPF paragraph 55). Well designed development that emphasises sustainability will be supported provided that it also contributes positively to the local character. Examples include the use of ground source heat pumps in the oak-framed community shop, and solar panels on Milland Valley War Memorial Hall. Similarly contemporary design that combines vernacular materials and forms with other materials <will> be supported provided that a clear rationale and high quality design is at the core of the development.

"The suburbanisation of the parish, and in particular the core village, will be resisted, and in particular the use of generic features and 'cluttering' of the public realm. The use of high quality finishes and street furniture is expected within any proposal, and contributions to improvement of adjacent streetscape through boundary treatment improvements are actively encouraged."

April 2015: Policy HD.3

The **vernacular character** of buildings outside the core village, as described in section 'Parish heritage and design statement', subsection 'The built environment', in the Milland Parish Vision & Plan published in 2007, will be respected and enhanced, with preference for traditional local building materials unless it can be shown that other materials or innovative design will significantly enhance the immediate setting (see NPPF paragraph 55), be sensitive to the defining characteristics of the local area and not detract from the overall character of the parish. Well designed architecture that emphasises energy efficiency will be encouraged if it also meets the above criteria.

April 2015: Policy HD.4

There will be a high level of **energy efficiency** for all new buildings and for extensions of existing buildings.

April 2015: Policy HD.5

The use of **renewable energy sources** for existing, extended and new buildings will be encouraged where appropriate and according to the following criteria:

1. The installation should not detract from the character and tranquillity of the area.
2. The scale of the installation on existing buildings should be unobtrusive (e.g. small-scale solar panels of acceptable design or ground-source heat pumps) (see also Policy EN.4 concerning commercial renewable energy enterprises)
3. For all new builds (domestic, commercial or community) the installation of non-intrusive sources of renewable energy (e.g. solar panels of acceptable design and scale) is strongly encouraged.

Amended Aug. 2015 to:

POLICY HD.3: BUILT FORM AND MATERIALS

The vernacular character of buildings outside the core village, as described in the Milland Parish Vision & Plan 2007 (section 'Parish heritage and design statement', subsection 'The built environment'), will be respected and enhanced. New development should focus on using vernacular building materials. Wooden frame buildings in the 'Sussex' style are also acceptable. Contemporary design that combines vernacular materials and forms with other materials will be supported provided that a clear rationale and high quality design are at the core of the development and that it also: contributes positively, and is sensitive to, the defining characteristics of the local area; enhances the immediate setting (NPPF paragraph 55); does not detract from the overall character of the parish; and emphasises sustainability and energy efficiency.

All new buildings and extensions to existing buildings should demonstrate high levels of sustainable design through the inclusion of appropriate energy efficiency. For new-build properties, the provision of onsite renewable energy is encouraged as long as the installation of any associated equipment is unobtrusive in scale and does not detract from the character of the individual property or from the character and tranquillity of the area as a whole (see also **Policy EN.4: Renewable Energy**).

April 2015: **Policy HD.6**

*In order to create a sense of identity and maintain a sense of community within the **core village**, any new development will respect existing materials and 'Sussex' styles (albeit these cannot be described as in the vernacular) rather than seeking to stand out.*

April 2015: **Policy HD.7**

*The **suburbanisation of the core village** will be resisted, including any proliferation of street furniture.*

Amended Aug. 2015 to:

POLICY HD.4: CORE VILLAGE DESIGN

In order to maintain a sense of identity and a sense of community within the core village, all development must make a positive contribution to the public realm. This includes the use of high quality materials and a respect for the village's existing materials and styles. The suburbanisation of the core village will be resisted, especially the use of generic features and 'cluttering' of the public realm.

PROJECT 10: SIGNS

A rationalisation and reduction in the number of Highways signs and other signs in the parish will be discussed by the Parish Council and agreed with WSCC and other appropriate bodies.

***ACTION:** Milland Parish Council with WSCC*

***TIMESCALE:** Within Year 1*

3.2.3 Listed buildings and undesignated heritage

In the parish as a whole there are 42 **listed buildings** or structures (**Map 14: Designated heritage assets**). In addition, Wardley Green is in a **Conservation Area**, which protects all aspects of the built environment and the open areas within it, including trees and hedges (*para 3.2.3*).

April 2015: **Policy HD.8**

*Continued protection will be given to the parish's **Listed buildings** in order to conserve the character of the area; the listing to be updated and possibly extended. **Conversion of historic buildings or features** (including traditional farm buildings), whether for residential, community or business purposes, will be considered on a case-by-case basis but the essence of the building should be preserved and the wider context will be taken into account.*

Amended Aug. 2015 to:

POLICY HD.5: HISTORIC BUILDINGS

Continued protection will be given to the parish's Listed buildings in order to conserve the character of the area. Conversion of historic buildings or features (including traditional farm buildings), whether for residential, community or business purposes, will be considered on a case-by-case basis but the essence of the building should be preserved and the wider context will be taken into account.

Purpose 1 of the National Parks includes the conservation of cultural heritage and the planning system is seen as an 'important mechanism for underpinning the protection of the historic

environment, ... and recognises a distinction between “designated” and “undesigned” heritage assets whilst protecting both types’. It is also a core planning principle of the NPPF that the planning system should conserve heritage assets ‘in a manner appropriate to their significance’. The SDNPA Local Plan’s emerging policies on the Historic Environment (HE) include protection of undesigned as well as nationally and locally designated historical assets. Such assets might include significant buildings and other structures, or managed landscape features (e.g. water meadows, historic fieldscapes) and it has been suggested by Chichester District Council’s Conservation & Design officers that the MNDP should consider these assets (*‘Consideration could be given to local listing of significant buildings or managed landscape features (water meadows, historic fieldscapes etc), or the introduction of a conservation area (where appropriate). Policy HD.8 focuses on listed buildings, however these are already afforded protection so it could be better to focus on non-designated heritage assets. Given the rural nature of the area, parish could also look at guidelines for conversions of non-designated heritage assets.’*). Undesignated significant buildings and managed landscape features that could be considered to be heritage assets in Milland (**Figure 9**) are suggested in **Table P.1** below. They have not yet been formally identified as suitable for local heritage listing but their local significance is recorded in publications such as *Milland: The Book* and in the 2007 *Parish Heritage and Design Statement*. The parish council will be invited to put in hand the necessary process to achieve more formal local heritage listing (**Project 11: Local heritage assets**) but in the meantime the significance of these assets should be honoured where any planning application for development might affect them. The assets can be broadly divided into those that might be candidate undesigned heritage assets for inclusion on the Local List (buildings or structures) by SDNPA, those that might be historic designed landscape features and those that might be designated as Local Green Spaces.

PROJECT 11: LOCAL HERITAGE ASSETS

The Parish Council will put in hand the necessary process to achieve more formal local heritage listing, in consultation with site owners and SDNPA, and will continue to take steps to conserve local heritage assets (several of which are already cared for with the help of the Parish Council). In the meantime the significance of these assets should be honoured where any planning application for development might affect them.

The assets can be broadly divided into those that might be candidate undesigned heritage assets for inclusion on the Local List (buildings or structures) by SDNPA, those that might be historic designed landscape features and those that might be designated as Local Green Spaces.

ACTION: Milland Parish Council with SDNPA

TIMESCALE: Immediate

Table P.1: Undesignated Heritage Assets in Milland

Asset	Location	Description and historic value
Milland Place road bridge	Milland Hill	Milland estate bridge over lane
Kingsham Bridge	Kingsham Farm	Stone-built 19th century bridge over Hammer Stream
New Bridge	Moorhouse Lane	Bridge over Hammer Stream on parish boundary
Other old stream bridges	Lambourne Lane, Trippetts Farm, Lyfords, Pennels, Hurst Farm	All stone-and-brick build
Medieval steps	Maysleith Hanger	76 stone steps giving access from Church Lane to ancient Tuxlith Chapel; noted in 16th century texts for maintenance by Milland Place estate
Gig Shed	Iping Marsh churchyard	Stone building forming part of churchyard wall, earmarked for restoration. The whole of the churchyard’s drystone walls were restored by volunteers within the wider community in 1996
Estate cottages: Milland and Hollycombe estates	Pier Cottages, Slathurst Cottages, Durrants Cottages, Old Beith,	Semi-detached and terraced cottages built for estate workers 19th century in local materials, distinctive style (including example of

	Trippetts Cottages, Titty Hill	substantial central chimney stacks using squints)
Estate cottages: Borden Wood estate	Borden Village, Cooks Pond, Trotton Hollow	Late 19th and early 20th century estate workers' semi-detached and terraced cottages with distinctive eyebrow windows, upswept eaves, vernacular materials
Borden Village Hall	Borden Village	19th century village school donated to community as village hall in 1940s
Walled gardens	Garden Cottage	Old walled garden originally for Milland Place; also the gardens of Milland Place itself
Sheepwash	Durrants Pond	Historic pool for sheepwashing before shearing
Sunken lane ironstone retaining banks	Milland Lane and old tracks on hangers	Stonework being damaged by heavy vehicles and by council verge-cutting
Water meadow management systems and ram housing	Great and Little Kingsham meadows; Corn mill feeder streams and silt ponds (Basin Copse)	Historic meadow flooding sluice systems; also remnants of ram housing (above Meadow Cottage; below Both splash; by Herons Lake pond; below Kingsham Farm and others)
Landscape ponds	Cooks Pond Slathurst Pond Maysleith Hanger ponds	Including lane bridge and sluices Ironworking remnants
Dunner Hill managed landscape	Dunner Hill	Beech-topped high point with distant views, established by Hollycombe estate 19th c., also ancient individual trees (holly, beech, oak)
Ripsley parkscape	Ripsley	
Forest Mere managed landscape	Forest Mere	Includes Folly Pond
Greensand hangers, Hatch and Maysleith	Hatch Hanger and Maysleith Hanger	Wooded greensand hangers with long-distance views to South Downs. Also other views to and from hangers
Bunds	Northern hangers	Bunds in woodland around Milland church and on Forestry Commission land and along back of Liphook Golf Course, possibly denoting early settlements with use of strip fields
Parish boundaries	Above Trotton Hollow	Old Trotton parish boundary banks in coppice
Unimproved meadowland	The Legs (or Slips), Wardley	Wildflower meadows
Wild daffodil areas	Near Milland Place; Kingsham copse; Trotton glebeland banks	To be considered for listing as Local Green Spaces
Bluebell woods	e.g. Kingsham Woods	

There is now a new Policy HD.6 to cover undesignated local heritage assets:

POLICY HD.6: HERITAGE ASSETS

The local significance of undesignated heritage assets, including significant buildings or structures and also managed landscape features, will be taken into account where any application for development might affect them.

3.3 ACCESSIBILITY AND INFRASTRUCTURE

OBJECTIVE 3: There should be no new building development, whether for housing, business or other purposes, unless and until certain aspects of the parish's infrastructure have been addressed and made adequate for current and future needs.

Milland is not well served by its existing infrastructure. For example, there is no mains gas supply at all, i.e. there is no mains alternative to electricity and many households rely on oil or bottled gas for central heating. Major weaknesses in the infrastructure include the sewerage system, power supplies and telecommunications (**Project 12: Infrastructure**).

3.3.1 Sewerage

There are longstanding problems with the parish's sewerage system (**Map 21: Services**), which has frequently been overloaded. For many years, particularly with heavy rainfall, this has resulted in eruption of what appears to be raw sewage, especially in the lane (Iping Road) immediately adjacent to one of the main streams at the Lyfords Bridge pumping station, with subsequent watercourse pollution as well as amenity issues on a quiet lane that is used by horse riders, cyclists and walkers as well as vehicles. All the sewage has to be pumped up out of the Valley and there have been many pleas for improvements to the sewerage system over the years. Southern Water recognises that Milland has experienced problems, but states that resolution of the situation would require very high expenditure and that there is no investment scheme planned to remedy the situation. Before new development on any scale can take place in the parish, it must be demonstrated by the developer that there is sufficient capacity in the sewerage network or that additional capacity can be provided in time to serve the new development. There remains a view within the parish that the entire sewerage system needs radical improvement, including separation of storm and foul water in the existing old system. It is important to bear in mind that, should the need arise for the provision of essential wastewater or sewerage infrastructure (e.g. a new pumping station) to serve existing and new customers or to meet stricter environmental standards, special circumstances might require the allowance of appropriate development by the utility company on sites that might otherwise be protected by policies in the MNDP.

Many outlying properties in the Valley are on private systems (septic tanks) and these are vulnerable to the high water table, with potential pollution of the numerous nearby watercourses.

3.3.2 Electricity

For many years there have been frequent problems with electricity power cuts, mostly caused by falling branches and trees in this well-treed parish or by trees and high hedges making contact with the overhead power lines, causing brownouts and blackouts, and a lack of regular maintenance to avoid such contact. One repercussion arises because the mains water supply to some of the small settlements relies on electrically powered pumping stations: in a power cut the water supply company has to arrange for a temporary generator to ensure that the residents continue to receive water, or has to supply bottled water as an emergency measure. Hollycombe Primary School loses its pumped mains water supply during power cuts and the school has to close at short notice. Recently, the power distributor has made efforts to improve maintenance of the system. However, partly because of the low density of population in the parish, there is sometimes a delay in dealing with power cuts, especially where they apply more widely at the same time to larger centres of population. It might be preferable, though probably not practical or financially acceptable to the power supplier, for all lines to be underground rather than overhead. In July 2014, after a particularly disruptive series of power cuts, requests were made to the power supplier to donate a sizeable generator for the community 'hub' (the shop, the village hall and the pub) at the centre of the core village as a back-up system for use during these frequent power cuts, but there are practical drawbacks to this suggestion and no further progress has been made. In August 2015, Southern Electric Power Distribution (SEPD) undertook a major £350,000 programme in eastern parts of Milland and neighbouring Linch and Redford involving a team of more than 150 workers to cut back trees and vegetation close to overhead lines and to install new equipment that would enable supplies to be restored more quickly in the event of power failures. It is anticipated that there will be a more regular programme of line clearance in the future, but it was perhaps disappointing that SEPD concentrated on only one part of the parish's network during this major one-day programme, carried out partly with a view to improving public relations. After perusing the April 2015 draft MNDP, SEPD submitted the following comments on 21 July 2015 with a request that they should be included in the Neighbourhood Plan to 'highlight the investment we are making, and the work we are carrying out, in order to keep the lights on and minimise the risk of powercuts for our customers'. They are included here in the Evidence Base only (rather than in the MNDP itself) but

have been communicated to the parish council and will also be published in *Milland News* for information when appropriate:

“Southern Electric Power Distribution (SEPD) is the electricity distributor for this area, which means it maintains and operates the electricity infrastructure of substations, overhead lines and underground cables. Every year SEPD invests millions of pounds to ensure that its network is as robust and resilient as possible, so that it is able to withstand the rigours of a typical British winter. The company has depots across central southern England from where engineers are dispatched during emergencies and routine work. There are two depots, at Aldershot and Petersfield, which serve Milland and surrounding areas.

“The main challenge for SEPD comes from the trees which are such a prominent and essential part of the local landscape, and over the summer of 2015 the company is investing £250,000 in a tree-cutting programme across the region, in particular in and around Milland, Redford Village and Linch. Engineers and contractors will ensure that trees and vegetation do not interfere with overhead lines, thus reducing the risk of powercuts. At the same time as the tree-cutting is taking place, the company is also installing new equipment on parts of the network, which means that on the rare occasions the power goes off, SEPD will be able to use this new technology to restore supplies more quickly without the need for an engineer to go directly to the fault.

“According to SEPD, this new equipment is designed to turn the power off if a bird, a tree or any other airborne debris comes into contact with an overhead line; the equipment will then try to turn the power back on after a few seconds, and if the line is then free from any interference, the power will stay on. However, if the object is still on the line, the power will remain off. This can happen up to a maximum of five times, and if the object still remains on the line, the power will stay off until an SEPD engineer attends to remove it. During this time, customers may notice their lights flickering or going off for a short period as the network tries to restore itself. SEPD would like to assure residents that this is a normal part of the network operation and not a power cut. This equipment would not come into operation if a bird were to simply sit on the line, it would actually need to strike all of the wires on that particular set of lines (or ‘circuit’) before the power would go off, for example a large bird such as a swan flying into the circuit.

“SEPD recognises that even after this investment and on-the-ground work, there can still be occasions when the power may go off, and this can bring particular challenges to the more vulnerable members of our community. To provide extra help for these customers, for example anyone who is registered disabled, has a young baby in the family or has a particular reliance on electricity for medical equipment, SEPD has a Priority Service Register.

SEPD is encouraging anyone who thinks they may be eligible to register for this free service to contact their dedicated, specialist team on 0800 294 3259 (landline), 0345 072 1900 (mobile) or 0800 316 5457 (textphone).

“In keeping with their commitment to being a good neighbour in the local community, SEPD has a staff volunteering programme called ‘Be the Difference’ which gives everyone in the company a day away from the workplace to help a local good cause, not-for-profit organisation or charity. Examples of where ‘Be the Difference’ has been a success in the past include helping to paint a village hall, building a footpath at a community park and packing food at a charity foodbank.”

3.3.3 Telecommunications

Another failing in the infrastructure is in telecommunications. There have been improvements very recently by British Telecom (BT) to strengthen overhead cables, but many parts of the system are underground and junction boxes are frequently in standing water. Landline breakdowns remain common and this includes the broadband system, which currently relies largely on the BT network and is still of such a low speed in many areas as to be unacceptable for the local economy, especially for the growing number of people who work from home or for small businesses. There is a BT exchange in the core village but the length of cable to many parts of the parish considerably reduces potential broadband speeds. BT is currently (summer 2015) installing fibre optic cables to serve the central part of the core village and provide access to improved broadband speeds, but it is geographically very limited in its extent. Access to an improved and reliable broadband system adequate to meet commercial and other demands for the whole community (including beyond the core village) must be a priority.

In addition, the topography of the area with its hills, dips and extensive woodland frequently causes poor or non-existent reception on the mobile phone network in many parts of the parish. There have also been frequent losses of all mobile signals for lengthy periods even in parts of the parish that would normally have good reception. The two main masts for the Valley (**Map 21: Services**) are supplied by Vodafone and by Orange/T-Mobile/EE (now BT). After many complaints to *Milland News* about failures over several months, direct approaches were made to Vodafone in May 2015 and the parish has since been invited to appoint a ‘champion’ to investigate community solutions to these problems in liaison with Vodafone.

There are also problems with the poor quality of digital radio signals in parts of the parish. The quality and reliability of this network needs to be improved.

April 2015: **Policy I.1**

*There should be no further building development, whether for housing, business or other purposes, unless and until certain aspects of the parish's **infrastructure** have been addressed and made adequate and reliable, preferably by the relevant supply companies. These include the mains sewerage system, mains water system, mains electricity supply, landline network, fast broadband network, mobile phone network and any future communications networks.*

Amended Aug. 2015 to:

POLICY I.1: INFRASTRUCTURE

There should be no further major building development, whether for housing, business or other purposes, unless and until certain aspects of the parish's infrastructure have been addressed and made adequate and reliable. These include the mains sewerage system, mains water system, mains electricity supply, landline network, fast broadband network, mobile phone network and any future communications networks. New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community, subject to other policies in the MNDP.

PROJECT 12: INFRASTRUCTURE

A proactive working party needs to be set up by Milland Parish Council to investigate and progress all aspects of communications within the parish to ensure that they are brought up to an acceptable standard as a matter of urgency. A second working party should work with suppliers of mains water and electricity to seek resolution of problems with the mains sewerage and power networks, respectively.

ACTION: Milland Parish Council with new working parties

TIMESCALE: Immediate

3.3.4 Access

The narrow lanes are a crucial factor in any future development within the parish, or indeed development in neighbouring parishes that would result in the use of Milland's lanes by increased normal and HGV traffic (*para 1.1.2*).

These narrow lanes are shown on **Map 12: Roads in the parish** and include (though different authorities use different names for some of the lanes and none has a road-name sign): Milland Lane and Milland Hill, Iping Road, Cinder Lane and Dog Kennel Hill, Wardley Lane, Cooks Pond Road and Chithurst Lane, Borden Lane, Lambourne Lane, Titty Hill Lane and, to a lesser extent but still with potentially dangerous sections, Fernhurst Road and Rake Road. The majority of local residents have asked that the lanes should remain narrow, in order to deter extra or heavier traffic and to conserve the character of the parish. Milland wishes to celebrate its narrow lanes, which should be conserved and enhanced in their own right and as a means of helping to conserve and enhance the communities that they connect.

The narrowness of local lanes has been highlighted by wholly justifiable local objections to major recent planning applications (2013/14) in neighbouring parishes, in each case requiring access along Milland's lanes by construction and subsequent service vehicles. In some parts of the parish and neighbouring parishes the lanes cannot accommodate larger vehicles such as coaches, HGVs, local horse boxes or tractors meeting other vehicles (let alone each other) along their length; there are even problems for two family cars meeting in some of the lanes and passing places are rare (**Figure 10**).

The narrow local lanes need to be taken fully into account in considering any future developments within or adjacent to the parish. There has already been erosion of the surfaces and embankments of the historic sunken lanes by HGVs and by large tractors with wide loads that catch the banks and pull out the supporting stonework, resulting in loss of the traditional ironstone and sandstone retaining walls and also loss of the large variety of flora in the banks (as surveyed by SDNPA). There has also been vehicular damage to the old private bridge above the lane on Milland Hill. Milland

Lane in particular suffers from blockages and scrapes when HGVs meet other vehicles and it is impossible for them to pass each other or reverse out of the situation. On the other hand, the east/west route is increasingly experiencing road traffic accidents, especially on the stretch from Milland through Harting Combe, where a series of collisions near the Combe crossroads, or one-vehicle accidents through overspeeding on the various ‘chicane’ bends, have been photographed over the past 2 years, with reports of other collisions going back for at least a decade, though none fatal. Accidents on the B2070 near the Black Fox inn in the northern part of the parish have decreased in recent years.

*April 2015: **Policy I.2***

*Any development that would add noticeably to the traffic burden within the parish is unacceptable. In order to protect the tranquillity of the parish, and by consensus of the majority of residents, the **narrow lanes** that characterise and protect the area will not be widened to accommodate increased traffic flows or larger vehicles in general.*

Amended Aug. 2015 to:

POLICY I.2: LANES

The parish’s narrow north/south lanes characterise and protect the area and will therefore be conserved and enhanced. In order to continue to protect the tranquillity of the parish, they should not be widened to accommodate increased traffic flows or larger vehicles in general. Any development that would add noticeably to the traffic burden within the parish is unacceptable. During construction periods, associated heavy vehicles will be required to use the east/west rather than narrower north/south lanes when approaching the core village.

Consideration needs to be given to dangerous situations such as those on Milland Hill, preferably by banning larger vehicles and also by providing occasional passing places where appropriate and where feasible (which will be a considerable challenge). Particular consideration needs to be given to dangerous situations such as those on Milland Hill (**Project 13: Milland Lane**). In winter conditions, it is common for all except four-wheel drive vehicles to be unable to leave the Valley, especially on the hills. The parish council has set up a Winter Emergency Plan to try to alleviate these problems. The east/west route through the Valley is also by country lanes which, albeit not as narrow as the north/south lanes, have pinch points that do not allow two large vehicles to pass each other easily; they also have a dangerous woodlands crossroads and several chicane bends where traffic accidents are increasingly frequent.

PROJECT 13: MILLAND LANE

Milland Parish Council is liaising with WSCC Highways to continue to investigate the possibility of banning larger vehicles in Milland Lane, or providing alternative routes; and will also continue to investigate problems with lack of passing places in Milland Lane.

***ACTION:** Milland Parish Council with WSCC*

***TIMESCALE:** Immediate and ongoing*

The increasing number of groups that use the local lanes for **organised leisure events** such as cycle races, motorcycle rallies, car rallies, road running and the like should be encouraged to work with the local community to ensure that these events impact as little as possible on residents whilst maximising any benefits. In particular: the events should be properly stewarded and signed; adequate advance warning should be given to local residents; every effort should be made to avoid inconvenience to local residents; and other lane users (especially horse riders) should be respected and given priority in the lanes during these events. There have been occasions when two events have unwittingly been held on the same day, in particular a cycle race and a motorcycle rally, which caused congestion at Milland crossroads (**Figure 3**). The rapidly growing popularity of the area for cycle races is a cause for concern where cyclists ride abreast (often more than two at a time) and unexpectedly meet a local vehicle on a bend. There are also concerns where individual sports cyclists take advantage of downhill stretches to travel at considerable speed on some of the narrow lanes,

giving no warning of their approach to other lane users such as walkers and horse riders and making no attempt to reduce their speed.

Milland is not well placed for access to emergency services. Because most of the local lanes are so narrow and mobile reception is often poor, combined with a lack of road name signs, there have sometimes been delays in the arrival of emergency services. The problem is compounded by the parish being on the borders of three counties (West Sussex, Hampshire and Surrey), a factor that also affects police responses and sometimes leads to confusion. The nearest general practitioner services are in Liphook, Liss (5 miles), Fernhurst (5 miles) and Easebourne (Midhurst) (**Project 14: Health**). The nearest pharmacies are in Liphook, Fernhurst, Midhurst and Petersfield. The nearest ambulance depots are at Haslemere and Midhurst. The nearest fire stations are currently at Liphook, Midhurst, Grayshott and Petersfield, though some of these are under threat of reduction or closure. A group of volunteers in the parish raised funds to install a community defibrillator unit in the centre of the village, housed in a redundant red telephone kiosk and organised first-aid courses for local residents.

PROJECT 14: HEALTH

The possibility of regular GP or practice nurse surgery sessions should continue to be investigated by the Milland Memorial Hall management committee from time to time. More feasibly, a more proactive Outreach programme should be co-ordinated and made known widely. This might include a community transport network with voluntary drivers taking residents by car for hospital appointments, collection of prescriptions etc.

ACTION: Milland Memorial Hall management committee and Milland Stores

TIMESCALE: Within Year 1 and ongoing

Centres large enough to have facilities such as main hospitals are distant, especially since the closure of King Edward VII Hospital between Fernhurst and Midhurst. The parish is suspended between St Richard's at Chichester (17 miles from the core village), Royal Surrey at Guildford (22 miles), Queen Alexander at Portsmouth (26 miles), Basingstoke & North Hampshire at Basingstoke (26 miles), the Royal Hampshire at Winchester (27 miles) and Frimley Park at Frimley (28 miles). Petersfield, Haslemere, Midhurst and Bordon (9 miles) have only Community Hospitals – described in the past as 'cottage' hospitals – with minor injuries units but no A&E. Thus access to hospital treatment, in emergencies or otherwise, is always a concern for Milland residents, especially in winter and especially for the elderly and for expectant mothers.

The narrowness of the lanes also affects the provision of public transport (**Project 15: Sustainable transport**). The public transport situation is also affected by the parish being on the county border, so that buses do not necessarily go to the destinations that residents would prefer. The bus service is very limited.

PROJECT 15: SUSTAINABLE TRANSPORT

Public transport should be investigated in a co-ordinated manner to ensure that it continues to be provided where viable but that the vehicles are of a size that is appropriate to the narrow lanes (e.g. minibuses, taxi-share systems). Public transport should also be focused more on the needs of local residents (including schoolchildren) than on those of visitors. Because of Milland's proximity to the county boundary, there have been problems in securing public transport to the nearest larger settlement, i.e. Liphook, which is the destination most in demand locally for shopping, and to Petersfield, both destinations being across the county border in Hampshire. A problem that remains to be addressed is that access to Liphook from the centre of the village by public transport would be via Milland Hill or the less narrow but still awkward Hollycombe route. It has been suggested by SDNPA that a cycle route from the core village to Liphook might be devised; possible routes should be investigated, to ease the burden on Milland Lane and its Hill.

ACTION: Milland Parish Council with SDNPA

TIMESCALE: Within Year 1 and ongoing

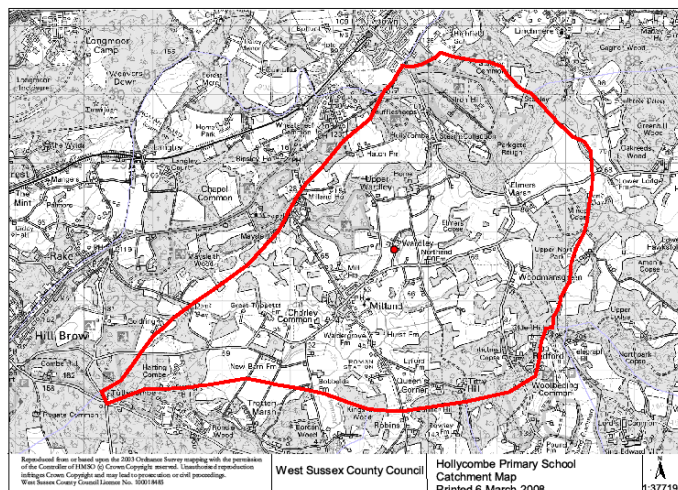
The area in the north of the parish beyond Milland Hill has the benefit of direct access to the B2070 (formerly A3) without having to use the narrow lanes. It has easy access to Liphook and thence to the A3 with its fast links through the Hindhead Tunnel (opened in 2011) to Guildford and London. There is also a mainline railway station at Liphook (and at Petersfield and Haslemere). This northern area includes the settlements of Wheatsheaf Enclosure and Ripsley, along with the Black Fox pub and other Portsmouth Road properties, Liphook Golf Club, Home Park and the part of the parish to the north of the B2070 that has major employers such as Liphook Equine Hospital and the Forest Mere hydro. ***In the context of access, it might be more appropriate for development to occur in this northern part of the parish than within the Valley.*** This might include low-cost housing to accommodate those likely to be employed by these major employers, though it should be noted that there is likely to be adequate low-cost or affordable accommodation in Liphook itself.

Under the Infrastructure Act 2015, Highways England (formerly the Highways Agency) is responsible for the **strategic road network** (SRN) and in the public interest the MNDP needs to take account of the SRN in order to be consistent with the NPPF. If new developments are proposed, traffic movements associated with the proposals need to be demonstrably sustainable in terms of the potential impact on the operation of the SRN. If there is any severe impact on the SRN, mitigation should be proposed by the developer in compliance with the Design Manual for Roads and Bridges. In the case of Milland, the relevant part of the SRN is well outside the parish but includes the junctions of the A3 with the B3004 and with the Longmoor Road. These two roads link the centre of Liphook with Headley to the north and Griggs Green to the west, respectively. The B3004 (Headley Road) has an overpass above the A3. Longmoor Road includes the entrances to the Old Thorns Manor Hotel and golf course complex and the Deers Hut inn; its junction with the A3 is by slip roads.

3.3.5 Parking

Rather than creating new public car parks in the parish, community businesses such as pubs and shops will be encouraged to provide adequate customer parking within their own curtilage (***Policy LE.6: Local retail and service outlets***). Parking on verges by customers and delivery vehicles will be resisted and consideration needs to be given in particular to deterring parking near the core village's crossroads, or on and around Cartersland Green except by Cartersland Corner residents. Those holding major events in the core village (e.g. on the Recreation Field) should be required by the parish council to ensure that adequate parking arrangements are made, to avoid inconvenience to residents and businesses or obstruction for emergency services by verge parking.

As in other parishes, adequate parking for parents dropping off or collecting their children from **school** is an increasing problem and every effort is being made to solve it for Hollycombe School, in particular to avoid danger for the children crossing the public highway or damage to verges and other areas from vehicle parking. In contrast to the 1940s, when most Hollycombe School children lived nearby and walked or cycled to school, in 2015 most of the children were driven to school and were from a much wider area: 43 children were from within the school's catchment area, but 55 were from beyond it. About 65% of the children lived within the GU30 (Liphook) postcode area, but 19 lived in the Midhurst postcode area, 10 in the Haslemere area and a handful came from further afield. The catchment area (*see map below*) does not include the whole of Milland parish but does extend beyond the parish boundaries to include Linch parish and parts of Woolbeding-with-Redford parish. Greater encouragement needs to be given to more sustainable means of transport to and from schools (including nursery school), such as safe walking or cycling.



Map 22: Hollycombe School catchment area

The only designated **public car park** in the parish is the well used one that serves Milland Memorial Hall and Milland Stores in the core village. There is private parking for those attending services at Milland Evangelical Church and an informal arrangement for parking for church services at St Luke's Milland. Otherwise parking by National Park visitors wanting to enjoy the parish is very limited and it has been suggested that SDNPA might investigate the possibility of providing better parking near Chapel Common, a popular area for walkers that is close to St Luke's Milland but on the other side of the B2070. Suggestions for creating a visitors' car park at Wardley Green were not welcomed by this small settlement's residents. There are some concerns that public car parks for visitors in any part of the parish might attract problems such as additional traffic in the narrow lanes, litter and perhaps a noisy centre for congregation (e.g. motorbikes). There is no demand within the community for the provision of **public toilets** and no desire by the parish council to become responsible for the upkeep of such facilities, but this might become a necessity for visitors in the future.

3.4 HOUSING

OBJECTIVE 4: The sufficiency and balance of housing supply within the parish as a whole will be reviewed by the parish council annually, giving due consideration to the supply in adjacent and nearby parishes and settlements (e.g. Liphook, Fernhurst) that are better suited to development and have better facilities. With its poor infrastructure (including services and access), Milland is likely to be unsuitable for the building of new housing on a scale that would be economical for a developer. Such development, if any, should give priority to smaller affordable homes.

House prices have risen rapidly in the parish, especially over the past decade and at an even faster rate since the parish became part of the National Park (the Park was established in April 2010 but SDNPA did not become fully functional as a planning authority until April 2011). In addition, **there has been a marked decrease in the availability of smaller homes.**

The main point in this section is that Milland is not currently seeking new housing, but that, if there is to be any, it should be small homes, with priority for homes for local people that are affordable in perpetuity. There is ample housing development, including affordable homes, close by at Liphook, Bordon, Fernhurst and Liss, for example (*paras 1.1.1 and 3.0.8*), where there is the infrastructure that Milland lacks.

The strategic housing policy in the adopted Local Plan, which during the drafting of MNDP had been defined in the Chichester District Council Local Plan 1999, did not include Milland as a settlement policy area. Chichester's 1999 Local Plan has been replaced by a new Chichester Local Plan 2014–

2029 (officially adopted on 14 July 2015) but this excludes areas within the South Downs National Park, such as Milland. However, the 1999 CDC Local Plan continues to apply to Milland until the SDNPA Local Plan comes into effect.

The SDNPA Local Plan, which will include the whole of Milland parish, is in the process of being drafted and is expected to become statutory by 2017. Throughout the MNDP Regulation 14 Pre-consultation draft period, Milland was not listed by SDNPA in its emerging strategic housing policy as a 'settlement boundary area' (SBA), i.e. it was *not* allocated as a 'settlement to accommodate small-scale development, through the allocation of development sites, development opportunities within settlement boundaries and/or through the development of exception sites, which are proportionate to the size of the settlement and its capacity to accommodate further development' (see SDNPA emerging Core Policy on development strategy). The listed SBA settlements at that stage included Binsted, Coldwaltham, Fernhurst, Fittleworth, Greatham, Lodsworth, Northchapel, Rogate, Stedham and Watersfield. Instead, Milland (including its core village) was among the many parishes that were under 'general countryside policies', with a presumption against development, and the MNDP was originally drafted on this basis. In the draft SDNPA Local Plan Spatial Strategy policy, Milland had been placed within the 'Weald and dispersed settlement' Broad Area. The focus for development in this area would be Petersfield, with more moderate growth in Midhurst and Petworth and also in Easebourne, Liss and Sheet.

For Milland, however, this position was suddenly overturned by a decision of the SDNPA Planning Committee in June 2015 that Milland should have a **settlement boundary** for its core village (*para* 2.3.3). The decision was taken without consultation with the parish and several days after the end of the 6-week Regulation 14 period, i.e. when the MNDP was at an advanced stage. The August 2015 draft MNDP has therefore had to be revised in the light of this late decision.

The SDNPA Local Plan draft policies suggest that most new housing built within the National Park as a whole should be affordable dwellings for people with local connections in perpetuity, with local need being determined by SDNPA jointly with the relevant parish council and housing authority, and that the scale of any development proposal should be modest in size and for smaller dwellings. This chimes with the broad views expressed by local residents in Milland during the drafting of the MNDP. Even for settlement boundaries within the SDNPA Spatial Strategy, in principle development is excluded on green spaces such as agricultural fields, paddocks and orchards, unless entirely surrounded by a built-up area.

Housing details (numbers of each type of dwelling) from the 2011 Census for the parish are shown in Section 1.4. At intervals over the past 30 years, Milland Parish Council has undertaken detailed surveys to assess the need for more housing in the parish and to identify potential sites should such a need be demonstrated (*Section 2.2*). In each of these surveys, the identified need (not quantified) has been for smaller homes, though in practice the existing smaller affordable homes for rent at Strettons Copse rarely seem to be allocated to local applicants (**Project 16: Housing register**). Sites considered for such housing in the past are described in Box 3.4 below but are not necessarily realistic and were not drawn up in consultation with site owners. In terms of the policies set out in this 2015 draft MNDP, the only potential sites for new housing are brownfield or infill sites, subject to such sites being made available by their owners (**Project 1: Housing supply and housing sites**).

PROJECT 16: HOUSING REGISTER

It would be preferable for Milland Parish Council to establish its own Housing Register in order to identify and monitor current local housing needs on a regular basis, working in collaboration with the local housing authority (Chichester District Council) but with greater locally informed input into the authority's decisions.

ACTION: Milland Parish Council with Chichester District Council

TIMESCALE: Within Year 1 and ongoing

Former (April 2015) housing policies have been revised as follows in the August 2015 MNDP:

- Policy H.1 (loss of smaller dwellings): taken into Policy H.1

- Policy H.2 (Brownfield sites): taken into Policy H.4
- Policy H.3 (ribbon development): taken into Policy S.3.
- Policy H.4 (Roman road): taken into Policy HD.2.
- Policy H.5 (Infrastructure): taken into Policy H.5
- Policy H.6 (greenfield sites): taken into Policy H.4
- Policy H.7 (open-market housing): taken into Policy H.4
- Policy H.8 (social cohesion): taken into Policy H.4
- Policy H.9 (communal green spaces): omitted
- Policy H.10 (Community Land Trusts): taken into Policy H.3
- Policy H.11 (affordable housing): taken into Policy H.2
- Policy H.12 (local connections): taken into Policy H.2
- Policy H.13 (land-based workers): taken into Policy H.5
- Policy H.14 (older residents): taken into Policy H.6

3.4.1 Loss of smaller homes

In common with many communities, there has been a loss of smaller homes in the parish in recent years, whether for rent or for sale. The 2011 census (*see Section 1.4*) showed that, of the 732 'usual residents' in the parish who were aged 16 or more, 526 were single people or couples with no dependent children living with them. Single-person households totalled 71 and 2-person households totalled 162. Of the parish's 362 'full-time households', 9 had one bedroom, 44 had two bedrooms, 114 had three, 104 had four and 91 had five or more. Thus smaller homes suitable for single people (of all ages) or couples without children are in limited supply compared with family-sized homes with 3 or more bedrooms. Those of an older generation who might wish to downsize often have no option but to leave the parish. The lack of smaller homes also affects affordability for young singles and couples.

There has been an influx of house buyers who immediately extend (often considerably) or demolish an existing house and replace it with a larger one. For the sake of a balanced community, this trend needs to be resisted where possible in the future. There has also been an increasing number of instances in which semi-detached or terraced homes (mostly originating as homes for estate workers) have been converted into single rather than multiple dwellings, thus further depleting the pool of smaller homes. The conversion of two such dwellings into a single dwelling is not considered to be 'development' as defined in Section 55 of the Town and Country Planning Act 1990 and therefore planning permission is not normally required for such conversions; nonetheless, in terms of the availability of smaller homes, the trend is not to the benefit of the parish as a whole.

Conversely, the development of secondary accommodation in existing properties to encourage multi-generational occupation (e.g. 'granny annexes' as defined in the 2011 Census dwelling count and in the MNDP Glossary) could relieve pressure on the demand for sheltered housing and for starter homes and will be encouraged (**Policy H.6: Granny annexes and sheltered housing**).

April 2015: **Policy H.1**

*Because of the recent rapid loss in the pool of smaller homes in the parish, very careful consideration will be given on a case-by-case basis to applications to **demolish** existing houses and replace them with larger ones, or to **extend** existing smaller homes substantially, or to **convert** semi-detached and terraced dwellings into single units. Developers will be required to 're-provide' an appropriate supply of smaller units to ensure that there is no net loss of smaller dwellings in the parish. Preference in such applications will be given to residents rather than to new purchasers of a property.*

Amended Aug. 2015 to:

POLICY H.1: ENLARGED HOMES

Because of the loss in the pool of smaller homes in the parish, very careful consideration will be given on a case-by-case basis to applications to demolish existing houses and replace them with larger ones, or to extend existing smaller homes substantially. Developers will be required to 're-provide' an appropriate supply of smaller units to ensure that there is no net loss of smaller dwellings in the parish.

3.4.2 Housing development sites

From time to time Milland Parish Council has attempted to identify suitable housing sites within the parish, whether for affordable housing or for market housing or a combination of the two to ensure good social cohesion. The subject was also covered informally when compiling the evidence base for this MNDP and will continue to be reviewed by the parish council (**Project 1: Housing supply and housing sites**). For more than 40 years, the site most consistently suggested has been Titcomb's Yard (**Appendix II**).

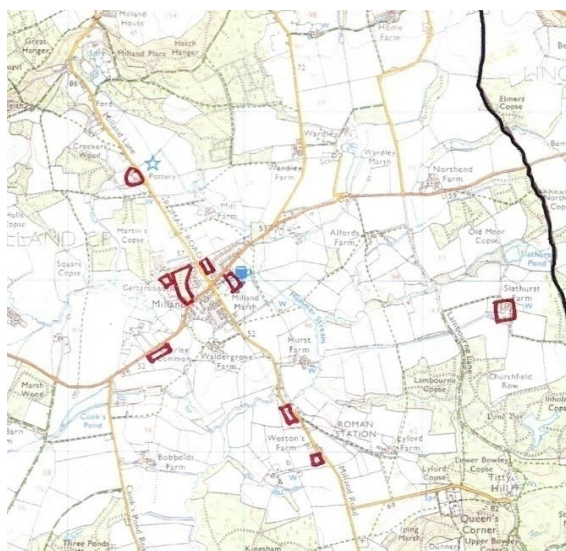
BOX 3.4: 2008 Housing Needs survey – sites for development

The Milland housing needs survey results published in December 2008 and built into the 2009 Design Statement (see **Appendix II**), with a response rate of 19% of all households, included rough maps and a list of the respondents' suggested sites for housing development, though these were not necessarily realistic, available or acceptable. In ranking order by number of nominations, and with the descriptions as given in the survey report (with possibly interpretations in parentheses), they included:

Titcomb's Yard (old builder's yard)	14
Opposite Strettons Copse (?)	7
Old Sawmill (Iping Road sawmill)	6
Opposite Pennels Close (old brickyard)	4
11 Milland Lane (former farmyard behind cottage)	3
The Village Copse (Strettons Copse woodland)	3
Land at the Rising Sun (paddock adjacent to pub)	2
Slathurst Farm	2
Chicken farm (poultry houses Cartersland Farm)	2

There were also single nominations for four other sites: 'Next to C of E housing' (presumably Linch Rectory); Chorley Common (adjacent to Chorley Common Cottages); Borden Wood (Borden Village); and Birch Piece (a dwelling in Iping Road).

The map below was reproduced in the 2009 Design Statement addendum to the 2007 Parish Plan (see **Appendix II**) as a general indication of the sites suggested by the respondents but prior to any discussions with owners.



Map 23: 2008 Housing Need Survey: potential sites

It would appear to be the responsibility of the local planning authority, i.e. SDNPA, to identify possible housing sites in its own Strategic Housing Land Availability Assessment, but it would be essential for Milland Parish Council to have an informed input into this process.

The emerging SDNPA Local Plan, in common with those of other National Parks, has a presumption against the use of greenfield sites for housing development, other than **rural exception sites** for affordable homes for local people.

BOX 3.5: Rural exception sites

Rural exception sites are defined in the National Planning Policy Framework's glossary as: 'Small sites used for *affordable housing in perpetuity* where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating *households who are either current residents or have an existing family or employment connection*. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.'

The definition in the draft SDNPA Local Plan is 'a site that would not usually secure planning permission for open-market housing, for example agricultural land next to but not within a local settlement area'.

The present government ('Towards a one nation economy: A 10-point plan for boosting productivity in rural areas', August 2015; Dept for Environment, Food & Rural Affairs) suggests that rural exception sites should in future also be made available for starter homes for young first-time buyers already living locally (or having an existing family or employment connection to the area), as well as for affordable housing in perpetuity for local people as at present. It is not yet clear how any revised guidelines will define 'local' in this context or what measures will be put in place to ensure that such starter homes remain affordable for local people in the future. It is also unclear how such a revision would be applied within a National Park.

Milland's options for any further housing, whether open-market or social or mixed, seem to be limited. There are potential brownfield sites within or immediately adjacent to the core village (*para 3.0.7*) that might be suitable for limited housing development but only if infrastructure problems can be overcome, if existing constraints limiting those sites to use for light industry were to be lifted, if the landowner is amenable (i.e. the site is deliverable), if the sites are affordable and if SDNPA Local Plan policies concur. For affordable housing for local people in perpetuity, the housing authority in consultation with the parish council might seek rural exception sites, but such sites would not be made available for other types of housing (unless the new Defra suggestion about starter homes outlined above is brought into effect).

However, the scale of development that would be acceptable to the community is likely to be too small to be attractive to a housing developer. In order to retain a good balance of development that will not overwhelm the existing built environment in what has historically been a scattered community, the number of units on any site will be restricted and, in line with the SDNPA Local Plan's emerging policies, will give preference to affordable housing in perpetuity for local people. Planning applications will be considered on their merits, including infrastructure impact (**Policy I.1: Infrastructure**), and in the context of the precedent created if approved. Any application for development of greenfield sites will be resisted and ribbon development between the settlements will not be permitted (**Policy S.3: Ribbon development**).

3.4.3 Affordable housing

The need for affordable housing fluctuates, partly because of a lack of local employment and other amenities within the parish. There are transport problems to work and to services elsewhere that deter the offspring of existing residents from wanting to remain in the parish; the same factors act as a deterrent to incomers in need of affordable homes. At one time Milland had a reasonable pool of affordable homes, including 4 original council houses at Chorley Common Cottages, 12 council houses at Cartersland Corner (late 1940s) and the 11 newer (1989) housing association small bungalows at Strettons Copse (*para 1.2.4*). However, that pool has considerably reduced since the 'right to buy' policy came into effect (Housing Act, 1980). By 2009, there were 15 social rented properties in Milland, all owned by the housing association HydeMartlet as registered provider (RP)

in partnership with Chichester District Council (CDC). There are concerns that, especially in the case of Strettons Copse – which was specifically intended originally for those with strong family connections with the parish – there is in reality a lack of such connections for some of the present occupants, which possibly implies a preference by locals for living elsewhere. CDC, which manages the Chichester Housing Partnership Register on behalf of the RP partners by processing housing application forms and providing advice and support to applicants and the RPs throughout the process, has an adopted Allocation Scheme that includes a Rural Allocations Policy: when an existing affordable home within a rural area (not part of an exception site) becomes available for re-let, preference is given to households that (1) are able to demonstrate (to the reasonable satisfaction of the council) a local connection to the parish in which the property is located (CDC sets out several criteria defining ‘local connection’); and (2) have ‘reasonable preference’ on the housing register. If no eligible households bid, the property is allocated to households that have the greatest assessed housing need, regardless of local connection to the parish. Space for new housing within the core village (the preferred location) is very limited and Milland does not have the capacity to continue to provide affordable housing for those with no local connections. In July 2015, the CDC register listed only one couple wanting affordable housing in Milland and their requirement was for a 1-bedroom home (**Project 16: Housing Register**).

It has also been noted that the rents in Strettons Copse have become beyond the means of several long-resident local people wishing to downsize from family-sized council housing and they have had to move to Midhurst or Liphook. ‘Affordable’ is generally defined as up to 80% of local market rates and the latter are extremely high in Milland, and rising.

BOX 3.6: Affordable housing (as defined in the NPPF)

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. **Affordable housing** should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as ‘**low cost market**’ housing, may not be considered as affordable housing for planning purposes.

Government proposals to allow housing association occupants an opportunity to purchase their homes would further reduce the pool of affordable small homes in the parish, but Milland has been assured by CDC that the Strettons Copse units were built to remain as affordable rented homes in perpetuity and will not be lost. Local people have been alarmed that it might be possible for future government policies to alter that status; however, CDC states (June 2015) that ‘As Milland is within a Designated Protected Area, any affordable rented housing built would not be subject to the right to acquire and shared ownership units would be restricted to a maximum 80% ownership to ensure the properties remain affordable in perpetuity.’

New development for **affordable housing** will be encouraged only if based on proven local need that is not already able to be met with existing affordable housing in the parish. Such development will be for smaller affordable homes (for rent through a housing association or similar so that they remain in the housing pool in perpetuity or, if for sale, with restrictions to ensure that they remain affordable to future generations) and these will be for people with demonstrably strong local connections (see Policy H.12). Such a development will be limited to site restrictions described in Policies S.1, H.2, H.3 and H.6 and will also be subject to Policy I.1.

April 2015: **Policy H.12**

People with strong '**local connections**' are those who: (1) currently or in the past have resided within the parish of Milland or within immediately adjacent West Sussex parishes for at least 5 years; or (2) have family relationships within the parish or in the immediately adjacent parishes; or (3) work within the parish or in immediately adjacent parishes. These qualifications apply to the following areas in order of priority: (1) the parish of Milland itself; (2) the immediately adjacent West Sussex parishes of Linch, Woolbeding-with-Redford, Stedham-with-Iping, Trotton-with-Chithurst, and Rogate (including Rake); or (3) the parish of Fernhurst.

Amended Aug. 2015 to:

POLICY H.2: AFFORDABLE HOUSING

New development for affordable housing will be encouraged if based on proven local need that is not able to be met with existing affordable housing in or close to the parish. Such development will be for smaller affordable homes (for rent through a housing association or similar so that they remain in the affordable housing pool in perpetuity or, if for sale, with restrictions to ensure that they remain affordable to future generations) and these will be for people with demonstrable local connections. Any such development must be of good architectural design (inside and out), must be well built with good quality appropriate materials, should blend with its surroundings, will be limited to site restrictions described in other MNDP Policies and will also be subject to **Policy I.1: Infrastructure**.

People with '**local connections**' for affordable housing are those who are on the housing register and who, in line with the housing authority's local connection hierarchy (Chichester District Council Allocation Scheme: Rural Allocations Policy): (1) currently reside within the parish and have done so for at least 1 year; or (2) have a close member of the family (grandparent, parent, sibling or child of the applicant) currently living within the parish; or (3) are permanently employed within the parish and have been so employed for a minimum of 1 year continuously or who have retired from working continuously in the parish; or (4) are ex-residents who were forced to move away because of a lack of affordable housing.

April 2015 **Policy H.10**

Within the restrictions outlined in Policies S.1, I.1, H.2, H.3 and H.6, consideration will be given to applications for individual **self-build schemes** and support will be given to **Community Land Trusts** creating affordable homes for those with strong local connections (as defined in Policy H.12).

Amended Aug. 2015 to:

POLICY H.3: COMMUNITY LAND TRUSTS

Within the restrictions outlined in other MNDP Policies, support will be given to Community Land Trusts and consideration will also be given to applications for individual self-build schemes if it can be shown that these will be for affordable homes in perpetuity for those with strong local connections (as defined in **Policy H.2: Affordable housing** and in the MNDP Glossary).

3.4.4 Open-market housing

The priority in Milland is for small affordable housing. With such limited development space, new open-market housing is unlikely to be feasible. Policy H.4 will be aligned with SDNPA open-market housing policies in its Local Plan when these are confirmed.

April 2015: **Policy H.2**

Housing development of any kind will be limited to **brownfield sites** in the core village, subject to it being demonstrated that there is no demand for light industrial, workshop, office or community buildings use on those sites. Where no further brownfield sites are available, consideration might then be given to small **infill sites** (Policy S.1) for single properties.

April 2015: **Policy H.6**

Development on greenfield sites will not be permitted other than on Rural Exception Sites for affordable homes.

April 2015: **Policy H.7**

New open-market houses will only be considered if they meet the following criteria:

1. The development is limited in number of units.

2. The dwellings are of small size, with restrictions on future extension in order to preserve a stock of smaller homes.
3. The dwellings are built either on a brownfield site or scattered as single homes on infill sites (see Policy S.1) strictly controlled in placing and only with the agreement of nearby property owners.
4. The design of the dwellings is such that they enhance rather than detract from the character of their surroundings.

Such development will only be permitted where it can be shown that the infrastructure is adequate to meet additional development (see Policy I.1).

April 2015: **Policy H.8**

To promote **social cohesion**, preference will be given to **mixed housing** combining private market and social housing on the same estate site, and encouraging a mixed range of ages in the inhabitants.

Amended Aug. 2015 to:

POLICY H.4: MARKET HOUSING

New open-market housing will only be considered if the need for affordable dwellings has been met. Development of market housing, if any, will be limited to brownfield sites in the core village, subject to it being demonstrated that there is no demand for light industrial, workshop, office or community buildings use or affordable homes on those sites. Where it can be demonstrated to the satisfaction of SDNPA that no brownfield site is available for market housing, consideration might be given (though not necessarily) to small infill sites (**Policy S.1: Core village development**) for single properties. Development on greenfield sites will not be permitted other than on Rural Exception Sites for affordable homes.

Market housing units must meet all of the following criteria:

1. The dwellings are of small size, with restrictions on future extension in order to preserve a stock of smaller homes.
2. The dwellings are built either on a brownfield site, with a maximum of 5 household units on any one site, or scattered as single homes on infill sites (**Policy S.1: Core village development**) strictly controlled in placing.
3. The design of the dwellings is such that they enhance rather than detract from the character of their surroundings.
4. It has been shown by the developer that the infrastructure is adequate to meet additional development, or can be made adequate before development takes place (**Policy I.1: Infrastructure**).

3.4.5 Land-based occupations

Although land-based businesses have changed considerably in their nature and scale in recent years, Milland remains essentially a rural parish but with a rapidly decreasing availability of homes suitable for land-based employees. Many agricultural cottages have been sold off as private homes and the agricultural occupation restrictions have been lifted. With the rapid growth of mechanisation and the increased use of contractors rather than permanent employees it is likely that the number of land-based workers will continue to decrease, but the needs of a future generation must be borne in mind.

April 2015: **Policy H.13**

Requests for limited additional housing for local agricultural, forestry, nursery, equine and other **rural land-based workers** will be encouraged if there is sufficient proof that these industries are expanding viably rather than contracting locally and that the housing will remain for such purposes rather than be sold separately for other use. To retain an adequate supply, further loss of existing housing for such workers by selling off suitable properties on local estates and farms will be resisted.

Amended Aug. 2015 to:

POLICY H.5: Requests for additional housing for local agricultural, forestry, nursery, game shooting and other traditional rural land-based workers will be supported if there is sufficient evidence that the housing will remain for such purposes rather than be sold separately for other use. Any such development must be of good architectural design (inside and out), well built with good quality appropriate materials, and should blend with its surroundings. To retain an adequate supply, further loss of existing housing for such workers by selling off suitable properties on local estates and farms will be resisted. For non-traditional sectors such as equine enterprises, see **Policy LE5: Equine enterprises**.

3.4.6 Young families and the older generation

There has been a noticeable and welcome increase in incoming young families over the past 10 years, reflected in the recent expansion of Hollycombe Primary school and the great popularity of the nursery school and mothers-and-toddlers group. Milland is seen as a good place for raising a family, especially with its opportunities for reacting with the natural environment. The present mix of housing caters for growing families, though the rapid rise in house prices could be a problem in the future.

Once children reach their teenage years their needs are less well met within the parish. They attend secondary schools mostly in Liphook (Bohunt), Midhurst (Rother Academy) or Petersfield (Churchers College), or elsewhere altogether, and congregate in those towns with their friends; they tend to travel to the nearest larger centres for their entertainment and in due course for employment. It is unlikely that Milland will be able to reduce this trend, which is a natural progression in teenagers in all parts of the country but especially in rural areas.

People who have settled in Milland tend to stay: there is a good proportion of homes that have not changed hands for several decades. There is a tendency for couples to remain in Milland after their children have migrated to university or left home altogether and this has been the situation for many years. However, there are concerns that, as people grow older, they sometimes have to move elsewhere in order to downsize or to have better access to various facilities such as health care, shopping and transport. Their future needs should be borne in mind when development in the parish is considered. Most are reluctant to leave and would stay if their needs could be met. Several have moved to Liphook in particular, once they felt it was no longer convenient to live in Milland.

April 2015: **Policy H.14**

To cater for the growing number of **older residents** likely to become in need of smaller premises in later life and wishing to remain within Milland, encouragement will be given for the division of existing larger properties, or the creation of 'granny annexes' and similar for existing family homes, provided that such annexes (including separate buildings) cannot subsequently be sold as separate units. Sheltered housing on a very limited scale would be viewed favourably for those with strong local connections, provided that the community infrastructure (including shops and medical services) is made adequate to support their needs.

Amended Aug. 2015 to:

POLICY H.6: GRANNY ANNEXES AND SHELTERED HOUSING

To cater for the growing number of older residents likely to become in need of smaller premises in later life and wishing to remain within Milland, encouragement will be given for the division of existing larger properties, or the creation of 'granny annexes' (as defined in the 2011 Census dwelling count, i.e. occupied by grandparent(s) of the children who live in the main dwelling and with a separate front door) and similar for existing family homes, provided that such annexes (including separate buildings) are ancillary to the main property and cannot subsequently be sold as separate units. Sheltered housing on a very limited scale for those with strong local connections would be viewed favourably.

3.4.7 Caravan parks

The narrowness of local lanes renders them inappropriate for the encouragement of vehicles such as caravans and trailers. There is no tradition of caravan parks in Milland, nor does this seem appropriate; in particular, there is no wish to see permanent caravan parks. However, allowance has been made for small temporary Caravan Club use on farms in Section 3.5 (**Policy LE.8: Visitor accommodation**).

3.5 LOCAL ECONOMY AND COMMUNITY

OBJECTIVE 5a: To ensure a thriving local economy, development to support employment (including self-employment) will be encouraged on appropriate existing sites as long as the infrastructure is adequate and as long as the development does not detract from the atmosphere of its surroundings or generate significant traffic. Particular encouragement will be given to

working from home, viable community businesses and land-based businesses such as agriculture and forestry.

OBJECTIVE 5b: To ensure the continuation of a thriving community spirit, support will be given to the maintenance, improvement and extension of community facilities and community green spaces.

Former (April 2015) local economy policies have been revised as follows in the August 2015 MNDP:

- Policy LE.1 (business sites): taken into Policy LE.1
- Policy LE.2 (home workers): taken into Policy LE.2
- Policy LE.3 (agriculture and forestry): taken into Policy LE.3
- Policy LE.4 (farm diversification): taken into Policy LE.4
- Policy LE.5 (equine enterprises): taken into Policy LE.5
- Policy LE.6 (community businesses): taken into Policy LE.6
- Policy LE.7 (peaceful leisure pursuits): taken into Policy LE.7
- Policy LE.8 (noisy leisure pursuits): taken into Policy LE.7
- Policy LE.9 (bed-and-breakfast): taken into Policy LE.8
- Policy LE.10 (tourist facilities): taken into Policy LE.8
- Policy LE.11 (golf courses): taken into Policy LE.9
- Policy LE.12 (community buildings): taken into Policy LE.10
- Policy LE.13 (community green spaces): taken into Policy LE.11
- Policy LE.14 (open spaces): taken into Policy LE.11
- Policy LE.15 (local green spaces): taken into Policy LE.11

3.5.1 Employment

The employment situation for the parish is discussed in Section 1.2 (*para 1.2.5*) There are many thriving small businesses and these will be encouraged, especially where they support local employment and where they are deemed to be appropriate to an essentially rural parish. It is particularly noticeable that the growing number of self-employed people working from home are willing and able to make a considerable contribution to community activities and structures and all possible support will be given to them (**Project 17: Home working**).

*April 2015: **Policy LE.1***

*Building development to support local employment (including self-employment) will be encouraged on existing **business sites**, especially those within or close to the core village, or on appropriate brownfield sites, according to all of the following criteria:*

- 1. The **infrastructure** is shown to be sufficient.*
- 2. The business will be **viable**.*
- 3. The business will not have a detrimental **environmental impact**, does not detract from the character of the area and does not disturb its tranquillity.*
- 4. The business is **appropriate** in a rural area.*
- 5. There will be restrictions on the use of **HGVs** to serve such businesses; thus any new development that will increase local traffic, especially HGVs, will not be permitted along the parish's narrow roads. For this reason, preference will be given to sites in the far northern part of the parish with direct access to the B2070, or along the east/west (Rake/Fernhurst) roads rather than the narrower north/south roads (especially Milland Lane).*

Amended Aug. 2015 to:

POLICY LE.1: COMMERCIAL DEVELOPMENT

Building development to support local employment (including self-employment) will be encouraged on existing commercial sites, especially those within or close to the core village, or on appropriate brownfield sites, if it meets all of the following criteria:

1. It has been shown by the developer that the infrastructure is adequate to meet additional development, or can be made adequate before development takes place (see **Policy I.1: Infrastructure**).
2. The business will not have a detrimental environmental impact, does not detract from the landscape or built character of the area and does not disturb its tranquillity.

3. There will be restrictions on the use of HGVs to serve such businesses; thus any new development that will increase local traffic, especially HGVs, will not be permitted along the parish's narrow lanes. For this reason, preference will be given to sites in the northern part of the parish with direct access to the B2070, or along the east/west (Rake/Fernhurst) roads.

April 2015: **Policy LE.2**

*Every encouragement will be given to those who choose to **work from home** and this will include proactive encouragement by the parish council for improvement in communications and the provision of central meeting places where home-based workers can meet socially during the working day, or central facilities such as internet access, office space, secretarial and translation services or client meeting rooms. The use of live/work dwellings throughout the parish as places of **self-employment** will be encouraged. Applications to build workshops, studios, offices or similar units as separate structures within the domestic curtilage will be considered on a case-by-case basis to ensure that such development does not alter the basically domestic nature of the site, detract from the enjoyment and value of neighbouring homes or increase the traffic flow unacceptably.*

Amended Aug. 2015 to:

POLICY LE.2: LIVE/WORK DWELLINGS

The use of 'live/work' dwellings throughout the parish as places of self-employment will be encouraged. Applications to build workshops, studios, offices or similar units as separate structures within the domestic curtilage will be considered on a case-by-case basis to ensure that such development does not alter the basically domestic nature of the site, detract from the enjoyment and value of neighbouring homes or increase the traffic flow unacceptably.

PROJECT 17: HOME WORKING

Every encouragement will be given to those who choose to work from home and this will include proactive encouragement by the parish council for improvement in communications and the provision of central meeting places where home-based workers can meet socially during the working day, or central facilities such as internet access, office space, secretarial and translation services or client meeting rooms.

***ACTION:** Milland Parish Council*

***TIMESCALE:** Ongoing*

3.5.2 Land-based businesses

Traditionally, Milland is an agricultural and forestry area and it seeks to support such land-based businesses. There is a reluctance to allow good agricultural land to be lost for future production, but there is also concern about the increasing presence of agricultural contractors with large machinery on local lanes, especially in cases where the owner of the farm (who might feel an obligation to the parish to be neighbourly) is not in fact the farmer of the land. Much of the land is now managed by non-resident agricultural companies, who are less likely to be involved in the community. There is also some concern that too much agricultural land is now being used for substantial equine enterprises and the SDNPA Local Plan's emerging development management policy on equestrian uses is welcomed. In forestry, there is theoretical interest in encouraging the existing coppicing industry to supply biomass fuel and building materials. However, there needs to be some means of ensuring that forestry and agricultural contractors pay due respect to other drivers when using the narrow local lanes or find alternative routes wherever possible. This applies especially to HGVs, tractors and trailers.

April 2015: **Policy LE.3**

Agriculture and forestry, as traditional local activities, along with **horticulture** (including tree nurseries) will be supported wherever possible at an appropriate scale, except where excessive expanses of glass and similar unsympathetic protective materials would have an adverse effect on the landscape.

No change in Aug. 2015:

POLICY LE.3: RURAL INDUSTRIES

Agriculture and forestry, as traditional local activities, along with horticulture (including tree nurseries) will be supported wherever possible at an appropriate scale, except where excessive expanses of unsympathetic protective materials would have an adverse effect on the landscape.

April 2015: **Policy LE.4**

Diversification on farms, including alternative uses for farm buildings or the erection of new buildings, will be encouraged where the activities and structures do not have any adverse effect on the environment, tranquillity, wildlife and landscape, or place an unacceptable burden on local infrastructure. The limitation on large vehicles outlined in preceding policies applies.

Amended in Aug. 2015 to:

POLICY LE.4: FARM DIVERSIFICATION

Diversification on farms, including alternative uses for existing farm buildings or the erection of new buildings, will be supported where such alternative uses are complementary to the main use of the farm for agricultural purposes and do not prejudice the site's continued use as a farm, and where the activities and structures do not have an adverse effect on the environment, tranquillity, wildlife and landscape, or place an unacceptable burden on local infrastructure. The limitation on large vehicles outlined in other MNDP policies applies.

April 2015: **Policy LE5**

*Encouragement will be given to sustainable agricultural production and horticulture rather than an overemphasis on further large- leisure equine businesses. Expansion of existing **equine enterprises** or the creation of new ones might be permitted where steps have been taken to ensure(i) there is no adverse impact on the landscape or on the special qualities of a National Park; (ii) there is no use of horseboxes in the narrow lanes; (iii) that general traffic (e.g. public admission to equine events on the premises) is kept to a minimum; (iv) that appropriate steps are taken to deal with waster matter; and (v) that there will be no added pressure on local natural resources such as water*

Amended Aug. 2015 to:

POLICY LE.5: EQUINE ENTERPRISES

Expansion of existing equine enterprises or the creation of new ones will only be considered favourably where: (1) there is no adverse impact on the landscape or on the special qualities of a National Park; (2) there is no use of horseboxes in the narrow lanes; (3) general traffic (e.g. public admission to equine events on the premises) is kept to a minimum; (4) the management of manure and waste takes account of the amenities of local residents; (5) there will be no added pressure on local natural resources such as water; (6) there will be no adverse impact on local dark night skies; and (7) the terms set out in the emerging SDNPA Local Plan policy on Equestrian Uses are fully met. In addition to conditions specified in **Policy H.5: Housing for rural workers**, new housing for workers in the equine sector must be located close to existing development directly related to a particular equine enterprise (e.g. stables). Otherwise **Policy H.4: Market housing** will apply.

3.5.3 Retail and service outlets

Some of the local enterprises can be regarded as 'community' businesses serving the general public locally and with a social as well as commercial role (e.g. shops, garages, pubs). These are of great importance, but as commercial enterprises they can only succeed where their management is sound and keeps in touch with the local population as well as with the competition.

They are necessarily driven by profitability, dependent on the whims of business owners and susceptible to fluctuating trends. The success of the **Rising Sun** pub, for example, has relied on the drive and imagination of its successive publicans as well as the support of the brewery and has varied from an almost empty pub a few years ago to a highly rated and highly successful establishment today that draws in visitors from a wide area – so much so that parking is becoming a major problem that needs to be tackled urgently. Both the Rising Sun in the core village and the **Black Fox Inn** on the B2070 (originally the major A3 road but now with greatly reduced passing trade) have adapted by becoming well known in particular for their good food; the Black Fox has the additional attractions of a skittle alley, a large function room and bed-and-breakfast accommodation. The Rising Sun regularly features live music, including its annual 'MillFest', the latter attracting more than 1,000 visitors; care needs to be taken that these events do not cause undue inconvenience (e.g. noise, traffic, parking, anti-social behaviour) to nearby residents.

On the other hand the small commercial shops and trades that used to be dotted around the parish (ale kitchens, tap rooms, grocers, sweet shops, post offices, butchers, bakers, cobbler, general stores) and allowed the area to be largely self-sufficient had all ceased to trade by the 1980s and some of them a great deal earlier. Increased car ownership and competition from especially Liphook, only 3 miles from Milland crossroads, and later from delivery services by supermarkets proved

detrimental to their survival and they were all converted to or reverted to being private dwellings. The only remaining shop in the parish is the strongly supported new community shop in the core village: **Milland Stores & Café** (see **Appendix III**).

The **garage** in the core village was established well before the increase in development from the 1960s and served its local people well, offering a full range of services. It no longer sells fuel, being unable to compete with prices at larger service stations and supermarkets, but it continues to service vehicles and offer MoT testing and also sells vehicles. In the unlikely event that this business should cease to trade, the site might be appropriate for some other small-business use or for limited brownfield housing, though the site is likely to remain polluted for some years.

April 2015: **Policy LE.6**

Expansion of existing community businesses such as pubs, shops and garages will be encouraged if shown to be viable, but only if the business provides adequate customer and trade vehicle parking within its own curtilage and ensures minimum use of HGV delivery vehicles by its suppliers.

Amended Aug. 2015 to:

POLICY LE.6: LOCAL RETAIL AND SERVICE OUTLETS

Expansion of existing pubs, shops and garages will be encouraged, but only if the business provides adequate customer and trade vehicle parking within its own curtilage and ensures minimum use of HGV delivery vehicles by its suppliers.

3.5.4 Leisure pursuits and tourism

The parish welcomes peaceful and appropriate rural leisure activities, whether by local people or by visitors with whom it can share its special qualities. However, as those qualities include its highly valued tranquillity, there is sometimes reluctance to accept more intrusive leisure pursuits, especially those organised for large groups and including in some cases those that are traditional to the area. Policy RT9 of the Exmoor National Park Local Plan seems appropriate, viz.: 'Proposals for recreational development which would adversely affect the natural beauty, wildlife, cultural heritage or special qualities of the National Park or which would introduce visually intrusive activities, cause serious erosion, significant conflict with other recreational uses, or unreasonably disturbing noise will not be permitted.'

There are several kept pheasant shoots in the parish. These are traditional and contribute to the local economy in terms of employment, but shoot managers should not deter legitimate walkers and horse riders on public rights of way, whether by direct confrontation, notices or by setting gun stands in close proximity to the right of way in a manner that peaceful users of the right of way feel intimidated, whether or not they have reason to feel so. There needs to be mutual respect between both parties (**Project 18: Shoots**).

April 2015: **Policy LE.7**

Peaceful and appropriate leisure activities such as walking, horse riding and cycling will be encouraged, along with improvements to the network of public rights of way.

April 2015: **Policy LE.8**

Noisy leisure pursuits (e.g. trail biking, quad bikes, clay pigeon shoots) that disturb the area's tranquillity, disturb wildlife, have an impact on dark skies or detract from the landscape and character of the area will not be permitted near any of the settlements and will be strictly controlled elsewhere, bearing in mind the importance of tranquil enjoyment of the area and also the parish's unsuitable road access for visiting participants in increased numbers.

Amended Aug. 2015 to:

POLICY LE.7: LEISURE PURSUITS

Peaceful and appropriate leisure activities such as walking, horse riding and cycling will be encouraged, along with improvements to the network of public rights of way. Noisy leisure pursuits that disturb the area's tranquillity, disturb wildlife, have an impact on dark night skies, damage the land or detract from the landscape and character of the area will not be permitted near any of the settlements and will be strictly controlled elsewhere, bearing in mind the importance of tranquil enjoyment for the whole area and also the parish's unsuitable road access for increased numbers of visiting participants.

PROJECT 18: SHOOTS

Milland Parish Council will encourage shoot owners, shoot managers and clay shoot organisers to maintain good relationships with the general public, particularly with local residents, and also with visitors using public rights of way.

ACTION: Milland Parish Council

TIMESCALE: Ongoing

There is a long tradition of supplying **bed-and-breakfast accommodation** to visitors to the parish and this will continue to be encouraged as a useful contribution to the local economy. There appears to be some reluctance within the community to encourage tourism more generally, other than for the existing peaceful use of the parish by walkers, horse riders and cyclists. This is mainly because it is felt that an increase in the number of tourists, albeit benefiting community businesses, could destroy the very qualities that are currently valued by visitors to the parish, such as tranquillity, the landscape, wildlife and dark night skies, and also because the lanes are not suitable for an increase in traffic.

The existing network of **public rights of way** for peaceful enjoyment is highly valued and could be extended if landowners and the County Council were willing, but steps need to be taken to ensure that the rights of way are not abused; this includes use of footpaths by horse riders and cyclists, or use of any of the rights of way by motorised vehicles. A recent problem has been the leisure pursuit known as geo-caching, which in theory is carried out with no adverse effect on the environment, but in practice there have been examples of cyclists (and even motorbikes) following geo-cache trails without respecting public footpaths. There have also been examples of trail layers placing clue items in situations where they can endanger livestock and without consulting landowners in advance.

There is no enthusiasm locally for the provision of leisure centres, public toilets, car parks and similar facilities for tourists, but the situation should be reviewed by the parish council at intervals (**Project 19: Rights of way network; Project 20: Tourist facilities**).

*April 2015: **Policy LE.9***

***Bed-and-breakfast** enterprises within existing buildings to serve the tourism industry will be encouraged as contributing to the local economy. The conversion of existing farm buildings for holiday lets will be considered on a case-by-case basis in the context of SDNPA guidelines.*

*April 2015: **Policy LE.10***

***Tourist facilities** such as caravan parks or leisure centres are not traditional or appropriate in the parish. It is not currently deemed necessary or appropriate to provide public toilets, car parks and similar facilities for visitors.*

Amended Aug. 2015 to:

POLICY LE.8: VISITOR ACCOMMODATION

Bed-and-breakfast enterprises within existing buildings to serve the tourism industry will be encouraged as contributing to the local economy. The conversion of existing farm buildings for holiday lets will be considered on a case-by-case basis. On-farm enterprises to accommodate a limited number (up to 5) of short-stay touring caravans will be encouraged as long as the site is a formal Certificated Location abiding by Caravan Club rules (e.g. level well drained site, safe approach road, maximum 5 caravans, maximum stay 28 days), is discreet, does not impinge visually or audibly on neighbouring dwellings, does not offer hard-standing or encourage long-term use and does not accommodate mobile homes. Owners of such caravan sites will be required to ensure that their visitors' caravans do not cause problems in the narrow lanes.

PROJECT 19: RIGHTS OF WAY NETWORK

An appropriate network of public rights of way needs to be properly maintained (enlisting local volunteers where necessary) and extended, including new bridleway links to avoid riding on roads and also a new cycle path to Liphook. Club running events should be encouraged to use the off-road public rights of way rather than the narrow lanes.

ACTION: Milland Parish Council with WSCC

TIMESCALE: Ongoing

PROJECT 20: TOURIST FACILITIES

Milland Parish Council will periodically review its attitude to the provision of camping sites, public car parks, public toilets and other facilities for tourists.

ACTION: Milland Parish Council

TIMESCALE: Annually

The protection and enhancement of landscapes and scenic beauty and the conservation of wildlife carry great weight in National Parks. New or extended **golf courses** are not generally acceptable in a National Park setting, particularly in view of the disruption to wildlife habitats and the creation of formalised areas in the natural landscape. (The principle of ‘mitigation’ in terms of wildlife disruption for proposed new courses is seen by Milland as seriously flawed and too easily exploited by potential golf course developers.) This is especially true on open-access heathland in the parish (*see Section 1.1.4*), where such development is also likely to disturb archaeological sites and which would impede opportunities for other peaceful users of the site for exploration, solitude, tranquillity and closeness to nature, all of which are special qualities of a National Park. Golf courses, with their inevitable impact on an area’s biodiversity and geodiversity, are generally considered to be major developments and new courses would only be permissible to the local planning authority in exceptional circumstances. Golfers already have more than adequate facilities in and near the parish and in surrounding areas and there is no need for new or extended courses within the parish.

*April 2015: **Policy LE.11***

*It is not acceptable for more land within the parish to be converted for the artificial and exclusive environment of a further extended **golf course**, especially on heathland and open access land, whatever mitigation is offered in exchange, and especially where such use places added pressure on water resources.*

Amended Aug. 2015 to:

POLICY LE.9: GOLF COURSES

The conversion of more land within the parish for the artificial and exclusive environment of a new or extended golf course, especially on open-access heathland, whatever mitigation is offered in exchange, and especially where such use places added pressure on water resources, will be resisted.

3.5.5 Community facilities

The vulnerability of some of the ‘community’ businesses (*para 3.5.3*) emphasises the importance of long-term community assets. There is a solid base of community facilities in the parish, including two village halls, a recreation field with tennis courts and playground areas, a sports field with clubhouse, a separate cricket ground and clubhouse, allotments, a church and a chapel, a primary school (***Project 21: Hollycombe School***) and the community shop. Every encouragement and protection will be given to these facilities and they should be enhanced where possible, including by means of the use of sites that are not already community facilities (***Policy LE.10: Community buildings***). The community facilities at the heart of the core village in particular have been a major reinforcement for ‘community spirit’ and help to bring together a generally scattered population.

*April 2015: **Policy LE.12***

*The maintenance, extension and development of existing and new **community buildings** such as village halls, club houses, sports pavilions, schools and medical centres will be supported where there is evidence of local need direct local benefit to parish residents as a priority, and viability.*

*April 2015: **Policy LE.13***

*The maintenance, extension and appropriate improvement of existing and new **community green spaces** such as the Recreation Field and the Sports Field will be supported where they continue to serve their original purpose. Building development for housing or business use on such land will be unacceptable.*

*April 2015: **Policy LE.14***

***Open spaces** such as local commons, woodland, village greens and community green spaces, including future designated Local Green Spaces that are not already protected under other legislation (e.g. as registered commons, registered village greens, SSSIs etc), will be strongly protected from building development and from use for organised or exclusive recreation such as golf courses.*

*April 2015: **Policy LE.15***

*The following areas are designated as **Local Green Spaces**: Cartersland Green; Iping Marsh graveyard.*

Amended Aug. 2015 to:

POLICY LE.10: COMMUNITY BUILDINGS

The maintenance, extension and development of existing and new community buildings such as village halls, club houses, sports pavilions, schools and medical centres will be supported where there is evidence of local need and direct local benefit to parish residents as a priority.

PROJECT 21: HOLLYCOMBE SCHOOL

Hollycombe School, although independent of the parish, is considered to be a 'community facility' as it is the 'village' primary school for Milland. In the long term, thought could be given to whether the existing buildings remain fit for purpose, having evolved spasmodically since Victorian times in a piecemeal manner. It might eventually be discussed whether a new purpose-designed school should be built as a community project, either on the same site or closer to the heart of the core village, should funds become available.

***ACTION:** Milland Parish Council with Hollycombe School and WSCC*

***TIMESCALE:** Long term*

In addition to community buildings, the community attaches great importance to **open spaces** ('green lungs') throughout the parish, whether these are used simply as informal meeting places, walking areas and for nature observation, or have historical significance locally, or are for more organised recreation such as sports. Such spaces, including those that are not already protected by legislation, are precious to the community and deserve to be conserved (**Policy LE.11: Green spaces; Project 22: Local Green Spaces**). For example, at the heart of the core village the Recreation Field is an essential open space widely used by all of the community, and the open area known as Cartersland Green at the crossroads is gradually being transformed into a wildflower meadow by a dedicated group of volunteers, while Durrants Pond (home to mallards, Canada geese and, sometimes, swans and their offspring) is described by many as the village pond, especially by children walking past it on their way to school, though it is actually privately owned. Throughout the parish there are areas of woodland and open heathland that bring pleasure to many and there are well known bluebell woods and areas where wild daffodils can be found in swathes. Those who are now in their 90s remember picking armfuls of wild daffodils on Mother's Day in their childhood.

POLICY LE.11: GREEN SPACES

The following areas are designated as **Local Green Spaces**: Cartersland Green; Durrants Pond. The maintenance, extension and appropriate improvement of existing and new **community green spaces** such as the Recreation Field and the Sports Field will be supported where they continue to serve their original purpose. Building development for housing or business use on such land will be unacceptable unless alternative equivalent green space is provided on a site that is appropriate and that the community favours and funds are contributed by the developer to bring the new site up to a standard that is appropriate for recreation or sport.

Open spaces such as local commons, woodland, village greens and community green spaces, including future designated Local Green Spaces that are not already protected under other legislation (e.g. as registered commons, registered village greens, SSSIs etc), will be strongly protected from building development (unless the development meets specific necessary utility infrastructure needs for which there is no alternative feasible site) and from use for organised or exclusive recreation such as golf courses.

PROJECT 22: LOCAL GREEN SPACES

All current registered commons, registered village greens, ancient woodland, community green spaces, graveyards, registered conservation areas, SSSIs and other designated nature conservation sites are already regarded as Local Green Spaces and are protected by National Park status from building development. In addition to those designated in Policy LE.11, the community should consider designating other areas as Local Green Spaces and registering these with the SDNPA. Paragraph 77 of the National Planning Policy Framework indicates that such designations should only be used where the green space: (i) is in reasonably close proximity to the community it serves; (ii) is demonstrably

special to a local community; (iii) holds a particular local significance (for example, because of its beauty, historic significance, tranquillity, richness of its wildlife, or its recreational value – including as a playing field); is local in character; and is not an extensive tract of land. As well as more obvious candidates, the community might consider including local bluebell woods, wild daffodil areas and wildflower meadows.

ACTION: Milland Parish Council

TIMESCALE: Within Year 1 and ongoing

Milland Valley War Memorial Hall is a thriving village hall at the village crossroads, fully booked and home to, for example, a nursery school and mothers-and-toddlers group, badminton club, bowls club, Lunch Club for the over-60s, ballet classes and the venue for many community events, as well as being popular for hiring for weddings and private parties. Great efforts have been made to keep the facilities attractive for the wider market and it has the added benefit of opening directly onto the Recreation Field. There has long been talk of extending the hall (most recently to commemorate the centenary of the start of the First World War) but plans of varying complexity have proved too expensive and so far this has not happened. Every encouragement should continue to be given for it to do so if funds become available (**Project 23: Parish room**).

PROJECT 23: PARISH ROOM

The Trustees and management committee of Milland Valley War Memorial Hall will continue to be encouraged to extend the building to incorporate a parish room that might be used to house parish archives and perhaps include office space for the parish clerk.

ACTION: Milland Memorial Hall management committee

TIMESCALE: Long term

In contrast, the much smaller and older **Borden Village Hall** in one of the small settlements struggles to raise enough funds for routine maintenance and enhancement and also suffers from a lack of parking space. Originally a village school, it was donated to the community as a village hall in the 1940s. It is hugely valued and cherished in this small settlement as a place in which local residents can meet at least twice a year (Harvest Supper and Christmas Carol Party) and many of them admit that they would never have met many of the locals if it had not been for these events. Thus it continues to serve an important role in knitting together this very small scattered community and has a vigorous management committee. A proposal in 2012 to rent the building to a small home education tutor group was eventually rejected after much discussion within the community but the decision was based on a minority point of view. The parish council will continue to support Borden Village Hall and will encourage it in its fundraising efforts. It also receives generous donations from the biennial Milland Rural Fair and from the opening of the nearby private Malthouse Gardens (in Chithurst parish) in the spring.

The **Recreation Field** adjacent to Milland Memorial Hall is a 4-acre open grass space (registered as a Village Green) managed by the parish council as trustees. It includes an enclosed playground for smaller children, an adventure trail, cricket nets, basketball posts and football goalposts. It also has two village tennis courts, built by community fundraising more than 30 years ago and now run by a village club. In addition to being a well used area for informal recreation and socialising, 'The Field' serves as a popular venue for outdoor community events such as Bonfire Night, Milland Rural Fair, fetes, dog shows and gymkhanas. It is also highly valued as an open space that enhances bookings for Milland Memorial Hall and use of the café of Milland Stores.

Milland Sports Club, with its well appointed clubhouse and pitches (originally a rifle range) about 1km from the core village's crossroads, continues to thrive a century after it was first established and is home to football, cricket and darts teams. The clubhouse bar is an alternative social centre on certain evenings, when it is open to all, following a tradition harking back to the era before the 'new' village of Milland built its own village hall and when the Sports Club pavilion had been the main social meeting place other than the pubs. However, there are problems. Firstly, the land of the Sports Field is necessarily on only a short-term lease (albeit regularly renewed by a family trust over

many years), which means that it has always been difficult for the Club to attract grants to improve its facilities, including drainage of this wet site (**Project 24: Sports facilities**). It is also notable that the cricket club in particular often finds it difficult to raise a full side for matches and that both the cricket club and the football club rely quite heavily on non-Milland residents to make up their teams. The once-thriving Milland stoolball club closed in 2014 after more than 60 years of existence because of a lack of players, especially among the younger generation. There is another cricket club with its own grounds and pavilion within the northern part of the parish on the northern side of the B2070 but, calling itself Liphook & Ripsley CC, it has much less to do with Milland parish.

PROJECT 24: SPORTS FACILITIES

It has often been suggested that moving the Sports Club facilities closer to the centre of the core village might encourage more active involvement within the parish, especially among the young, and might also give the Sports Club a more secure future than its present short-term tenancy agreement. This suggestion should be reviewed from time to time by the Sports Club.

ACTION: Milland Sports Club

TIMESCALE: Long term

The role of **allotments** in the parish has changed in recent years. There is an area containing 12 half-size allotments along Milland Lane on land that is privately owned by a longstanding local family and has been made available to the parish council at a nominal rent for use as allotments for the past 40 years. During the growth of central Milland, allotment users were increasingly from the new estates because of limited garden space. Recently there has been markedly less enthusiasm to take up allotments. The original full-size plots were divided to half size because holders were unwilling to work the larger plots; the existing holders are becoming older and finding the physical work harder; younger applicants are few; and at the end of 2014 six of the 12 allotments were vacant. The small allotment rental of £22 p.a. per allotment no longer covers the costs of verge mowing, hedge cutting, water supply maintenance and vacant plot maintenance and the future of the allotments is not promising (**Project 25: Allotments and community orchards**).

PROJECT 25: ALLOTMENTS AND COMMUNITY ORCHARDS

As an alternative or in addition to the existing allotments, consideration could be given to some system of communal production of fruit and vegetables if suitable land were to be made available and an acceptable management scheme drawn up (there are good examples in other parishes). Such a scheme would promote physical fitness and sociability as well as potentially making local produce available for sale in the community shop. The primary school already has its own thriving productive garden to encourage children to become involved in horticulture; it might be appropriate to encourage liaison between allotments and the school.

ACTION: Milland Parish Council AmEn committee and Hollycombe School

TIMESCALE: Long term

3.5.6 Community projects

Milland has been traditionally self-sufficient in funding its own projects over many years as part of the essence of community spirit but, in addition to the numbered projects outlined above under the umbrella of the parish council, consideration might be given to some of the following suggestions submitted by parishioners during the creation of the MNDP and which might in some cases be funded by developers (e.g. through CIL). It is suggested that the parish council might initiate some of these projects or be instrumental in creating and supporting small community groups (possibly through its own Environmental & Amenities committee) to take them further.

- **Community road lengthsman** (to maintain grips, ensure roadside drains are clear, liaise with local landowners re their obligations and ensure potholes and other problems are quickly noted and logged with Highways for action or, where practicable, addressed by the lengthsman on the spot)

- **Community handyman** (a system already established whereby the parish council employs a local person, probably retired, for various odd jobs in the parish at a basic hourly rate)
- **Community renewable energy schemes** (from initial research through to site selection, management and distribution network)
- **Community transport** (including need assessments from time to time, research into best method of meeting those needs, and funding whatever method is finally selected)
- **Community log yard** (where wood is contributed from local sources so that voluntary working groups can reduce the wood to logs as a combination of exercise and companionship, the split logs then to be delivered free of charge to the elderly and others in the parish who rely on woodburning stoves and open fires, especially at times of power cuts; a website to be established to coordinate supply and demand)
- **Woodland apprenticeships** (to encourage the acquisition and practice of woodland skills, including woodland management and marketing as well as practical skills)
- **Workshops** (various community workshops on suitable subjects by popular demand)
- **Village market** (weekly or monthly, for local produce and crafts, but not to compete with existing Redford Monthly Market)
- **Recreation Field** additional equipment
- **Sheltered housing** projects
- **Youth Club** or **Youth Enterprise Group**
- **Infrastructure business plan**

There is a strong sense of ‘belonging’ among residents, along with a feeling that Milland is ‘about the right size’ as it stands and that the much valued community spirit would be jeopardised if the population increased.

APPENDIX I

MAPS AND ILLUSTRATIONS

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Maps have been researched and designed for the Milland Neighbourhood Development Plan by Isabella Morton Smith, Robin Quinnell (main designer) and Lorraine Grocott BEM.

The maps in the **first (April 2015) draft MNP** are as follows.

- Map 1:** The parish of Milland
- Map 2:** Small settlements and road names in the parish
- Map 3:** Surrounding parishes and towns
- Map 4:** Geology
- Map 5:** The water network, including ponds
- Map 6:** Woodland
- Map 7:** Designated nature conservation sites (SSSIs, SNCIs)
- Map 8:** Open Access areas, registered commons and village greens
- Map 9:** Land use (grassland, arable, heathland)
- Map 10:** Public rights of way
- Map 11:** The old estates
- Map 12:** Listed buildings, scheduled ancient monuments and conservation areas
- Map 13:** Development of the core village
- Map 14:** Community meeting places
- Map 15:** Employment areas
- Map 16:** The old long parishes

In the **final (August 2015) draft MNDP** submitted for Regulation 16 consultation, there are a few additional maps and renamed maps; and minor amendments have been made to some of the original maps. The final map numbering, which has altered in several cases compared with the April 2015 draft, is cited in this Evidence Base document and is as follows.

- Map 1:** Neighbourhood Area – the parish of Milland
- Map 2:** Landscape types and soil types
 - (a) Landscape types
 - (b) Soil types
- Map 3:** Watercourses, ponds and lakes
- Map 4:** Designated nature conservation sites
 - (a) Designated nature conservation sites
 - (b) Risk zones radiating around designated sites

Map 5:	Open Access areas
Map 6:	Woodland (a) Woodland habitats (b) TPOs and Ancient Woodland
Map 7:	Settlement areas
Map 8:	Development of the core village
Map 9:	The old long parishes
Map 10:	Parochial boundaries
Map 11:	Surrounding parishes, towns and villages
Map 12:	Roads in the parish
Map 13:	Public rights of way
Map 14:	Designated heritage assets
Map 15:	Community meeting places
Map 16:	The old estates (a) Milland Place estate 1813 (b) Hollycombe estate 1840s (c) Borden Wood original estate (d) Trotton estate 1840s
Map 17:	Land use (a) Land use 2003 (b) Land use 2015
Map 18:	Employment areas
Map 19:	Settlement Boundary Area
Map 20:	Undesignated heritage assets
Map 21:	Services

Two additional maps are included in this Evidence Base (but not in the MNDP itself):

- **Hollycombe School catchment area** (*para 3.5.5: Parking*)
- **Parish Council housing need survey (2008) proposed sites** (*para 3.4.2: Housing development sites, Box 3.4*)

Images

Photographs to enhance the text can be found on the front and back covers (inside and out) of the first draft (April 2015) of the MNDP, repeated in the final draft (August 2015). Additional photographs and illustrations have been used to enhance the main text of the final draft and are also cited in the Evidence Base. The contents of the August 2015 figures are as follows.

Figure caption	Contents
<u>Figure 1:</u> <i>Aerial views over the Valley, showing the surroundings and extent of settlement for the core village of Milland and the long straight line of the Roman road heading northwards (photos by Martin Grocott)</i>	Aerial photographs (×3) above the Milland Valley
<u>Figure 2:</u> <i>The churches. Ancient Tuxlith Chapel; St Luke's Linch at night; St Luke's Milland; Milland Evangelical Church</i>	Tuxlith Chapel St Luke's Linch St Luke's Milland Milland Evangelical Church
<u>Figure 3:</u> <i>The heart of the village</i>	Milland stone: the village sign Cycle race mingling with motorbike rally at crossroads View across Cartersland Green to Rising Sun pub

	<p>Queen's Jubilee beacon on Cartersland Green</p> <p>Children playing in hall car park</p> <p>Defibrillator being installed in telephone box</p> <p>Village pond (Durrants Pond) with nursery school</p> <p>Igloos on Cartersland Green</p>
<p>Figure 4: Valley arable glebeland fields (top left, looking towards the northern hangers); Weavers Down heath and grassland (top right); and views over the Valley from Older Hill</p>	<p>View over Trotton glebelands to northern hangers</p> <p>View over Weavers Down (site of proposed golf course)</p> <p>View over the Valley from Older Hill</p>
<p>Figure 5: Folly Pond, the largest lake in Milland parish</p>	<p>Folly Pond (Forest Mere)</p>
<p>Figure 6(a): Aerial photograph (1947) of the centre of the parish. It was from this series of photographs that the Roman road and mansio were first discovered. The photograph also shows that the present village of Milland did not exist in the 1940s.</p> <p>Figure 6(b): Aerial photograph (1990s) with parish boundaries for the whole of Milland and (to the east) Linch</p> <p>Figure 6(c): First edition Ordnance Survey map (1813) showing undeveloped crossroads area as Milland Marsh</p> <p>Figure 6(d): Gardner and Gream map (1795) showing undeveloped crossroads area as Leget Heath</p>	<p>Aerial view of the Valley 1947</p> <p>Aerial view with outlines of Milland and Linch parishes</p> <p>Ordnance Survey map 1813: Combe to Lynch</p> <p>Gardner & Gream map 1795: the Valley and the horseshoe of greensand hangers</p>
<p>Figure 7: Wheatsheaf Enclosure; and Mill Vale Meadows</p>	<p>Wheatsheaf Enclosure house</p> <p>Mill Vale Meadows bungalows</p>
<p>Figure 8: Vernacular styles in Milland. The simple cottage (lower left) is very typical, built from local sandstone with brick quoins and clay-tile roof. The early 16th century cottage (lower right) is one of the parish's few remaining examples of an exposed timber-frame dwelling and was originally thatched.</p>	<p>Timber framing with brick infill (Slathurst)</p> <p>Tile-hung stone, hipped roof (Chequers)</p> <p>Stone farmhouse with typical windows (Robins Farm)</p> <p>Stone cottage with brick quoins and hipped roof in Milland Lane</p> <p>Borden Wood estate workers' terrace, eyebrow windows</p> <p>16th century timber-frame with steep-pitch roof (Rondle Cottage)</p>
<p>Figure 9: Undesignated heritage assets include, for example: Kingsham Bridge; the medieval 76 steps climbing Maysleith Hanger to Tuxlith Chapel; the old gig shed at Iping Marsh churchyard; old stone embankments in the sunken lanes (at risk from large vehicles). The original brickworks' hack houses and moulding shed are now largely overgrown and hard to discover but old photographs are reminders of what had been a thriving industry at the heart of Milland until the late 1930s.</p>	<p>Kingsham Bridge</p> <p>Medieval 76 stone steps on Maysleith hanger</p> <p>Ruined stone gig shed at Iping Marsh churchyard</p> <p>Stone embankments along Milland Lane</p> <p>Brickyard hack houses in 1930s</p> <p>Brickyard buildings in 1930s</p>
<p>Figure 10: Many of the parish's lanes, especially Milland Lane (top row), are too narrow for heavy vehicles. In snow, Milland Hill (middle row) is a major hazard. The east/west route has been plagued by traffic accidents in the last few years, especially on the chicane bends and at Combe crossroads.</p>	<p>Milland Lane HGV blockages and scrapes (x3)</p> <p>Milland Hill accidents in snow (x4)</p> <p>Rake Road chicane accident</p> <p>Borden Lane blocked by fallen tree</p> <p>Hollycombe Hill HGV blockage</p>
<p>FRONT COVER: Distant landscapes</p>	<p>View across Valley farmland to northern hangers</p> <p>View across whole Valley from Older Hill</p> <p>Weavers Down gorse and Shetland cattle: site of proposed golf course</p> <p>Cooks Pond artist</p>
<p>Inside front cover: Local landscapes</p>	<p>Gate piers on Milland Hill from the north</p>

	Buttercup meadow in the Valley Cartersland wildflower meadow on the Green Bluebell wood Pheasant Red skies over hangers Pastoral view with sheep Forest Mere and Folly Pond in winter
<u>BACK COVER:</u> <i>Vernacular buildings</i>	Kingsham bridge Borden Village Hall Wheatsheaf Enclosure gates Chequers Rondle Cottage Old smithy at Wardley Green Cottage at Wardley Green Ripsley Park Keepers Cottage, Milland Lane Chequers close-up Old Wardley Stores, now Blacklake House Mill Vale Meadows West Meade Kingsham Old Farm Robins Farm Garden Cottages, Borden Village Cartersland Green Rising Sun pub
<u>Inside back cover:</u> <i>Life in Milland</i>	Milland Stores and its outdoor Café area Milland stone village sign Horse riders in the village Mowers on Cartersland Green Hot-air balloon landing near Pinchers Village signpost at the crossroads Ewe and lambs in the Valley Harvesting Pony and trap at Kingsham Rural Fair panorama on the Recreation Field Milland News delivery by sledge Cooks Pond Road in the snow

APPENDIX II

PARISH PLAN 2007

This section incorporates parts of the **Milland Parish Vision & Plan** (2007) and parts of its addendum **Design Statement** (2009). The 2007 Parish Plan was based on a Milland Parish Council survey in which questionnaires were issued to all households in the parish in 2005, though the wording of the questions seemed to be mainly related to the core village rather than the parish as a whole. Unfortunately only 32 people out of 716 on the electoral roll for the parish responded to the parish council's questionnaire, but the process was continued by direct engagement with community groups and feedback from various open meetings. The eventual Parish Plan was published and made available within the community in 2007.

MILLAND PARISH VISION & PLAN

The contents of the **MILLAND PARISH VISION & PLAN** were:

- Introduction
 - Foreword
 - What is a parish plan?
 - Development of the Milland Parish Plan
- Milland Parish: An Overview
 - Geography and history
 - Demography and economy
- Vision Statements for Milland Parish
- Survey Analysis and Short-term Actions
 - Housing
 - Employment
 - Transport
 - Environment
 - Refuse and recycling
 - Community groups
 - Milland Memorial Hall
 - Churches and the community
 - Youth of the village
 - Traffic and roads
 - Leisure and tourism
 - Community safety
 - Parish council
- Parish Heritage & Design Statement
 - The setting
 - Demography
 - The built environment
 - Future development
 - Constraints on development
- Parish Group Visions and Plans

Part of the Plan was a **Vision Statement**. The Parish would:

- Encourage a small proportion of new **residential development** which is focused in or around existing village development or brown-field sites, ensuring that any new developments, renovations or extensions are in line with an adopted Parish Design Policy Statement.
- Encourage **demographic and social balance** and use of **renewable energy** and waste-minimizing technologies.
- Encourage the growth of socially and environmentally compatible **business** and **light commercial** activity/employment and redevelopment of existing redundant facilities so as to enhance the prosperity of the Parish.

- Encourage the development of the local **tourist** trade by promoting and developing parish amenities and the surrounding countryside whilst ensuring that the environmental impact is assessed and managed appropriately.
- Promote activities and a supportive community network so as to ensure a safe **crime-free** community.
- Encourage awareness and community involvement in projects to maintain and enhance the **natural environment** of the parish so that it is sustained for future generations and is seen as a model for other parishes in the proposed South Downs National Park.
- Encourage and support the development of a wide choice of stimulating **activities** for all age and interest groups; and facilitate co-operation and understanding between groups to build **community spirit** and support.
- Raise awareness of local **transport** services and encourage modes of transport (e.g. car sharing and cycling) that support the needs of all major demographic groups and are environmentally friendly.
- Continuously work on infrastructure and behaviours to ensure that **roads** are maintained, safe and used responsibly by local and through traffic. Manage speed whilst ensuring that the control measures do not negatively affect the village and rural environment.
- Identify, maintain and develop **infrastructure** and key **facilities** (e.g. Hollycombe Primary School) and other services that enhance the quality of life in the parish.
- Continually improve the modus operandi of the **Parish Council** and encourage broader involvement and contribution to the management of parish matters by existing groups and the general population.

A crucial part of the 2007 Parish Plan was its '**Parish Heritage and Design Statement**' (pp. 13–18), which included the following information, in particular giving details (and photographs) of the **vernacular** stone-and-brick building style in the parish, and which is taken as read for the Milland Neighbourhood Development Plan.

PARISH HERITAGE AND DESIGN STATEMENT 2007

The built environment

The parish now has a population of about 1000 people and 340 houses, a third of which are concentrated around Milland crossroads. The central crossroads in the valley became the obvious focus for a modern village settlement.

Roads and lanes

The north/south access route running through the heart of the parish was a throughway from Chichester to Silchester during the Roman period and a direct way for the driving of animals and carting of goods to the northern outlying farmsteads and grazing areas. The valley east/west route was a more recent throughway but served the same purpose. These roads together with Cooks Pond Road and Cinders Lane are the main routes within the valley. All of them provide visual interest, some being very narrow and winding and steep, some straighter, some partly sunken, but all giving varied and sometimes surprising views. In the main they are flanked by mature hedges and trees. There are a number of lanes leading off from the main access roads, all historically serving an isolated settlement or settlements. The roads and lanes are being eroded by a substantial increase in heavy vehicles, including those connected with building work, to which the narrow lanes are unsuited. Traffic speeds are also a growing problem.

A privately owned access road runs through part of the Wheatsheaf Enclosure, crossing the original Old Portsmouth Road (now a track). The road to Forest Mere crosses the eastern side of Liphook Golf Club beyond the railway through the woodlands to the rather stunning setting of Forest Mere set slightly above the lake; it is surrounded by a mixed woodland belt opening on to the heathland area of Weavers Down. Ripsley Farm, surrounded by woodland backing on to Chapel Common, is accessed by a track across the Golf Course slightly to the south of Forest Mere; Ripsley House together with the other five residences is set within a small parkland area with its own entrance road.

Historical settlement patterns

Some of the houses seen today follow the main road patterns but, apart from the modern village centre, settlements are dotted about seemingly in the middle of nowhere or set well back from the roadsides and accessed by the smaller lanes or by tracks. The essence of the parish is a pattern of dispersal: isolated farmsteads, with a few clusters of houses dotted around the fringes of former commonland, and a remote Anglo-Saxon chapel to serve the outlying areas and save a long walk to the Rother churches.

Milland is atypical in that it was not a historical nucleate settlement with a church, manor house, farm and associated cottages lining a village street. There is no old village of Milland.

The local government parish of Milland was created in 1972 from the amalgamation of northern outlying portions of the four old Rother long-parishes of Stedham, Iping, Trotton and Chithurst. 'Old' Milland was based on the estate that belonged to what became Milland Place and was centred on the area that includes the mill, with its own farm and miller's cottage, and a scattering of farmsteads and old cottages running northwards beside and off Milland Lane.

The earliest isolated settlements had been established close to water and in the main built on sites of woodland clearances. Many of their names, persisting in those of the parish's farms today, date back to at least the 13th century (as described in *Milland: The Book*); others were mentioned in manorial rolls dating from the early 17th century.

The older buildings

The earliest buildings that have survived are examples of 16th and 17th century build, originally timber-framed with wattle and daub panels. The panels were later either filled with brick or stone noggin or in most cases the entire building was faced with buff sandstone taken from the local Hythe beds. There is only one remaining example of a timber-framed house with all timbers still visible. Ironstone has been mixed in with the sandstone in the construction of a few houses and also, most significantly, in Tuxlith Chapel, where it has been laid in herringbone fashion (an Anglo-Saxon form of build). The original thatch on the steep-pitched, sometimes cat-slide, roofs of older houses was replaced with clay peg tiles; there is now only one thatched cottage in the parish. Most of the original timber mullioned windows were replaced with wooden casements or timber-framed with leadlight windows. A few houses have stone mullion windows typical of the 17th century.

During the 18th and early 19th centuries some of the houses were faced with bargate stone, a grey harder sandstone found at Chithurst. With brickworks in operation locally, the familiar Wealden brick was incorporated in the form of the attractive brick quoins, stringcourses, dentellation and window and door dressings seen in several houses. Another feature of this time is the distinctive ironstone galletting set into the mortar beds; these small rather regular-shaped pieces of ironstone are readily found on Chapel Common. Tile-hanging on the earlier houses was sometimes used on the weather side instead of stone facing, a feature that would be incorporated into 19th and 20th century builds.

The 18th century also saw a few new solid stone cottages being built with brick quoins, door and window dressings. They tended to be along the roadsides – linear development – built for or by local artisans. Milland's stock of houses grew significantly in the mid 19th century. The then lords of the manor were more affluent and set about improving their estates, draining land, and employing full-time builders, carpenters and farmworkers. In addition to this the Enclosure Acts allocated areas of common and waste land for building on. Estate workers' cottages were built, some single, some double and later in groups of four, mostly by a roadside, or around the green at Wardley. On the largest estate (Hollycombe), cottages were built in pairs and singles: some were constructed with ashlar-blocks of sandstone finely worked, with very narrow mortar beds, and some with coursed rubble; the semi-detached cottages had gabled M-shaped roofs, and most of the cottages had stone mullion windows with timber-framed casements, stone label moulds and lintels above the doors and distinctive large four- to six-flued corbelled chimney stacks. These cottages were more than likely built to the designs of the owner or landlord's professional adviser or to pattern-book.

The same goes for the cottages and other buildings erected on the Borden Wood Estate at the turn of the 20th century. These maintain the traditional use of stone and brick with tile hanging and clay peg tiles, the local vernacular style, but with interesting variations in roof and window designs: the eaves are swept up, there are distinctive gabled roofs and dormers, eyebrow dormers across the eaves line, varied wooden casement windows with either two, three or four lights and with wide glazing bars.

Affluent men of the 19th and early 20th centuries also upgraded their own large residences: Borden Wood House was substantially extended; Ripsley House was a new house; Hollycombe House became a large 'makeover' incorporating some of the earlier John Nash design; Milland House was built on the site of an earlier farmhouse; and Milland Place rose anew from the ashes of an Elizabethan house. Although some local materials were used in their construction they cannot be called vernacular but are examples of architect-designed gentry houses that, apart from Milland House and Milland Place, were very Victorian in design. Milland House is a mighty four-storeyed Edwardian building using the local sandstone. Milland Place is unique in both design and material construction, resembling an outsized Tyrolean farmhouse made of concrete and massive iron girders (theoretically to make it fire-resistant) but retaining its ancient stone cellars.

Along with the upgrading of Hollycombe House, the rather overbearing Victorian Church of St Luke's, Milland, was built using bargate coursed rubble, together with the Vicarage (Milland Hall) with its mock Tudor touches. Hollycombe Primary School was built by the Hollycombe estate in the 'Italianate Style' using local and Portland

stone and bricks from the Redford Brickyard. The stone-and-brick school at Borden Wood, now Borden Village Hall, was built at about the same time.

Modern Milland

In the late 1920s an area of about 28 acres of Wheatsheaf Common was enclosed by the Lord of the Manor and building plots varying from 1½ to 7 acres were sold off over a period of 30 years. There are now 35 houses and bungalows of mixed design in Wheatsheaf Enclosure, built in brick and set in what the planners call an 'Arcadian/woodland surrounding'. The variety of roof pitches, peg tiles and pantiles, mix of window types together with subsequent modifications and extensions cannot be said to follow the Milland vernacular style. However, within its setting, the Enclosure is a good example of 20th century development.

The first real change from the local vernacular style in central Milland began with the break-up of the big old estates and the development of houses around the crossroads, where previously there had been only three or four scattered stone cottages and an old pub. It started in the 1920s with the building of Brickyard Cottages and Waldergrove Cottages (notable for their jettied first floor), Drakeleys (the old butcher's shop and house), the first of the bungalows in Milland Lane and two pairs of brick semi-detached council cottages at Chorley Common. The 1930s saw the development of three villas in a mixture of brick, timber and pebbledash in Milland Lane to the south of Tuxlythe House, followed by the rest of the bungalows north of the crossroads, constructed of brick with the addition of pebbledash walls on some and large-bay Crittall-type windows. It was at this time that the old Rising Sun was demolished and rebuilt in its present style.

Following these small ribbon developments and as a result of the postwar push for housing, the District Council designated Cartersland Corner for council housing and started building them in 1948 using concrete blocks – a huge change from the traditional materials and much cheaper. Facing a crescent-shaped service road, with open frontage and back gardens facing on to woodland, they were unattractive to look at but in the 1980s they were faced in brick, which softened the harsh off-white effect considerably.

In the 1950s came the final big break-up of the estates and much of the parish's remaining stock of non-viable farming land, older houses and cottages were sold off. Astute locals with building knowledge bought up plots of land with a view to house building, and brick became the main building material. Mill Vale Meadows was born with the backing of the Rural District Council, who considered it prudent to create a village centre around the crossroads. This was a mixed estate of 32 brick-built bungalows and houses, all fronting a slightly curving access through-road with front gardens opening on to it, the majority with good-sized back gardens. A few scattered non-estate bungalows also sprang up along the Fernhurst Road at this time.

West Meade (26 houses) and Drakeleys Field (10) were soon to follow. West Meade was the first, rectangular in layout with a central L-shaped access road, the plots open fronted with back gardens backing on to fields on the west and south sides, a Barratt 'Sussex style' housing development, all brick built, with uniform ridge heights, some with shiplap timber elevations, bay and dormer windows. Drakeleys Field was similar in layout, height and materials. Pennells Close (10) was a late 1970s brick build but with pantiles and leadlight casement windows, the houses following the contour of the land so they were not all uniform in height. The last development, Strettons Copse, a compact group of 11 affordable small brick bungalows, was completed by a housing association in 1989.

Away from the central crossroads other houses were being built after the 2nd World War and up to the late 1960s, when planning laws were tightened and the area was subsequently included in the AONB designation. They were fairly evenly distributed through the parish and included a mix of agricultural/forestry workers' tied cottages, scattered and isolated new private houses (one or two later ones in very modern in style) and bungalows set in fairly sizeable plots. The new Lynch Rectory was built in Fernhurst Road, followed by Milland Marsh House between it and the Rising Sun. All these were built with brick. More recently numerous old cottages have been extended considerably and in one or two cases existing dwellings have been demolished and replaced with much larger homes.

Future development

This section contains some initial observations about potential for future development and some of the constraints that will dictate how and where that development occurs. This is not a full and detailed design statement but will be used by the Parish Council as part of the ongoing exercise to document a full statement, which will be developed and consulted widely across the community. The work to do this will commence in the summer of 2007 and the output will be published as an addendum to this document early in 2008.

Milland Parish is not within a Settlement Policy Area. The 'village' itself is within a defined envelope and any development (for example, in the form of linear infill or provision of affordable homes) would have to be very well argued and proven by the Parish Council to be sustainable in terms of the local infrastructure, public transport systems, local amenities and setting within the landscape, not taking up valued open spaces within the village.

Brown-field sites

Outside the village envelope there are three operational light industrial brown-field sites, two of which are already fully taken up in terms of space. The Old Sawmill in Iping Road has potential for some small additional units but account must be taken of its protected status as a scheduled ancient monument, which means that any development is likely to be viewed unfavourably. A fourth site is Titcomb's Yard on the very edge of the village envelope, and this area could be developed further for business use (its current status is for light industrial use), or as an amenity site for low-cost housing combined with business use, should a persuasive and well argued case be put to the planning authorities.

Redundant farm buildings and agricultural land

Over the past 15 to 20 years the conversion of farm buildings for business and residential use has been encouraged by the Government and the Local Planning Authority as a means for the farming community to survive the decline in the agricultural industry. Milland is no exception and planning consent has been granted to all who have applied, which has increased the housing stock both in the freehold and tenancy section in the parish in addition to providing rural small business premises.

Many of the smaller old farms have been broken up and sold in lots, the farmhouse with a small area of land being sold separately and the remaining land purchased by the neighbouring farm or in some cases bought by people as an investment. In addition there has been a large rise in the number of equine enterprises in the parish, both private and business based. Much of it is for private recreational purposes but, with the continued decline in farming, the uses for land and farm buildings have changed: some of the arable land is now sown to grass leys for grazing and hay and the buildings have been turned into stables. Other areas of arable land have been converted into tree nurseries with large glasshouses.

Constraints on development

Environmental constraints

In addition to the constraints of AONB status there are areas in the parish that have special environmental designations. Chapel Common and Forest Mere are SSSIs as well as being registered commons; the south side of Chapel Common is an SNCI, as is the whole of Wheatsheaf Common (this being the Golf Course site). Areas designated as ancient woodland are found in Rindle Wood, Inholms, Lower Bowley and Lambourne Copses. The Recreation Field is a registered Village Green, as is part of Wardley Green, and Stedham Marsh is a registered common. Wheatsheaf Enclosure has a blanket Tree Preservation Order (TPO), as do the trees along the boundary between Mill Farm and Mill Vale Meadows. All these areas have some form of protection from development or unsuitable management likely to endanger or compromise the habitat and landscape.

Archaeological and heritage constraints

There are also the archaeological constraints of the Roman road running through the parish, three sections of which are designated as Ancient Monuments: the Posting Station at Westons Farm which straddles the Iping Road, that in the field opposite Iping Marsh Churchyard, and the third being a portion on Chapel Common. There are recorded archaeological sites, including the Neolithic flint scatter at Box's Moor, the remnants of ironworkings at the Splash below Milland Place and the Inholms Copse ironworkings. There are several other important local features that the parish should continue to protect and maintain, such as the 76 steps leading up to the church and Tuxlith Chapel from Church/Chapel Lane, the boundary stones and milestones, the Gig Shed at Iping Marsh, the Sheepwash at Durrants Pond, the bridges at Kingsham, New Bridge and those along Lambourne Lane, and the four listed stone pillars.

Conservation Areas and listed structures

Wardley Green is in a Conservation Area, which protects all aspects of the built environment and the open areas within it, including trees and hedges. Within this area are a Registered Village Green (Wardley Green), Hollycombe Primary School and two listed cottages.

In the parish as a whole there are 42 listed buildings or structures, including Tuxlith Chapel, St Luke's Milland, two 17th century timber barns, two stone 19th century barns, two ranges of farm buildings at Home Farm, Hollycombe's Engine House and Old Sawmill, terrace walling at Borden Wood House, the bee-boles at Slathurst, four stone pillars adjacent to Milland House and various dwellings.

DESIGN STATEMENT (2009)

The **2009 Design Statement** addendum to the 2007 Parish Plan included an Introduction, followed by 'The setting and architectural heritage', 'A walk through the Parish', 'Building materials, past present and future' and 'Conclusions and recommendations'. The conclusions were as follows (but are in need of updating in the light of subsequent surveys for the Milland Neighbourhood Development Plan 2015):

‘Since the last major developments in Milland, of Pennels Close and Strettons Copse, a virtual brake on development has been imposed by Chichester District Council with a seemingly inflexible adherence to preferred practices in some rural communities such as Milland, namely those with no defined settlement areas. Over time, without sensible development this will mean that the Parish could stultify and be, essentially, a retirement village cast in aspic.

‘Therefore, to look towards a more promising future, we must ensure that we “build on” the practices that have given rise to the thriving integrated community that we know today by taking into account how we developed in the past, architecturally, economically, culturally and socially. **Particularly, our emphasis should be to enable small residential units to be built or retained and be attractive and affordable to younger families.**’

To support these conclusions, it was proposed that the parish council should:

- Support **single houses being replaced by two or more** ‘small’ houses
- Support the upgrading of existing **redundant outbuildings** into separate dwellings, holiday lets or amenity units in keeping with the concept of ‘sustainability’
- Within the boundaries of current settlements, identify appropriate plots and work to facilitate a limited level of **infill/development**
- Support the **conversion of unused farm buildings** to improve visual amenity and provide an appropriate balance in the parish of residential and light commercial space
- Encourage **modern architectural design** and use of materials that will have a positive impact on energy conservation and/or generation
- Influence the design and use of **quality and reclaimed materials** when extending or repairing existing buildings
- Be at the forefront in the support of dwellings built from **sustainable sources**, e.g. timber framed and clad
- Support **replacement dwellings** that improve the visual amenity, avoid the use of ‘hard’ landscaping, e.g. concrete, and use native trees and hedgerows to screen developments where appropriate be they agricultural, commercial or residential
- Encourage developments and schemes that ensure the efficient use of **transport**, e.g. improve public transport and car sharing
- Ensure that in our influencing and decision making we maintain and enhance the quality and breadth of existing **parish facilities** and services such as community halls, churches, public houses, sports and school facilities
- Where appropriate, encourage the development of additional **community facilities** such as a shop, internet café, youth and sports facilities.

MILLAND HOUSING NEED SURVEY 2008

In 2008 a Milland Housing Need Survey had been carried out and its results were built into the 2009 Design Statement. A report on the survey was minuted at the parish council meeting on 12 March 2009. Of the 372 questionnaires issued, i.e. to all households in the parish, only 71 (19.1%) had been completed and only 4 of those respondent households indicated that they might require to move into affordable accommodation in the next 5 years. The actual questions were not described in the report. The majority of the respondents (56/71) indicated that they would support a small development of affordable housing if there were a proven local need. Potential development sites were suggested, the highest number of nominations (14) being for Titcomb’s Yard (see **Box 3.4** in the main text of this Evidence Base). Asked about services that were needed in the village to support further housing, 23 said a shop/post office; 9 said additional bus services; 8 said youth facilities; 3 said a GP’s surgery. Other services attracted just 1 proposal for each: cycle path; parking; school improvements; improved road network; additional sewerage capacity; coffee bar; and internet café. A rough map of the respondents’ suggested potential housing sites was drawn up by the parish council (see **Box 3.4**) and Chichester District Council’s Rural Housing Enabler was asked to investigate whether any of the sites might become available. There is a lack of information in subsequent minutes but it appears that only one site (described as Titcomb’s Yard and referring to the section adjacent to and immediately west of the housing association bungalows at Strettons Copse) was seriously considered, that the CDC Rural Housing Enabler (Sam Irving) or a representative of the parish council was asked to approach the owner of the site and that the

owner was not willing to offer it for affordable housing. Extracts from relevant parish council minutes are as follows:

12 March 2009:

(a) Affordable Housing Survey:

A total of 372 forms were distributed and 71 were completed and returned giving a total response rate of 19.1% from the parish. Information gleaned from the survey indicated 56 (78.9%) of respondents indicated their support for a small development of affordable housing with the Titcomb's Yard site being the most popular site. 12 respondents (16.9%) indicated they would need to move house within the next five years, of which, 10 respondents have highlighted their wish to remain in Milland. Of the total respondents, 4 indicated a wish to move into open market accommodation, 4 indicated affordable housing. The remaining 4 made no indication as to the tenure they would prefer. The highest ranking service need in the village was for a shop/PO where there were 23 proposals. The results of the survey will form part of the agenda of the Annual Parish Meeting [to be held on 2 April 2009].

(b) Community Needs survey:

This survey is being carried out and paid for by Action in Rural Sussex. Its focus is on finding out how we travel, what services and facilities would be useful including a local shop, medical, social and sport. It will also provide information on the use of the village hall by the local community and provide an opportunity for volunteers to come forward.

2 April 2009 (Annual Parish Meeting):

Presentation from Sam Irving, Housing Needs Enabler, Chichester District Council

Mr Irving said that the District Council was keen to encourage sustainable, mixed communities, which is rare in rural communities. The recent survey had indicated that there was significant support from the community in Milland for an affordable housing site. Milland would be suitable for H9 Exception Site Housing and following the results of the recent survey the next steps would be to look at the options. He showed some small developments in the District which had been very successful. Sites in the centre of the parish had been identified and contact would be made with the landowners to see if these sites could be made available.

7 May 2009:

(a) Affordable housing: Mr Irving is looking at areas suggested in the Questionnaires. It was agreed we invite Mr Irving to the July meeting to update the council on progress with landowners.

(b) Community Needs survey feedback: It is hoped there will be feedback for the July meeting.

2 July 2009:

(a) Affordable Housing Survey: Sam Irving, the District Council Rural Housing Enabler, feels that the land beside Stretton's Copse belonging to the Gt Trippetts Estate would be the most suitable because it would be extending the existing housing scheme and is in the centre of the village. After discussion the parish council agreed to approach the Marques of Milford-Haven asking for his thoughts and whether he would be willing to sell or donate the land for housing.

(b) Community Needs Survey: In association with Action in rural Sussex (AirS) the parish council carried out a Community Needs Survey. The response to the survey was disappointing with only 31 responses out of 500 surveys distributed, however 100% of those who did respond indicated a desire to have a village shop/Post Office. At a meeting with the local publican, parish councillors and AirS this was discussed. Mr. Farwell referred to the history of Wardley Stores and the reasons for its closure namely that it was no longer financially viable due to the communities changing attitudes to shopping. At the time consideration was also given to putting a mobile shop on The Rising Sun land but it was agreed this would also not be viable. One of the main problems is that there are no natural premises in the centre of the village which lend themselves to a village shop. Mr. Burston who attended the meeting could not be supportive of having a facility on his premises unless it was managed and staffed by volunteers. There is not availability in the village hall. It was noted, however, that those who completed the questionnaire had suggested some interesting ideas and it was agreed that in the autumn a meeting should take place to provide an opportunity for the discussion of these ideas. This meeting will take place on 17th October. The survey would also

provide further input into the Design Statement. The village shop being an ideal for the community to aspire to. Mr. Bryan agreed to write an article for Milland News.

10 Sep 2009:

[There is no mention of the Affordable Housing Survey at this meeting]

(b) Community Needs consultation event 17 October 10am-12 noon at Milland Memorial Hall. The parish council will be working with Action in rural Sussex to plan the event. Messrs Robinson, Bryan and Johnson-Hill agreed to help Mr Coe with the organisation and publicity.

There is no further mention of the housing needs survey in subsequent parish council minutes, nor in the Clerk's reports for *Milland News*. In the November 2009 issue of the latter, it was reported that the Community Needs event had been successful and groups had been formed to look at ideas for (a) a village shop, (b) ways to improve local transport and (c) social groups for young and old. The shop project was the one that would proceed to a successful conclusion.

Finally, it should perhaps be noted that in **April 1972**, at the first annual parish meeting for the newly created Milland Parish as a separate civil parish, one of the new councillors (Mr G.F. Hawes) undertook to represent the parish council 'at the forthcoming public inquiry into the appeal by Mr F.J. Titcomb against the planning authority's refusal of permission for residential development on five acres of land at Stretton's Copse, Milland. Mr Hawes will express the parish council's support for the reasons given by Midhurst Rural Council for refusing permission, and also raise other objections on behalf of the parish council. A number of people present at the parish meeting expressed opposition to the plan for development.' ***Thus the development of Titcomb's Yard or the old brickyard for housing has been on the parish council's agenda from time to time for more than 40 years.***

APPENDIX III

COMMUNITY MATTERS

'Milland: Yesterday, Today and Tomorrow' (1989)

This parish appraisal survey, published by Milland Parish Council in 1989, drew together questionnaire responses received from about two-thirds of the parish's 330 households and became an essential source of information and inspiration for the parish council. There were 46 questions, none of them of the yes/no or tick-box variety and so there was plenty of scope for expressing views and ideas. The responses were anonymous, which meant that everybody felt free to voice their opinions and they did so with gusto (it would take many pages to describe them in full). Here are some of the facts that the booklet described.

- More than 60% of Milland's households were **within 1 mile of the Rising Sun crossroads**; more than 80% of the homes were **owner-occupied** (and only four were occupied by 'weekenders'); about half of the homes were **detached** houses and another quarter were detached bungalows. Around 40% of the homes had been **built since 1960** and fewer than 25% before 1850.
- A third of the householders had **lived in the parish** for more than 20 years and a similar number for less than 5 years. A quarter of the householders stated that they lived in Milland because of family connections; another quarter had come into the parish because their work brought them to the area.
- Two-thirds **worked** outside the parish but of these about 40% did not travel further than 10 miles to work. Some 70 people regularly commuted to work by train. Half of those who worked within the parish were self-employed.
- An overwhelming majority wanted to see more **employment opportunities** in agriculture, horticulture and forestry rather than in building and other types of work, but 40% were happy to see more light industry in the parish as long as the nature of the industry and its buildings were in sympathy with the local environment (craft workshops were favoured). Most of those within the latter 40% had lived in the parish for 20 years or more, several since they were born: it was noticeably the most recent newcomers who were most adamantly against change of any kind, whether for employment opportunities or for homes.
- The overall voting was three to one against more **housing** being built in the parish, but many thought there should be more starter homes for sale.
- The **age spread** was remarkably even: about a quarter of the population (around 1,000 in total at the time) were in their 40s and 50s, another quarter were aged 16 or under, a third were aged 16-40 and the rest were in their 60s or older.
- Among the **children**, 33 attended Hollycombe primary school and a third of them travelled there on foot or by bike. More than half of the children went to school by car (mostly in Liphook or Midhurst).
- Most households did their regular **grocery shopping** in Liphook, travelling by car.

Milland Business Forum

In 2005, when the community was considering the creation of a Milland Business Forum, the following types of business were known to exist in the parish (based on informal local knowledge rather than by census):

Embroidery workshop, conservatory designer and maker, two public houses (both with restaurants), a major health farm, country clothing maker and supplier, African art supplier, chauffeur service, estate agent, furniture restorer, overseas car hire and property agent, dress hire business, maker of orthopaedic instruments, distributor of porcelain objects, a nationally known equine veterinary hospital, a well known golf club (with another nearby), horse tack supplier, electrician, garden paving expert, two or three firewood suppliers, two tree surgeons, pottery, picture framer, surveyor, photographic processor, corporate events business, label printing company, shoe designer, timber enterprise, furniture maker, plant hire concern, two small garages, wine importer, lime-mortar specialist, two pest controllers, three polo stables, tree nursery, painter/decorator, two illustrators, dressage and livery establishment, several business and financial consultants, venture capitalist, aromatherapist, chiropractic, property company, IT recruitment specialist, graphic designer, distributor of electronic components, agricultural contractor, four farmers, pheasant rearer, two accountants, film music composer, several working in publishing, several translators, computer and IT support, furniture

importer, two property maintenance services, window-cleaning business, travel company, several gardeners, and several smallholders selling produce.

Community spirit

Examples of community events in Milland, many of them centred on the Recreation Field and Milland Memorial Hall, include the following (there have been many more).

- The annual **Flower Show**, first conceived by local gentry in the early 20th century (when it was held in large marquees near Cooks Pond and included sports events), continues to be a popular event organised by the Milland Valley Horticultural Society (now known as the Milland Gardening Club) and takes place in Milland Memorial Hall.
- The annual **Bonfire Night** held on the Recreation Field attracts increasing numbers of visitors each year (1,300 in 2014) and has become well known over a wide area; it is now able to distribute parts of its profits to other community groups. Originally organised by the parish council's Recreation sub-committee (a group also known as the Milland Mowers, as they voluntarily mowed the 4-acre Recreation Field, which is managed by the parish council) and then by various independent community groups, it is today again under the umbrella of the parish council as a Bonfire & Fireworks sub-committee.
- For several decades there was a widely known **Milland Gymkhana**, which took place on various farms. The event faded some 20 years ago but from time to time attempts have been made to revive it. A more recent institution is the annual **Argentina vs. Milland Football Match**, held in high summer to raise funds for the community shop, which also benefits from an annual **polo match** at Great Trippetts.
- Other active groups created firm favourites such as the annual August four-day outdoor activities of **Children's Week**, which brought together children from every part of Milland, some of whom (e.g. those at private schools) would not have met otherwise. The Week was based at Milland Memorial Hall but the activities took place all over the parish, with one or two major outings by coach as well. The event has not taken place since the 1990s but is ripe for revival.
- Another event that has lapsed is the **MOLE Auctions**, which for several years raised considerable amounts of money for Hollycombe School and for the Recreation Field. The acronym, somewhat laboured, arose from 'Milland Organising for Leisure and Education', created because a member of the team had sketched a mole as a logo in an idle moment. The mole remains as the logo for *Milland News* (see below).
- **Milland Millennium** ('MillMill') was a community-wide campaign initiated by Milland Parish Council and carried out by various sections of the community to mark the turn of the century by a combination of an elaborate international Millennium Eve celebration for the whole community and a series of long-term community projects that included the planting of yew trees along the parish boundary, considerable improvements and extensions to the village hall after a long and imaginative programme of fundraising events, and many other ways of celebrating the new millennium.
- From time to time there has been a **Milland Music Festival**, involving all ages, all levels of musicianship and all types of music, with the community coming together to form choirs, ensembles and bands for the entertainment of all. This is another event that, like the occasional Milland **photography and art exhibitions**, is worthy of revival on a more regular basis.
- The hugely popular biennial **Milland Rural Fair**, which attracts around 4,000 visitors on the day from a very wide area, was first established in 1996 to raise funds for the continued printing of *Milland News*, an independent community bimonthly paper delivered free to every household in the parish and run entirely by volunteers in typical Milland fashion (see below). Many members of the community take part as volunteers and as stallholders. The Fair has been so successful that all the village groups now benefit from its profits, holding their own attractions at the Fair and also sharing the balance of the overall profits once the costs of printing the paper have been covered.

Milland books

The **Milland Memories Group** was formed in 1994 to produce occasional exhibitions of old photographs, maps and artefacts with the aims of: promoting an interest in local history; opening the eyes of incomers to the real Milland; bringing together those who had left the area to share their memories with old friends and current

residents; and creating an archive. The archive became the basis of three self-published books, funded initially with the help of a Local Heritage Initiative grant (a source previously used only for the restoration and conservation of buildings – this was the first time any group had used it to publish books).

- **Milland: The Book** (2003) is a detailed and comprehensive 440-page history and description of the parish and of neighbouring Redford and Linch, from prehistory to the present day, very thoroughly researched and illustrated with several hundred old photographs and maps. It is essential reading as the heart of this Evidence Base.
- **Milland: Living Memories** (2003), 248 pages and including a large number of old photographs, was published simultaneously with *Milland: The Book* as a companion volume to flesh out the historical facts with personal memories of how life in Milland used to be, based on recorded memories – included written memories from an earlier time compiled by a local history society in the 1950s.
- **Milland: More Memories** (2008) is a further volume of memories in the same style (176 pages), generated by the high level of interest in the two former books.

The books were reprinted several times but are now out of print. The archives are maintained by Val Porter, who edited all three books and is now editor of the Milland Neighbourhood Development Plan and editor of *Milland News*.

Milland News

Milland News is a bimonthly community newspaper run by volunteers and distributed free to every household and business in the parish.

The original *Milland Valley News* was printed in 1950 to raise money for Milland Memorial Hall. It lasted about a year and for a long time thereafter people relied on the venerable and much-loved *Valley* church magazine (now *St Luke's Magazine*) for information about what was happening in the parish. In 1989 one of the questions asked in the Milland Village Appraisal (*Milland Yesterday, Today and Tomorrow*) was whether an independent community magazine of some kind was needed, not connected with the churches or the parish council. Opinions were mixed but useful suggestions were made.

Four years later, among the ideas put forward to the parish council to celebrate the centenary of parish councils in 1994, it was suggested that the parish council was not communicating as fully as it might with the inhabitants. As a result, in January 1994 an independent steering group (Jeremy Hobson, Bob Ireland and Val Porter) met with representatives of *The Valley* to ensure that there would be no element of competition if a community newspaper should be established. Another questionnaire was issued to every household and there was a positive response that Milland needed a community newspaper, affiliated to nobody in particular but run by the community for the community. David Risley offered to be its unpaid editor and it was agreed to revive the 1950 title, *Milland Valley News*, for the new newspaper. With the parish council priming the pump for only the first issue (since when the paper has raised its own funds), MVN No. 1 was published for October 1994. It was a bimonthly, designed and printed with the help of Fernhurst Telecottage until the small team managed to obtain funds to buy its own Apple Mac desktop system rather than relying on the editor's own little Amstrad.

The original vision was to print the paper in-house within a day or two of the copy deadline and deliver it round the houses while all the news was still hot. However, because it had been decided to base the format on the 1950 paper, MVN was an A3 or broadsheet paper, which needed professional printing. This inevitably introduced a startlingly high element of cost and some delay in publication: the printers needed at least a full working week, but the team still managed to get the paper out to the households within two weeks of copy deadline, delivered free of charge through a chain of local volunteers.

At this stage the paper's finances were on a perpetual knife-edge. It carried no advertising, as the team did not want to draw advertisers away from the church magazine, so it relied on sponsors for each issue along with the few who generously became paying subscribers. Only the printing (and paper) cost money; the rest was done by volunteers, including above all the indefatigable editor. To establish a healthier financial situation, in 1996 the team organised the very first Milland Rural Fair, specifically to raise enough funds to be able to continue printing the bimonthly paper, but also to give other village groups a chance to raise money for themselves on the day and above all to give everybody a good day out (*see above*).

In 2005 there was a complete revamp and the paper changed from black-and-white on A3 paper to an A4 colour newspaper as it is today. It substantially increased the number of pages and the name was altered, dropping the word '*Valley*', as there had been mild complaints from the many parts of Milland that were not in the Valley. The first colour issue was No. 64, in April 2005, when Val Porter took over editor. The paper was

much more expensive to print because of the colour element and so *Milland News* began to accept ads, offering advertisers colour as well as black-and-white. A new printer was selected who could turn the paper round in a couple of days rather than a whole week, and the same printer is used today. A small sum is set aside to pay a designer to handle the layout but all other aspects of *Milland News* are still carried out by volunteers, including editing and distribution. The print run is now well over 500 and there is a good proportion of subscribers (subscriptions are required from those who do not live in the parish). Many residents are regular contributors of articles on a wide range of subjects, and others contribute photographs of very high quality.

Milland Stores & Café

The biggest community venture in the 21st century has been the creation of Milland Stores & Café. Since the closure of Wardley Stores in the 1980s there have been many attempts to set up a village shop in the heart of Milland but none proved to be feasible until interest was taken in the concept of community shops, rather than purely commercial ventures. In October 2009, Action in rural Sussex (AirS) organised a Community Needs meeting for Milland and one of the main outcomes was the setting up of a project team to investigate the idea of a community shop in the village. It was at a time when community shops were being started in local villages such as Lodsworth and Harting and there was considerable interest from local and central government in supporting such ventures and suggesting sources of grants. The initial team, under the chairmanship of Philip Watts, comprised Caroline Hutton, Vicky and Jeff Soar, Matt Cusack, Rob Findlay, Pam Chambers and Kriszta Saunders, with back-up from Andrew Taylor on the business plan and David Robinson representing the parish council. The vision was that the community shop, based in the centre of the village, should: act as an attractive unofficial hub of the community; provide convenience shopping and also speciality items such as fresh local bred, local produce and meats; act as an outlet for local community businesses such as crafts; be sited near Milland crossroads; offer teas, coffees and eat-in or takeaway sandwiches; provide services such as dry cleaning, prescription collection and a holding point for internet orders; be staffed by a manager supported by volunteers; be open 7 days a week; work hand-in-glove with local businesses; and operate (if viable) from an attractive and eco-friendly building. It would be run by the village on a non-profit basis, but would still need to operate on fully commercial lines. Capital funding would be through fundraising, grants and perhaps shares bought by community members. Once established, the shop needed to be fully sustainable both financially and in terms of volunteer team members. The team investigated sites in the village and visited other projects such as those in Kirdford, Lodsworth, West Meon and Harting.

In January 2010 the parish council agreed to support the community shop project. In the spring of 2010 the team, with the advice of the Plunkett Green Foundation, completed a community survey in which 600 residents (a very high proportion of the total population) contributed their responses as to what they needed from a community shop, how they would use it and how they could help. With impressive dedication, skill and determination, the team was able to open the new Milland Stores & Café in December 2011. The building was designed by a business within the parish, the groundwork was by a resident builder and his team and the green oak framework was constructed by a company in neighbouring Rake. The building was heated by a ground-source pump and is about to install solar panels to increase its already high level of sustainability. In 2015 the shop and café were flourishing, with 25 regular volunteers from the community and a fallback list of many others ready to step in from time to time. In addition, youngsters acted as volunteers as part of their Duke of Edinburgh Award programme.

The next generation

In 1989, in their own contributions to the Parish Appraisal (*Milland: Yesterday, Today and Tomorrow*), children aged 9 and 10 wrote the following (unedited) remarks about what they liked, or didn't like, about living in Milland.

- I like living in Milland because I like the country and animals. There is a nice little school and lots of lovely walks there is also a garage, pub, park and riding stables. My favourite part of Milland is my house we have nice neighbours on one side which we always play with.
- I like Milland because every place I have been to there's not a park or a Green at my new home there is quite a lot to do. They keep me occupied for a long time. Our garden is much bigger than our old one but I do miss my friends I must admit.

- I like living in Milland because it is a small village and there are good things to do. Also the people are good neighbours they help you lots. There is lots of fresh air and lots of country side and good walks.
- I like living in Milland because it is a very small friendly village and lots of things go on where the whole village can join in, but sometimes Milland gets on my nerves because it is a small village and if you are like me and are trying to sell our house but don't want to tell anyone, it soon gets around.
- I didn't like living in Milland because I thought it was boring. Even though we had a large garden and a pond and boat I got fed up with it. One year was enough for me. I prefer the town. There is more things to do in the town than in the country.

In **2003**, *Milland News* ran a writing competition for local children to imagine what Milland would be like in 2050. Although the editorial team noticed that the subject must have been discussed in the classroom (many entries mentioned hover cars, robots, chocolate factories and heritage parks), some of the more thought-provoking entries included the following from those aged 9 or 10 years old – and some of their ideas have influenced the Milland Neighbourhood Development Plan a dozen years later:

- Most of the greenery has gone right now, gone, gone. I have gone forward in time to the village I once knew. All their fancy robots bleeping and buzzing. The roads are really busy now I watch them hovering past. I walk past looking at bright posh street lamps that have telegraph poles inside them. I hate what they have done to the tennis courts with all their ball shooters bleeping machines that pick up the balls. But luckily they only put a café across the road and not a supermarket. Let's go back to 2003. I liked it back then.
- Milland in 47 years will be a lot different. The church will be taken down and a chocolate factory will replace it. A spa will be built for the older generation. The pub will be turned into an alcohol factory and a hotel on top of it. A car park will be built in the old park but a skateboard for the younger generation will be built next to the car park. The school will still be there but you only have to go on Tuesday, Wednesday and Thursday. The main roads into the village will have to be made wider and stronger so that the extra traffic can safely pass through the village.
- I think Milland will be peaceful and quiet with street lamps. Some farming land will be taken away and housing will be built. Hollycombe School will be smashed down and the village hall will be re-decorated. A skatepark will be built at the park. The pub will be taken away for a hotel. There will be no more tennis courts but a retiring home and as for church that will have to go to make room for Tony Blair's house.
- I think Milland will be a big town and someone to remember the place by. I think it would be a nice place to live because there would be lots of children and a big school. The rec will get bigger. There will be a small cinema and they would make a lot of money. The traffic has got a lot heavier. The houses are much much bigger. There are very few bungalows so it makes luxury for people who don't live in them. Street lamps will guide people at night.
- In Milland in 2050, I think Milland will be a really quiet place with lovely lakes with flowers called daffodils, poppies and roses. I also think the park will disappear and suddenly over 1 week turn into the fabulous, spectacular park with swings, slides, monkey bars and lots more. Instead of boring old houses (2 stories) it will have more bungalows. Even though Milland is a quiet little village it would have got smaller and hardly anyone lived in the beautiful Milland even though it is so popular especially for walks and lakes.

And an entry from a 14-year-old:

- Milland has changed a lot since 1950: we can expect more changes still by 2050. Milland will be a suburb of the city of Liphook. The fields will slowly disappear, as they are taken up by new housing. The huge demand for housing will be because Milland will be a designated spot for asylum seekers to settle; there won't be any room anywhere else. The long abandoned Rural Fair, no longer relevant in the urban 'community', will be happy nostalgia. If you ever mention Milland as being 'rural', people will take it as a joke. Anyway, there'll be no green space for it. In the centre of the town, there will be shops, such as Woolworths and Argos. The hotel 'The Rising Sun' will be popular among travelling business people. The unemployment rates will be high, as robots will do most of the work – from cleaning to shop keeping. This won't stop people moving here, it'll be preferable to the city of Liphook. There will be a museum dedicated to old pictures of Milland showing endless fields. People can wonder at how remote Milland used to be. At Christmas time, Millvale Meadows will be a national tourist attraction because of the spectacular Christmas lights (better than Blackpool!). The

rest of the year, though, it will be a road of dreary flats. People that will live there will marvel at the thought that it used to be bungalows and houses with gardens. A typical child living in Milland will not go outside in case they are knocked down by rogue robot litter collectors; they will resort to playing computer games all day long (a bit like we do already!).

In July **2013**, at the open meeting to launch the Milland Neighbourhood Plan project, the children of Hollycombe School were invited to make a presentation in the village hall. They took the trouble to produce their own video as well as an extensive display of their own imaginative posters. The following article published in the August 2013 issue of *Milland News* sums up the children's efforts.

Youthful visions

The highlight of the very well attended open meeting about the Neighbourhood Plan on 2 July 2013 was a video produced by the pupils of Hollycombe School explaining how they saw the future of Milland. They spoke to camera in ones, twos and threes and presented their ideas clearly and confidently, with a good spark of humour (and the occasional fit of giggles), albeit one or two of their aspirations might be hard to achieve in practical terms.

Nearly all of them mentioned '**nature**' as a priority, and many of them wanted to keep Milland green and tranquil but also wanted a bit of excitement. They concentrated on leisure activities and sustainable transport, sometimes combining the two with considerable imagination. For example, they wanted a **zip-wire** for fun *and* as a means of transport around the Valley (I'm not sure what happens if you want to go uphill rather than down, but they also suggested **jet-packs** for personal transport). There was the interesting idea of a never-ending **railway** circuit around the whole area, with a walking-pace train so that you could hop on and off at useful points such as the school, the hall, the shop, the sports field, the pub or anywhere else whenever you wanted. They suggested a **tree trail** for adventure (perhaps inspired by last year's Rural Fair) and a **tree house** as the basis of a building and decorating practice area for children to develop new practical skills. They envisaged and illustrated an ambitiously large **underground leisure centre** beneath the Recreation Field (admirable multiple use of the available space!) which would include swimming pool, skating rink and so on, along with what I misheard as a Nerve Centre, which turned out to be a Nerf centre (foam-based toys, mainly weaponry like dart blasters, water guns and swords and video-game equipment but also soft balls for football, basketball and other sports). There would be a Frisbee court, carefully surrounded by netting to prevent injuries to bystanders, and a hedge maze. Other ideas included a **pet shop** and a **library**.

Huge congratulations to Amy Clark, who made the video: she obviously has a very promising career ahead of her! Many thanks to all the children and also to head Tamsin Austoni for inspiring them and working with them to meet our challenge. The future, of course, is for the young to enjoy and it is up to us as the present generation to keep Milland in good shape for their sake.

APPENDIX IV

CONSULTATIONS

This Appendix is the core of the Evidence Base, giving evidence of the manner in which the whole community has been consulted throughout the generation of the Milland Neighbourhood Development Plan. It includes, for example:

- A note of the **statutory bodies** that have been consulted, how and when they were consulted, along with all their responses and how they were addressed
- Tables of all those within and beyond the **community** who responded to consultations in (a) the pre-drafting period (February 2013–April 2015) and (b) the Regulation 14 pre-submission consultation period (April–June 2015), with details of all their comments
- **Questionnaire** circulated within the community and **Scenarios** circulated to stimulate ideas
- **Meetings** of various local groups during the two consultation periods
- **Articles** published in *Milland News* directly relating to the MNDP (there have also been numerous articles relating to community matters that became relevant to the MNDP, e.g. housing needs, power failures, mobile phone masts, rights of way misuse, oil exploration, contentious planning applications, traffic accidents, sewerage problems, golf courses, local businesses)

The ‘Timeline’ table in section 2.3.1 of this Evidence Base document shows how the consultations developed in the pre-submission period February 2013 to August 2015. The Tables (C.1, C.2 and C.3) referred to below are set out in ***Appendix VII: Response Tables***.

1. STATUTORY BODIES

1.1 Strategic Environmental Assessment Screening Opinion

The first statutory consultation was the **Strategic Environmental Assessment (SEA) Screening Opinion**. On 17 March 2015, the Milland steering group’s editor (after a meeting with SDNPA Planning Policy Officer Neighbourhood Planning, Amy Tyler-Jones, on 10 March) submitted an SEA screening opinion request form to SDNPA, accompanied by an outline of the Objectives, Policies and Projects in the then current first draft (February 2015) of the MNDP. The full February draft was already in the possession of SDNPA. The same material was sent by SDNPA to three statutory bodies: English Heritage, Natural England and the Environment Agency.

1.1.1 The SDNPA response (31 March 2015) from the SDNPA Sustainability Policy Officer, Ray Drabble, was:

Thank you for your email enclosing your screening request form and the accompanying objectives, policies and projects document.

The information provided is very comprehensive.

Based upon a review of this material it is SDNPA’s view that the plan, as currently drafted, is not likely to have a significant effect on the environment under the terms of the SEA Directive and would not, therefore require an SEA.

This view has been based upon:

- The very modest scale of development outlined in the draft plan; “...anticipate a maximum of 10 housing units on any site and in view of major infrastructure problems we would not anticipate more than one housing development site...”

- The landscape focus of the plan that underpins National Park purposes;
- The absence of any forecast impact from development upon sensitive environmental receptors based upon the draft policies of the plan.

SDNPA is required to consult the statutory advisors in forming a screening opinion and I am, therefore, copying this email to my colleagues at NE, the EA and EH with a request that they notify you and SDNPA if they take a different view, i.e. deem an SEA necessary.

In the absence of a contrary view being expressed by Friday 17 April, I will assume the concurrence of the statutory advisors and conclude that no SEA is required.

1.1.2 Response from **Natural England (Hannah Hyland, 2 April 2015):**

Thank you for consultation on the SEA screening request for the Milland Neighbourhood Plan.

We consider that the scale of development proposed through the Neighbourhood Plan would not have a significant environmental effect and as such would not require an SEA in relation to the issues in our remit.

1.1.3 Response from **Historic England, formerly English Heritage (Robert Lloyd-Sweet, Historic Places Adviser, South East England 16 April 2015):**

Thankyou for consulting Historic England on the potential for requirement of a Strategic Environmental Assessment for the emerging Milland Neighbourhood Plan. Having regard to the Objectives, Policies and Projects document submitted alongside the screening opinion request form we find that, at present, the plan is unlikely to result in significant environmental effects.

This is based upon the following features of the objectives, policies and projects document:

The very modest scale of development proposed;

The general approach of the plan in seeking to sustain and enhance the historic environment of the parish, including its designated and non-designated heritage assets, architectural character and landscape, including the noted features of narrow lanes and landscape views;

The positive approach to exploring and identifying the area's historic and prehistoric features, involving the community in conserving and enjoying its heritage.

We reserve the right to revise this opinion should the Parish Council decide to allocate sites for development that have not previously been appropriately considered through Strategic Environmental Assessment of the Local Plan or National Park Plan.

We welcome the consideration of the historic environment, heritage assets and landscape character of the Neighbourhood Plan Area set out in the Objectives, Policies and Projects document and look forward to seeing the draft document for the pre-publication consultation.

Please do not hesitate to contact me if there is any information that Historic England can provide in order to assist in the development of the Neighbourhood Plan.

1.1.4 There was no direct response from the **Environment Agency** and it was therefore assumed by SDNPA that the EA concurred with the views of SDNPA, Natural England and Historic England.

1.2 Regulation 14 Pre-submission consultation (April–June 2015)

The revised MNDP first draft of April 2015 was offered formally to all of the statutory bodies shown in the table below (in addition to the community at large) during the Regulation 14 Pre-submission consultation period, with a deadline for responses by 5 June 2015. They were also given the option to see a reduced version of the draft ('PPO') giving only the Objectives, Policies and Projects. Some asked to see the draft (full or reduced version) and of these some submitted comments, which are taken into **Table C.3: Responses to pre-submission first draft MNDP April 2015 (Appendix VII: Response Tables)**. Other bodies did not ask to see the draft but it was also made available online (Milland Parish Council

website) so that they had every opportunity to download it direct; however, there is no way of knowing which of them did so.

Group	Organisations invited	Responses to invitation
Local authorities	Chichester District Council	pdf sent – comments rec. 28.5
	West Sussex County Council: Lucy Seymour-Bowdery	pdf sent – ‘no comments’ rec. 22.5
	SDNPA	pdf sent – comments rec. 4.6, 11.6
Neighbouring parishes	Linch	pdf sent
	Woolbeding-with-Redford	PPO sent
	Rogate	pdf sent
	Trotton-with-Chithurst	PPO sent
	Stedham-with-Iping	PPO sent
	Fernhurst	
	Midhurst	
	Bramshott-Liphook	
	East Hants District Council	
	Hampshire County Council	
Statutory consultees	Minerals & Waste planning authority	
	Coast to Capital LEP	comment rec. 24.4 ‘not interested’
	Environment Agency	pdf sent
	English Heritage / Historic England	pdf sent – comments rec. 6.6
	Highways Agency / Highways England	pdf sent – comments rec. 4.6
	Network Rail	
	Homes and Communities Agency	
	Coal Authority	omitted (not relevant to this area)
	Marine Management Organisation	pdf sent – ‘no comments’ rec. 1.5
	Water supplier: Southern Water	pdf sent – comments rec. 19.5
	National Grid: Plant Protection	
	Gas suppliers (Southern Gas Networks)	
	Electricity supplier (Scottish Southern Electric)	comments rec. 22.7 (article)
	Telecommunications suppliers: BT Vodafone Orange	pdf sent
	Clinical Commissioning Group (coastal W Sx)	
	Wildlife trusts etc: Amphibian and Reptile Conservation (ARC) Sussex Butterflies Hampshire Butterflies Sussex Wildlife Trust Hampshire Wildlife Trust Sussex Ornithological Society Hampshire Ornithological Society	pdf sent pdf sent pdf sent pdf sent pdf sent
	Religious groups: Milland Evangelical Church, St Luke’s CofE churches Milland / Linch	pdf sent
	Disability awareness groups	

2. PRE-DRAFTING CONSULTATIONS (February 2013 to April 2015)

Consultations within the community were extensive in the period from February 2013 up to the publication of the Regulation 14 Pre-submission draft of April 2015 (see Section 2.3.2 of the main Evidence Base document) and formed the basis of that draft.

Documents to take into consideration for this period include the following and are set out in more detail below:

- Scenarios
- Questionnaire
- Meetings
- *Milland News* articles

Table C.1: Pre-drafting consultation meetings (*Appendix VII: Response Tables*) gives full details of comments made during the pre-drafting open meetings, settlement area meetings, business group meetings and focus group meetings). A wide range of subjects was discussed during these meetings, including:

- the need to relate to neighbouring parishes
- effects of development on water courses, water supplies and drainage
- encouraging a broad demography
- conservation of the environment
- maintaining the existing strong sense of community
- traffic and parking
- impact of tourism
- potential encroachment from growth of Liphook
- development within the village
- threats to open-access areas
- loss of smaller dwellings
- brownfield sites
- lack of public transport, medical facilities, broadband speeds
- increase in home working, live/work possibilities
- increase in equine enterprises
- renewable energy sources.

2.1 Scenarios

As explained in Section 2.3.2 of the main Evidence Base document, one result of the July 2013 Neighbourhood Plan Workshop was the creation of a series of scenarios that evolved from the various focus group discussions at the Workshop. These scenarios, designed to stimulate thought and discussion and therefore sometimes deliberately controversial, were used as the basis of further discussions within the community. The scenarios were divided into focus group areas and were compiled by the respective leaders of those groups.

- Landscape, natural environment and heritage
- Transport and infrastructure
- Tourism and visitor facilities
- Housing and built environment
- Community life
- Local economy

Milland Scenarios, September 2013

Discussion Objective: *To get people to identify and discuss how they would like to see Milland develop in a positive and sustainable way over the next 20 years in the topic areas below*

LANDSCAPE, NATURAL ENVIRONMENT AND HERITAGE

Scenario 1

By 2030 it is necessary, from a combination of government pressure and local need, to build a **satellite village** in Milland parish to accommodate overflows from rapidly expanding Liphook and Bordon.

- Weavers Down (registered open common, partly in Milland parish)
- Ripsley
- Shufflesheeps (forestry and shooting land; popular with mountain bikers)
- Iping Marsh (site of Roman road and posting station)

Advantages:

- Housing for those who need it plus associated economy (shops, businesses)
- Weavers Down: land underexploited, unproductive for agriculture, accessible from Liphook and Bordon
- Shufflesheeps: close to Liphook; close to Hollycombe Steam Collection
- Ripsley: accessible from main road; potential for 'halt' on railway line

Disadvantages:

- Creeping urbanisation; blurring of 'green' division between rural Milland and urban Liphook/Bordon; loss of 'secret' nature of Milland valley
- Weavers Down: loss of open space valued by walkers and wildlife; archaeological value
- Shufflesheeps: loss of woodland (part of Victorian arboretum originally planted on common); loss of shooting and other leisure pursuits
- Iping Marsh: threat to important Roman site; narrow lanes unsuitable for extra traffic; high watertable

Scenario 2

Energy resources nationwide are running out and rural areas are experiencing frequent brownouts and blackouts. Oil and gas are known to be present within the parish. The area is also suitable for community-owned solar energy and wind farms, methane plants, biodigesters and other sources of renewable energy.

- Trotton Marsh ('prairie' fields between New Barn Farm and Rondle Wood)
- Kingsham Woods
- Hatch Farm
- Wardley Green

Advantages:

- Supply of cheap oil and gas to national benefit
- Donation of percentage of profits to local community
- Communalised supply of alternative energy of direct local benefit
- Ample woodland to supply timber for energy
- Ample arable production to supply straw for energy

Disadvantages:

- Narrow local lanes unsuited to heavy vehicles
- Intrusive structures, noise and light pollution destroying rural tranquillity and valued landscape in area of outstanding natural beauty
- Threat to tourism
- Threat to local watercourses and water table (extraction)

Scenario 3

Increasing number of **tourists** demanding 'activities' such as motorbike scrambling, mountain biking, paintballing, clay shooting, music festivals, theme parks, zipwire rides

- Maysleith Hanger
- Borden Wood

- Chapel Common
- Shufflesheeps
- Titty Hill

Advantages

- Attracts income for local enterprises and encourages new spin-off enterprises
- Adds to existing sporting opportunities, e.g. road and offroad races/trails
- Offers tourists something more adventurous than walking, running and cycling
- Direct access from Sussex Border Path (Shufflesheeps)
- Attraction of unusual names (Shufflesheeps, Titty Hill)

Disadvantages

- Noise destroying peaceful enjoyment by other visitors as well as by residents
- Lack of adequate parking and access
- Interference with long-distance footpaths (Lipchis Way, Serpentine Trail, Border Path)
- Disruption for vanishing wildlife
- Failure to conserve and enhance the natural beauty, wildlife and cultural heritage of the area (SDNPA Purpose 1)

TRANSPORT AND INFRASTRUCTURE SCENARIOS

Scenario 1

As part of the SDNP Milland decides to take a proactive stance to encourage the use of more sustainable **locally generated energy sources**

20 year Plan

Milland generates 50% of its energy use locally. It achieves this through a combination of:

- Install Solar /water heating panels on domestic and commercial roof space
- Wider use of Ground source heat (air source?)
- Installation of small wind and water turbines
- Biomass / waste plant

Advantages:

Reduced reliance on oil as key heating fuel and a reduction in oil delivery lorry traffic. Reduction in initial capital expenditure on alternative schemes as a result of bulk/community purchasing. Reduction in the need to upgrade / extend current overhead electrical supply lines. Reduction in fossil fuel use/ carbon footprint

Disadvantages:

Change in mind-set required; fracking reduces drive to use alternatives; potential visual impact if not managed correctly.

Scenario 2

Milland continues to come under pressure and impacts from surrounding projects such as St Cuthmans, Solar Farms, and Fracking at Fernhurst. All of these and other changes such as more deliveries from online shopping etc will continue to increase the **traffic flow** through the valley with associated noise, road damage and risk to local residents.

20 Year Plan

- Ensure currently sanctioned traffic calming and HGV management scheme is implemented fully and successfully to minimise impacts.
- Designate and improve a HGV access route from old A3 (would also serve to ensure better access in ice and snow)
- Develop parcel delivery load sharing scheme
- Install electric "Boris bike" scheme – charged by solar power
- Implement Car Sharing

Advantages:

Maintain current level/ halt increase in traffic impacts and risks to local road users and damage to roads and environment. More local journeys completed by bicycle and other alternatives to the car.

Disadvantages:

Some minor inconvenience to local and through HGV traffic

Scenario 3

Ensure sustainable and accessible **sports facilities** for all

20 year Plan

- Combine Village Hall and Sports Club Facility
- Level Recreation Field to enable football and cricket square in middle of village
- Negotiate Village deal for Gym membership at Old Thorns and Champneys

Advantages:

Ability to raise more capital grants, improve facilities, bring sports activity to centre of village and further strengthen sense of community.

Disadvantages:

Major reshaping of Recreation Field with associated costs

TOURISM SCENARIOS

Scenario 1

Considerable but planned development of Milland as a minor **visitor attraction**. (There is a requirement from SDNP and Government to provide greater facilities and information for visitors.)

This might require:

- Improvement to Information kiosks – provision of billboards with details of local walking /cycling routes – over 36m of right of way walking
- Creation of designated car parks at the start / end of public walking/ bridal paths, to provide better parking facilities for designated paths.
- Potentially video / manned kiosks, with information about sites / walking routes. Creation of a Milland visitor app for smartphone users, linking with SDNP
- Improvements to road surfaces, to encourage people to use roads for cycling and horse riding. Specific work targeted towards prompt repair of potholes. (cf transport)
- Encouragement for walking through the “miles without styles” scheme. This should encourage landowners to make access to footpaths for ramblers and walkers
- Creation of safer cycle track- possibly using the old cycle track to Liphook (green lanes?)
- Liaison with tourist information offices
- Production of a promotional brochure / enhanced web presence featuring
- Expansion of info point at the shop to provide online access to information and on the phone, a new central SDNP Enquiry line
- Also, current lack of visitor accommodation (B+B's). There will need to be an increase in the provision of facilities to cater to any future demand
- Conversion of larger property to a hotel

Advantages

Provides a substantially better visitor experience; should attract funding; helps build a better local infrastructure; works towards SDNP Plan

Disadvantages

Could well lead to creeping urbanisation; more difficult to maintain unlit environment; additional car parking will lead to opposition; will require traffic management improvement

Scenario 2

Minor improvements only to **status quo**

- Some levels of tourism already evident, not massive levels of tourist activities.
- Cyclists – annual cycle race... potential for a few more of these events

- Clay / pheasant shoots on estates bring in visitors who are interested in shooting/ hunting, brings in money for landowners and locals who may also be employed. Small increase in this and promotion of it
- Promotion of more horse riding, with investment in bridle path maintenance it would be possible to increase the level of activity associated within this industry- particularly due to the location within the NP. Targeted marketing could increase uptake within this industry.
- Improved access with Horse riding/shooting could lead to greater economic activity and employment within the village for a greater range of people.

Advantages

Helps maintain our existing and unique environment. Less likelihood of overall development pressure and creeping urbanisation. Less traffic drawn onto our narrow roads than Scenario 1

Disadvantages

Not go ahead or likely to fully meet pressures from SDNP for an active approach to tourism in the Park; would not be likely to attract funding

HOUSING AND THE BUILT ENVIRONMENT SCENARIOS

Scenario 1

Continuing expansion of population nationally leads government to compel local authorities to build on **greenfield sites** to increase housing stock. NP bows to pressure and 40 new houses are to be built in Milland.

- Fernhurst Road (behind Sunfield)
- Titcomb's Yard
- Iping Road, beyond Recreation Field

Disadvantages:

- Increased traffic
- Pressure on all services/utilities

Advantages:

- More custom for pub and village shop
- Broader age range
- Funding to improve facilities for young people and encourage them to stay in the village
- Might justify improved bus service

Scenario 2

PC persuades CDC to fund **low cost housing** – 8 small (2/3bed) units, with covenants preventing building extensions, and requirement to sell back to PC/CDC.

- Titcomb's Yard, Cartersland

Disadvantages:

- Loss of green space on Cartersland (huge outcry)
- Possible drainage problems
- Increased pressure on already inadequate sewage system

Advantages:

- Provision for young people with local connection to set up home in Milland
- Young families enliven population
- Increased numbers of children from Milland attending Hollycombe School

Scenario 3

A local farmer, with support/encouragement from PC/CDC, **converts redundant building(s)** into accommodation with associated business units, enabling small businesses to establish themselves in the parish. If not redundant farm buildings, then built new units.

- Farm (unidentified)
- Titcomb's Yard
- Iping Road

- Fernhurst Road

Disadvantages:

- Increased traffic
- Pressure on already inadequate sewage system

Advantages:

- More local employment
- More custom for pub, shop and school

I think we should assume in all cases that the cost of fuel will continue to increase, resulting in greater interest in/need for local employment and/or home working.

COMMUNITY LIFE

Scenario 1

There is a growing population of older people in the valley at a time when central government support is being cut. There is a great need for a return to families and communities to support their own.

On the other hand we are seeking to offer affordable housing in some scenarios. Will the **age / family structures** change?

20 Year plan

- Provide local outreach service run by the community for the community
- Community based transport – dial a ride
- Provide the space and develop visiting clinics for specialists to provide a range of medical and well-being clinics
- Ensure a proactive program to manage the needs of the elderly and vulnerable of all ages
- Improve access to schools and facilities for young people outside the immediate local area

Advantages: A more personable and better support provided in the community by the community ensuring the well-being of all including the volunteers. Less travel.

Disadvantages: Maintaining a motivated volunteer force; need for reliable local co-ordination; need to find funding streams

Scenario 2

Share resources and enhance sense of community

- Have a central space to store / facilitate the recycling of usable goods and materials.
- Have a register of locally held tools / skills which people can draw on and use.
- Develop and run a successful youth group

Advantages: Few trips by locals to the dump, more recycling, less travel and time wasted

Disadvantages: Need a suitable space; needs co-ordination and management by volunteers

LOCAL BUSINESS ACTIVITY

Scenario 1

More **major commercial development** takes place in the areas surrounding Milland

Advantages: Might exist for some businesses to serve workers and support these enterprises

Disadvantages: Might include more pressure on housing and infrastructure and fewer visitors no longer drawn by an attractive environment for their leisure pursuits.

Scenario 2

Climate change and other macro economic factors might require **significant changes to land use** and offer better returns for investment in the agricultural sector of the economy. How would your business be affected if land in the valley became more focussed on intensive agriculture and high tech farming/forestry?

Advantages: Whilst the area would remain in a sense rural and no doubt some facility for leisure activity could be included, would landscape change and GM crops be a problem?

Scenario 3

A future government keen to support **smaller businesses** in rural areas makes available funding. What projects would help you?

- Improved access from trunk roads to ensure all weather access and facilitate (control) HGV traffic
- Setting up a local business centre in a redundant farm building with secretarial services/ meeting and business support facilities
- Subsidising a peak time local bus service to bring in support staff from neighbouring low cost housing areas

Advantages: Some resources might support employment in the immediate locality and assist non business sectors of the community.

Disadvantages: Some residents might see this as changing the nature of the environment.

2.2 Questionnaire

In order to ensure wider input from the community, especially from those who had not already responded directly through other channels, a questionnaire was compiled and distributed by email in October 2014 to 170 previously unresponsive households in the following areas:

- Strettons Copse/Cartersland
- Pennels Close/Drakeleys Field
- Fernhurst Rd
- Lambourne Lane
- Borden Village/Rondle Wood
- Iping Road/Iping
- Queens Corner/Titty Hill
- Rake Road

Email recipients were asked to consult neighbours who did not have their own email addresses, partly to extend the outreach and partly to encourage discussion within each settlement. The questionnaire is given in full below. The questions were deliberately designed to elicit descriptive answers rather than simple yes/no decisions. Responses to the questionnaire (about 20% of households circulated, though many others responded to later consultations) are given in **Table C.2: Questionnaire responses (Appendix VII: Response Tables)**.

MILLAND NEIGHBOURHOOD PLAN questionnaire

The Milland Neighbourhood Plan covers the whole civil parish of Milland, reaching from Ripsley, Forest Mere and Wheatsheaf Enclosure in the north to Borden Village and Robins/Knapp in the south, and from beyond Trippetts in the west to Northend and Titty Hill in the east. The Plan, which must also conform with the local plan currently being devised by South Downs National Park Authority, is intended to be positive (we already have a pretty good idea of what locals *don't* want!) and will put forward Milland's policies and objectives relating in particular to five main subjects. Here are some basic questions on these subjects.

1. HERITAGE

- a) Only a small part of Milland parish can be described as a 'village', with quite a well defined 'envelope'. The rest of the parish has a very scattered traditional pattern of small hamlets, big estates and isolated farms and cottages. Should future building development take account of this **scattered nature**, or should everything become more joined up?

- b) Should new, converted or extended buildings have to respect the **local (vernacular) style**, which historically has been the use of sandstone, bricks and tiles, or should there be no restriction on architectural style or materials, or even encouragement for innovative design?

2. HOUSING

- a) Is there a need for any **new housing**, either as infill between existing houses or as small concentrated developments?
- b) If there should be new housing of any kind, **how much** should be built and **where** (e.g. within the 'village envelope' or not)?
- c) Should new housing be as **affordable homes** (for rent or purchase) or for homes on the **commercial market**, or both?
- d) Are you concerned about the recent trend for extending or sometimes demolishing and rebuilding **larger houses** in the parish, or should this be encouraged?

3. ECONOMY

- a) Should there be further building development to provide more **local employment**?
- b) If so, should this be connected with the **land** (agriculture, forestry, equine etc), or for **light industry** and small workshops, or **small businesses** such as pubs and shops, or for **self-employment**?
- c) **Where** should such new, extended or converted buildings be allowed?
- d) Should there be a planning bias in favour of new '**community**' **businesses** such as pubs and shops?
- e) What about **community facilities** (existing or new) such as village halls, club houses, schools and medical centres: should further development be allowed for these within the parish?

4. NATURAL ENVIRONMENT AND COUNTRYSIDE

- a) As well as farmland (arable and pasture), the parish as a whole includes large areas of woodland, heath, commons and water bodies. Should these areas be **protected** (other than for traditional management) or should there be allowance for any kind of building development or for use for **leisure purposes** (e.g. walking, riding, cycling, trail biking, golf, adventure trails, camping, paintball, shooting and other outdoor pursuits)?
- b) Do we need to encourage **tourists** by providing visitor parking, toilet facilities and picnic areas? If so, where?
- c) Should we accommodate or encourage the setting up of **alternative energy sources** such as wind farms, solar energy farms etc that might or might not have an impact on the landscape? If yes, where should they be sited in the parish?
- d) Minerals exploitation is not a matter for this Plan but what are your views on possible **oil exploration** in the parish?

5. TRANSPORT

- a) If there is to be further development in the parish, our narrow lanes will increasingly become a problem. Should the **lanes be widened** to accommodate extra traffic, including private cars, delivery vans, horseboxes, coaches and HGVs?
- b) The lanes are increasingly being used for **leisure pursuits** such as cycle and running races, motorbike rallies etc. What steps should be taken to accommodate such use?
- c) Should there be further **public parking** facilities in the village and hamlets (e.g. for those using the halls, shop, pubs, school)? If so, where and how managed?
- d) Is there a viable demand for more **public transport**?

*Please give your responses to **Val Porter** by **15 October***

- Email milland.news@virgin.net
- Phone 01428 741403
- Or post to West Kingsham, Milland, Liphook GU30 7JY

Responses to the questionnaire highlighted the following (though opinions were divided for several of the questions):

- many emphasised the highly valued strong community spirit;
- many admitted that they did not want change, they came to Milland because of how it was and they wanted to keep it that way, didn't want to see it becoming like other places;
- almost all wished to retain the scattered nature of the settlements;
- the conservation of environment was important;
- attempts should be made to differentiate between 'need', 'demand' and 'desire';
- starter homes, affordable homes and downsize homes: mixed opinions, possibly a need for a few new small housing units (mixed views on where these should be), concerns about lack of infrastructure to support new development (including public transport), query viability of development;
- any new development should be in sympathy with existing surroundings, complementary rather than conflicting, respecting local style;
- mixed views about substantial enlargements of dwellings;
- development of small businesses should be encouraged if viable but no HGVs; encourage working from home, live/work units;
- existing community facilities were sufficient for present community (except medical);
- traffic problems mainly HGVs; great majority wanted to retain narrowness of lanes;
- parking problems at school and sometimes at Rising Sun pub;
- public transport poor, in theory needed but in practice rarely used and possibly not viable;
- tourism: the attraction of the area for leisure pursuits was 'that it is as it is', concerns that increased leisure use by visitors might destroy the very qualities they (and locals) appreciate; majority against provision of public toilets etc;
- woodland, heaths, commons and water bodies should be protected from development, whether for leisure or for other purposes;
- energy sources: majority against oil exploration (HGVs in lanes, noise etc); majority against wind farms; would consider solar if no adverse impact on landscape.

2.3 Meetings

Meetings held during the pre-drafting period included the following:

- 1st meeting of informal parish focus group (Nov. 2012)
- Parish focus group becomes MNP Steering Group (MNP SG) (Feb 2013)
- MNP SG meetings (Apr, Jun, July, Aug, Sep 2013 + Jul, Nov 2014)
- Open meeting: Workshop with focus groups (July 2013)
- Focus group meetings (July 2013 onwards)
- Business group meetings (Sep. 2013)
- Ripsley group meetings (Sep/Oct 2013)
- Milland Lane Action Group meetings (Oct/Nov 2013)
- Mill Vale Meadows RA meeting (July 2013)
- West Meade discussion group (Oct/Nov 2013)
- Other local group meetings (Jan–Dec 2014)
- Parish council meetings (2012–2014)
- SDNPA meetings (Dec 2014, March 2015)

There was a noticeable fallow period for the whole project for part of 2014, during which the membership of the SG changed (five members no longer live in the parish) and for a

while the incentive diminished, disenchantment set in and the project lost its way. Fresh impetus was given when the new SG membership was settled. To avoid further delays, much of the discussion by the new group was by frequent email and phone rather than formal meetings. There was also considerable email correspondence with SDNPA (Amy Tyler-Jones and others) between face-to-face meetings.

Discussions at the 2013 open meeting and at focus group meetings, business group meetings and various settlement area meetings are described in **Table C.1: Pre-drafting consultation meetings (Appendix VII: Response Tables)**.

Points discussed at meetings of the **Steering Group** in 2013/14 included the following:

- Preparation for Open Workshop; outcomes of Workshop
- Possibility of interactive online map for public comments
- Residents to have priority over businesses, but latter also to be encouraged
- Need for regular visual communication, including websites and *Milland News*
- Questionnaires and scenarios to generate community discussion
- Establishment of area responsibilities for each SG member
- Changes in SG membership
- Regular updates on community group meetings
- Attendance at SDNPA Neighbourhood Plan meetings and seminars
- Examples of NDPs in other communities countrywide
- Grants
- Parish council's existing policies
- Maps assistance from SDNPA
- Community feedback
- Printing considerations
- Timetables
- Consultations with statutory bodies
- Liaison with neighbouring parishes
- Drafting of objectives, policies, projects

Notes from **Parish Council meetings** in the pre-drafting period were as follows:

12 July 2012: Consideration is being given to developing a Neighbourhood Plan. This will be a similar document to the Parish Plan which was created in 2007. It is a useful strategic document.

13 Sep 2012: The parish council supports the development of a Neighbourhood Plan as it will provide the opportunity for significant input into how the community would like to see the area develop. Contact has been made with an officer in the District Council who is keen to help create the document. The first step is to gather together representatives from the main employers in the parish i.e. Forest Mere, the Equine Hospital, Gt Trippett's Estate, The Rising Sun, Milland Stores and the various livery yards to trigger the project. It was suggested that as chairman of the planning committee Mrs Woodhams would be asked to lead the project.

8 Nov 2012: Preliminary meetings are now taking place regarding the development of a Neighbourhood Plan. This Plan would give the community a much greater say on local planning and improvements to the social, economic and environmental well-being of the area. The process requires considerable consultation and a final community vote to accept the plans.

10 Jan 2013: A Steering Group has been formed which included the following persons Rev Gareth Jones (Pastor at MEC), Rev David Renshaw (Rector Linch & Milland), Mrs Woodhams (Chairman, Planning Committee), Mr Coe (Business Forum), Mr Watts (Milland Stores). This is not a PC initiative but the PC has an important part to play in its development.

7 March 2013: A Steering Group has been formed and includes the following persons: Rev Gareth Jones (Pastor at MEC), Rev David Renshaw (Rector Linch & Milland), Mrs Woodhams (Chairman, Planning Committee), Mr Peter Harvey (Chairman Milland PC), Mr Coe (Business Forum), Mr Watts (Milland Stores), Ms Porter (Milland News), Mr Dave Allen (Sports Club).

The plan is for the parish to be broken down into 6 areas. There will be a separate consultation for each area. The Chairman and Mr Coe are attending an event which will cover the practical aspects. The funding for the Plan will come from grants and with a contribution from the parish. When the document is complete it will be presented to the community to vote on. More than 50% of the community need to vote to satisfy the requirements of the Referendum. If agreed this will set the Plan for the parish for the next 20 years. The timetable is to have a Draft for the vote in the spring of 2014.

18 April 2013 APA: Tom Bell (South Downs National Park) – Milland PC have submitted to the SDNPA an application for a Neighbourhood Plan which is similar to a Parish Plan but has much more material weight. It will enable the parish as a community to develop how we want to take Milland forward structurally in terms of infrastructure, housing (affordable and market), business premises and employment. It will therefore help to ensure a planned and sustainable future in terms of Environment, Economic and Social matters. It has a life span of 17-20 years. The steering group needs to have representatives from across the community not just the parish council. Funding will come from grants from government, SDNPA and the parish council.

9 May 2013: The Chairman advised that the council has made formal application for registration of Area for Neighbourhood Planning on 27 March under section 61G of the 1990 Act. A notice has been placed on the Notice Board. Responses to SDNPA by 6 June.

A Steering Group has been formed and it includes, Peter Harvey, Andy Coe, Jacqui Woodhams, Dave Allen, John Collier and Val Porter. There will be a public meeting in the village hall on 2 July where they will try to set up a series of groups to discuss what they want for the area and for their children and grandchildren. The Plan will also include people and businesses and it will provide a map of what is in the parish. When the document is complete there will be a referendum so that the community can vote on its acceptance. If there is a majority vote the Plan will have legal status. The cost of the undertaking will be met by government grants through DEFRA and the cost of the election will be borne by the District Council and/or South Downs National Park.

11 July 2013: The meeting held on 2 July was very well attended with c.80 people. The Steering Group are continuing to meet to develop the process. They now have 6 topic areas which they will take forward. They plan to use the summer months to explore these topic areas before engaging with outside people. The topic areas include built environment, transport and other infrastructure, local economy, community life, housing, tourism and the landscape natural environment and local heritage. A grant application has been submitted to Community Development Foundation.

5 Sep 2013: Following a very successful community meeting on 2nd July where approx 80 people attended the committee met to distill the information from the workshop sheets. The areas of common interest were the built environment, transport and other infrastructure, local economy, community life, housing, tourism, the landscape and its natural environment and local heritage. To progress the plan, the committee members will now meet with local groups and collective settlements to discuss their thoughts. A website is being built to gather and assess information. Mr. Coe will be away from time to time over the next few months for period of time so the group is looking for a new person who is willing to drive the project. The committee members include Philip Watts, K Goodram, Dave Allen, Val Porter, Jacqui Woodhams and Rob Cheesewright.

14 Nov. 2013: The council has submitted its first progress report on the Neighbourhood Plan to the Community Development Foundation.

14 Jan 2014: Mr. Blacker has attended at workshop presented by Andrew Triggs and others at SDNPA. Local community group meetings have been held to explore their thoughts for the future of the parish. The Neighbourhood Plan will need to align itself with the latest SDNP Management Plan which is expected at the end of January. The PC received a Community Development Foundation Grant for £6003 in 2013. Mr Blacker and Mr Cheesewright are liaising.

13 March 2014: Mr. Cheesewright and Mr. Blacker had attended meetings with SDNPA. Village consultation meetings had been held in the autumn. Milland is classed as Tier 4 which means it has a school, shop and pub. From the local consultation the ideas from community of Milland and the SDNPA closely align. The SDNP document has a number of statutory objectives to meet, particularly regarding housing, which is set by government. Clearly there will be considerable development around the National Park as we are the lungs for the areas that will develop. Mr. Williams will be drafting a response to the Local Plan Options consultation and will liaise with Mr. Cheesewright. With regard to the Plan itself, it was agreed that Mr. Blacker should contact Ms Porter and ask her to write

the document. She would be paid for this from the grant we have received from the Community Development Fund for the Neighbourhood Plan project.

16 April 2014 APA: The council has received the 120 pages document SDNP Options Consultation, for the South Downs National Park Local Plan. The document is seeking the councils views on what are the best approaches to over 50 planning issues in the National Park along with the Draft Community Infrastructure Levy (CIL) Charging Schedule. The Neighbourhood Plan, which the council have been consulting the community on, is largely in alignment with the Options Consultation. There are 5 categories of settlement with T5 being very rural. We are T4. As a small rural community there is no need for us to go into great detail and the council have asked Val Porter to draw up a document.

8 May 2014: The Community Development Foundation who provided the grant funding of £6003 is requesting its quarterly report. Mr Blacker and Mr Cheesewright will be meeting with Ms Porter on 12 May to discuss the writing of the Plan. They will provide a report.

Fernhurst Neighbourhood Plan can be inspected on SDNP website www.consult.southdowns.gov.uk

3 July 2014: Mr. Cheesewright has now obtained a copy of the criteria used to assess the merit (and viability) of nominated sites where larger developments might be considered. He believes no sites here are under consideration. In a further email he notes that sites are guided by a government policy initiative that could in effect overturn a local plan tailored to the aspirations of the community or indeed the national park. The SDNP document indicates that they envisage small scale development on appropriate sites and of an appropriate style providing suitable housing for those who have demonstrable ties to the community for communities like us. Quote: 'Ensure housing development will be for affordable and local housing needs only'.

The council discussed whether to maintain the NP website for the next 12 months and this was agreed. There is no cost of the council as it is funded by the Community Foundation Development grant.

11 Sep 2014: Representatives in the community are continuing to pursue the Neighbourhood Plan. Ms Porter has been contracted by the council to write the document which she hopes to complete by early October. Further community consultation will take place. There will be a 6-week pre-submission consultation. The final draft will be submitted to the local authority (LA) and if they are happy with the document then it will be submitted to an Independent Examiner (IE). If it receives the IE's approval then it is up to the LA to organize and pay for a referendum. The document will be placed on the council website and copies will be available to purchase.

13 Nov 2014: Ms Porter has produced a synopsis of the NPlan. The 60 page document takes into account our proposed policies for the whole area of Milland Parish including the Wheatsheaf Enclosure. It is an evidence based document and is currently in rough draft form. In doing this document she has been guided by the Neighbourhood Plans for other areas including Rogate and Fernhurst. Woolbeding and Redford and Stedham and Iping parishes, which are too small to do their own NPlan will be included to the extent that we are neighbouring parishes in the Milland Valley. SDNPA are fully supportive of our document so far. She thanked Mrs. Morton Smith for her research and help. The council should ensure the 2007 Parish Plan and the 2009 Design Statement are regularly reviewed to keep these documents current. The NPlan will include the background legislation, description of local history and it will be broken down into Heritage, Housing, Economy, Natural Environment and Countryside, which will include the importance of dark skies and Transport. Ms Porter had emailed a summary of the proposed policies for discussion. The council voted UNANIMOUSLY to accept these policies. (Attached to these minutes). Mr. Blacker thanked Ms Porter for the enormous amount of work involved to prepare this document. Ms Porter and others would be paid, for the work on this document, by the grant provided to the council by the Community Development Foundation for £6003.

15 Jan 2015: Ms Porter provided a written update on the Neighbourhood Plan. She has recently met with SDNPA's Amy Tyler-Jones who is the 'Planning Officer – Neighbourhood Planning' who has been very helpful. There are several steps that need to be taken before finalising the document, including a final community consultation and an inspection by an independent examiner before a referendum can be held. This document is requiring an enormous amount of work and thanks were expressed to Val Porter for her time and commitment.

12 March 2015: Ms Porter provided a written update on the Neighbourhood Plan. This document is requiring an enormous amount of work and thanks were expressed to Ms Porter for her continued time and commitment.

23 April 2015 (APA): Ms Val Porter gave a presentation on the Neighbourhood Plan which sets out development policies, objectives and projects for the whole parish for the next 15 years. The first draft of the Plan has been completed and is available by email on request to Val Porter. Printed copies will also be available to view at Milland Stores, The Rising Sun, The Black Fox, Milland Memorial Hall, Hollycombe School. At this stage the Plan is presented to the community for Regulation 14 'pre-submission' consultation for a 6-week period in which everybody who lives or works in the parish is invited to give her their comments (by 5 June very latest) before the Plan is formally submitted to South Downs National Park Authority (SDNPA).

The Plan needs to conform to SDNPA development principles as well as reflecting the parish's own views. After this 6-week community consultation period and the subsequent SDNPA consultation (a further 6 weeks or so), the Plan will be submitted to an independent examiner, and finally, will be put before the whole parish in a referendum.

The Plan is available by email on request as follows:-

- (1) Full Plan is about 60 pages long plus 17 pages of maps and 4 pages of photographs and the pdf file for this full version comes to about 6.5 or 7MB.
- (2) Text only, without any maps and photos, the pdf file is about 1 MB.
- (3) Simple 9 pages showing only the policies, projects, objectives.
- (4) Maps are available in a separate file (3 MB)

2.4 Articles

Throughout the pre-drafting period, articles were published in *Milland News* at regular intervals. The most important of these articles appeared in the April 2013 issue, launching the MNP project, and in the December 2014 issue, outlining the main concepts that would form the basis of proposed policies. Other articles about the MNP in this period appeared in the issues for June 2013, August 2013, October 2013, December 2013, Feb 2014 and Oct 2014. The articles are quoted below for information.

(1) April 2013 by Editor

Annual Parish Meeting

Thursday 18 April, 7 for 7.30pm

Milland Memorial Hall

The Annual Parish Meeting is the bedrock of local democracy and gives a chance for everybody in Milland to meet their parish councillors, find out what the Parish Council has been doing for the past year and ask questions on an unlimitedly wide range of topics that matter to you. And this year you'll also get a chance to hear from quite a few village groups, projects and businesses who will be bringing you up to date on their activities. By the end of this year's annual parish meeting on **18 April** you'll have no excuse for not knowing what's going on in Milland! Refreshments will be available during the evening.

The main speaker this year will be Andrew Triggs from the South Downs National Parks Authority. He will be talking about the new Milland project for a Neighbourhood Plan (see chairman Peter Harvey's article 'Milland in 2033') and, equally important, will be listening to your views and answering your questions.

Despite its dry title, the Neighbourhood Plan is crucial to all of us: it will set out just what we all want the parish to be like for perhaps the next 20 years and it gives everybody in the parish an opportunity to put their own points of view and suggestions. You might want to make sure, for example, that Milland doesn't end up as a suburb of the city of Liphook – a fate envisaged by the children of Hollycombe School when they submitted their thoughts about the future of Milland in *Milland: The Book* ten years ago. Mind you, they also said that by 2050 Milland would have a chocolate factory instead of a church, an alcohol factory 'with a hotel on top of it' instead of a pub, a skateboard area, a school that was only open three days a week (wishful thinking!), a spa for the older generation and a 'retiring home' instead of the tennis courts, a small cinema that would make a lot of money, bright streetlights (oh no, please not!), a lot more traffic with the roads made 'wider and stronger so that the extra traffic can safely pass through the village', houses that were 'much much bigger' or alternatively lots more bungalows or nothing but dreary blocks of flats without gardens, with the fields gradually being taken up by all the housing ('the huge demand for housing will be because Milland will be a designated spot for asylum seekers to settle'), a Woolworths and Argos in the centre of this new Milland, and the Recreation Field turned into one huge car park – though one more optimistic child said that in 2050 'Milland will be a really quiet place with lovely lakes and with flowers'.

Well, which would you prefer? The Neighbourhood Plan will have teeth, and it's up to you to ensure those teeth are used wisely so that Milland is still a place in which you'd like to live a few decades from now.

(2) April 2013 by parish council Chairman (Peter Harvey):

Milland in 2033

Great news: we have secured the key first step in pushing forward with the **traffic calming** measures. The plan has effectively been adopted by West Sussex County Council, and it's now down to their engineers and lawyers to make all the complicated bits of process actually happen. But as before we will need to be patient as those processes take time. A big thank you to Penny Small and Andy Coe for all their work and to our new County Councillor, John Cherry, for his support.

Now another type of plan, this time a **Neighbourhood Plan**. What is it? Why do we want one? Haven't we done all this before? Will it cost a lot of money? These are just some of the questions I've been asked when talking about the idea with people.

A neighbourhood plan is a new idea that would give you, the local community, a much bigger say over planning issues in Milland. ***It means we, not Chichester or South Downs National Park, can decide where development can take place, if at all.*** We can decide what is important for our community over the years ahead. Life will change over the next 20 years and this is our chance to make sure that, here, it changes in a way we find acceptable.

I was given an example of that change recently. Before I moved to Milland I'm told there was a great deal of concern and protest when Vodafone sited one of their masts locally. Now everybody protests when it stops working!

The creation of the plan will start with asking you for your views and opinions and end with a vote of all the electors in the parish. But there is a lot to be done between those two points.

We know that not everybody thinks that life in Milland revolves around Cartersland Green. So we will want to meet separately with and hear the views from the ***different communities*** in the parish. In addition to the main part of the village we think there are probably at least five other distinct areas:

- Wardley Green
- Queens Corner, Titty Hill and Knapp/Robins
- Borden Wood and Rindle Wood
- Wheatsheaf Enclosure
- Ripsley, Forest Mere and Black Fox area.

Do you agree?

We are well placed as we have an excellent Parish Plan that is only a few years old. The vast majority of all the hard work that went into creating that won't be wasted, but that did not give us control over planning issues so it isn't enough just to blow the dust off the cover and use that.

Some parts of the country do seem to be spending lots of money on creating something. I don't think that's necessary. Both South Downs and Chichester are keen to support us and anyway we have a great track record of getting things done in Milland by Millanders. That said, if there are some Government funds to help us, then we will access them and I shall be at a meeting on 19 March to explore that further.

This is our chance to influence what Milland will look and feel like in the years ahead. If we don't take it we can be sure that the politicians and others in Chichester will be more than happy to tell us how it should be.

So please get involved, take part in the consultation, tell us the issues as you see them. Watch this space for how to do so. In the meantime, come along to Milland's **Annual Parish Meeting** in the hall on **Thursday 18 April** (7 for 7.30pm) when Andrew Triggs from the South Downs National Park Authority will be explaining a lot more about Neighbourhood Plans and answering your questions.

(3) May 2013 notice

MILLAND NEIGHBOURHOOD PLAN

Public meeting on

Tuesday 2 July, 7.30pm

Milland Memorial Hall

We need *your* ideas and views
about the future face of Milland,
whether you live within the village
or in the hamlets and farms,
or up in the Wheatsheaf and Ripsley.

What needs to stay?
What needs to change?
What do *you* want?

(4) May 2013 by Chairman:

If you were at our annual parish meeting in April you will have heard Tom Bell talking about Neighbourhood Plans and what they can deliver.

As a parish council we have taken the first step down this particular path, which is to apply to South Downs National Park. Tom's presence at our meeting is a clear indication of their support so I am expecting that to be a bit of a formality. Then the hard work will begin!

But why bother? We don't have to have a plan. Given it will be a lot of work, is it worth it?

If we have no plan of our own then all planning decisions will continue to be taken in Chichester or by South Downs. They will decide how resources are allocated and we will have little say in the matter. The fact is that we are a small community on the northern edge of Chichester's patch, easily overlooked if they are inclined to do so.

Some may think that's fine. "We like things the way they are." "We don't want things to change."

Really? That may be true when it comes to the view you enjoy, or the rural nature of our community. But then think long term and consider the world that your children or grandchildren will be living in. Where are they going to get jobs and houses? Do we want the Valley to be a thriving community in 20 years time with people of all age groups and backgrounds that continues the rich diversity we enjoy today? The sad truth is that change will happen to and around us, whether we want it or not. This is our chance to grab control of that future and decide for ourselves how we want to shape it.

Will we have complete freedom to decide what we want? No! We cannot use it to prevent any development, and the plans we come forward with must be broadly consistent with the plans of South Downs. That said, we still have plenty of scope to take local decisions. Val has already come up with a list of some 100 aspects of life in the Valley on which we think you will have a view. One of our first actions is going to be to capture those views and then feed them back to everybody as our own 'state of the parish' report.

There is another reason to have our own neighbourhood plan and that relates to the Government's 'community levy'. This is a tax everybody will need to pay on any building or extension larger than 100 square metres. If we have a plan, then 25% of the levy raised by building in our parish can be spent by the parish council. This then also gives us the chance to allow, or even encourage, some development locally because to do so will raise funds which allows us to build things that will benefit us all. If the money was available, what you want to see in Milland? Put your thinking caps on and let us know.

What happens next? We'll be holding a **public meeting** in Milland Memorial Hall on **Tuesday 2 July** (7.30pm) to begin the process of getting your ideas and inputs on what you want, what needs to change and what needs to stay the same. Please make every effort to come along.

(5) August 2013 by Chairman:

On 2 July, Milland Village Hall was packed with over 80 people attending our first public meeting on the Neighbourhood Planning process.

The meeting opened with a (very) brief history of Milland. The area may not have seen much new housing development in the last 30 years but there has certainly been a lot of change in that time.

A short video made by the children at Hollycombe School gave an insight into what they wanted from the next 20 years. Personal jetpacks was my favourite! There was a serious challenge to us, however, with a clear message to preserve the rural character of the parish but also a desire for more and better facilities.

There then followed a more in-depth explanation of what the neighbourhood planning process could and could not achieve. We were fortunate to be joined by Tim Richings of South Downs National Park who explained the Park's perspective, and Josef Ransley who has led this same process at Kirdford.

The clear message from all the speakers was that the neighbourhood planning process was going to be a lot of hard work. However, the prize was that we could determine what happened in the parish in planning terms over the next 20 years. We would have a much greater say over what development took place, and where it happened.

Then there was a chance for the audience to have their say. We divided up into six groups to look at broad aspects of life in the area and what we wanted to allow, encourage and discourage over a twenty-year time frame. The different aspects considered were:

- Housing and the built environment

- Transport and infrastructure
- Community life
- Tourism and visitor facilities
- Landscape, the natural environment and heritage
- Local economy

From the noise in the hall, it was easy to tell that the debate was lively; from the feedback it was equally obvious that it was imaginative and positive. Though the suggestion that by 2020 Millfest was bigger than Glastonbury might challenge us all! The detailed feedback is on the parish website.

What next?

Trying to think what the world will be like in 20 years time is quite hard for most of us. In the early 1990s few if any of us would have shopped online, Amazon and eBay had yet to be invented, yet alone Skype, Facebook and Twitter. I very much doubt faster broadband would have appeared on anybody's wish list.

What will our children and grandchildren be doing? Where will they be living and working? If our community is to be sustainable it will need to continue to attract and retain people across the age range. For our fantastic school to remain viable it needs to continue to attract a roll of about 100 children aged between 4–11. Their parents need to work, but at what and where? The workplace is becoming more temporary for many. I worked for one employer throughout my career, not uncommon for my age group, but highly unusual for our children. Changing jobs often means changing where you live: what does that imply for our community?

It is often said that we need to work out how to provide accommodation for those just starting out in their adult life. But with ever increasing life expectancy do we also need to ensure there is provision for the elderly, so that those who have lived here for years can continue to do so when maybe they can no longer drive, manage stairs easily and so on?

The steering group is going to take all the inputs it received from the meeting and ask the sort of questions I outline above to create some different versions of how the future might look. We will then again seek your views and input in early September, once the summer holiday period is over.

We will in addition create a dedicated website enabling anybody to feed back their thoughts and suggestions. We do not yet have a website name but will circulate a link by e-mail in due course.

If you are passionate about one or more of the topics, then join the team to take the lead on gathering the views of others. If you have strong views about what should or should not happen, again please make your views known.

The views of young adults were not widely represented in the room. Are you aged between 18–25 and wonder where in twenty years time you will be living and working, and what the environment will be like that you have been bequeathed by your parents and grandparents? If so we would love to hear from you.

To be successful the neighbourhood planning process has to be highly consultative with everybody who lives in the parish, and of course ultimately you will get the opportunity to vote on the plan that is produced.

Above all it's *your* plan, so please get involved. Let's use this unique opportunity to shape the future of Milland. We owe it to our children and grandchildren to pass on to them a community that is as vibrant and attractive as the one we live in today.

(6) October 2013 by Editor:

There has been plenty of behind-the-scenes action with Milland's Neighbourhood Plan since the report in the last issue about the well attended public meeting held on 2 July.

Several 'regional' groups have begun to get together in their own very different areas to talk to all their neighbours and generate ideas about what are often controversial subjects that might affect them. The groups so far include the Ripsley area, the Milland Lane area, Wheatsheaf Enclosure, Mill Vale Meadows, Wardley Green, Strettons Copse, Cartersland and West Meade. It is hoped to form similar groups in other parts of central Milland and also in more far-flung areas such as Borden Wood in the southwest (by way of Rake Road and Cooks Pond Road), Titty Hill and Knapp/Robins in the south (with Iping Road), and along Fernhurst Road to Lambourne and Northend. If you would like to coordinate such a group in your own area, please contact your editor in the first instance.

Major employers, farmers, woodland owners, churches, schools, halls and clubs in the parish are also being approached on a group basis. In addition we are well aware of the need to encourage the younger generation to air their own views on how the parish should or should not be developed: after all, they are the ones who will inherit it.

It is hoped to launch an interactive website in the near future, where you will be able to put forward your thoughts on the future of Milland. The team that is steering the Plan has drawn up a series of 'scenarios'*

(horrible business-speak word – can anybody suggest a better one?!) to help the regional groups think about what might happen in contrast to what perhaps they might *want* to happen. If you would like a copy, contact your editor on 01428 741403 or milland.news@virgin.net

**Scenario: originally from the Italian, meaning ‘that which is pinned to the scenery’! It gave actors reminders about entrances and exits, character names and the plot of the play in case they had forgotten. Then it became a written outline of a film, novel or stage work, or a setting for a work of art or literature. In recent times, ‘scenario’ is applied to an account or synopsis of a projected course of action, events or situations, often used by an organisation that wants to test strategies against uncertain future developments, or more politically to ‘overcome resistance to unpopular forecasts’. Hmm.*

(7) December 2013 by Editor:

There have been some interesting and lively meetings among various local groups about the Neighbourhood Plan for Milland in the past couple of months, including the residents of Ripsley, Milland Lane, West Meade, Wheatsheaf Enclosure and an energetic business group representing everything from agriculture, forestry and horses to light industry, workshops, services and offices. Further meetings are planned but already a wide range of subjects has been discussed and a very broad spectrum of opinions expressed. The focus of the plan should be on the future rather than the present. How would you like Milland to develop over the next 20 years or so? It is interesting to note some differences in attitude and emphasis between those who live in the middle of the village and those who don't.

When asked **what they value** about the parish of Milland, the response from most has been its rural surroundings, wildlife, tranquillity and beautiful landscape, with the bonus of being reasonably accessible (A3 and railways). Now that the parish is in a National Park, some are concerned that too much emphasis on **tourism** might diminish or destroy exactly what its residents value. More specifically, most people do not want caravan sites or ‘organised’ and noisy activities such as trail-biking. Parking for tourists could become a problem, but tourists could also bring in some welcome revenue for some parts of the community.

Many of the discussions mention the narrowness of Milland's **lanes**. This can be both a blessing and a problem – a blessing in that it ‘protects’ the Valley from unnecessary through traffic and to some extent reduces vehicle speeds, but a problem for those needing the services of heavier vehicles and, increasingly, white-van deliveries. Views on whether or not the lanes should be widened vary. Most people are expressing concern at the possibility of heavier HGV traffic in the lanes in connection with various major planning applications currently under consideration, such as oil exploration.

The local economy is seen as increasingly dependent on people working from home, for all or part of their time, and good **telecommunications** links are hugely important to them and other businesses. The question of broadband speeds and reliability is raised by many.

Alternative **energy** sources are another point of discussion and there seems to be a feeling that in principle these are desirable, or acceptable, but not where they have a visual impact on the environment.

Housing is a major focus of interest, especially whether or not more affordable housing should be built in an area that has already changed so rapidly over the past 10 years, with more and more homes being extended or knocked down and rebuilt as much larger units, so that the pool of affordable homes and of ‘downsizing’ units has been sharply reduced. The broad feeling so far is that new housing, if any, should be small units built within the village ‘envelope’ on a small scale (say up to 10 units on a brownfield site, or scattered), but it is also recognised that Milland lacks the infrastructure to support new housing and that the lack of public transport might be a problem for those wanting to work outside the area or have access to services such as doctors. There seems to be a general feeling that Milland is now about the right size, with a mixed age structure and a good sense of community.

There is much more discussion to come and if you have any views and positive suggestions about how you would (or would not) like to see Milland develop over the next 20 years, do get in touch with your editor. Give me a call on 01428 741403, drop me a line at West Kingsham, Milland GU30 7JY or send an email to milland.news@virgin.net

(8) February 2014 by Editor:

Progress on the Neighbourhood Plan has eased down over the Christmas and New Year period but the steering group is winding up to spring into life again, beginning by appointing a new chairman: **Barry Blacker**. As you all know, the two original driving forces behind the Plan – **Peter Harvey** and **Andy Coe** – have both left the area and we needed another parish councillor to step in. We're very grateful that Barry has taken up the challenge.

In the interval since the last report in *Milland News*, there was a very fruitful second meeting of **Milland Lane** residents towards the end of November attended by about 20 people and it threw up many interesting points. For example, did you know that a Community Infrastructure Levy is likely to be introduced in 2015 that will charge a rate of around £235 per square metre for those who want to build new houses and extensions? And did you know about the 'community right to bid/buy', whereby a parish can enter into a legal agreement with a landowner to be given 'first refusal' when a site is put on the market – the parish is given 6 months to raise funds to purchase the site?

The question of **affordable housing** was again discussed and it was suggested that it would be more sensible to confine new affordable housing to nearby centres such as Liphook, which had the necessary supporting infrastructure. It was also pointed out that many Milland residents are living on what used to be marshland. The question of elderly care housing was discussed and the majority voted in favour of sheltered accommodation (as opposed to nursing homes, of which there are several in Rake).

There was a discussion about the scale on which **farm buildings** might be converted for alternative uses (e.g. holiday lets, retail outlets, function venues). All were in favour of continued protection of **listed buildings**, ancient monument sites (including Milland's Roman road) and parklands; and it was voted unanimously to protect all **open-access land**, commons, village greens etc and the rights that go with them. There was unanimous support too for protection of the **water catchment** area along the hangers and concerns were raised about extraction from boreholes and 'meddling with water courses' in the parish. Very strong views were expressed about **misuse of public footpaths** by horse riders, cyclists and scramblers and it was agreed that public rights of way should be kept in a condition suitable for use by walkers, including children and the elderly who might have difficulties with stiles.

All wanted to encourage good **forestry/woodland** management and increased agricultural and horticultural use of **farming** land (rather than increased loss of such land to horse use). Highest priority should be given to protection of the '**dark skies**' landscape. The decision against large-scale installation of **solar panels** and biomass boilers was unanimous.

Traffic, which has long been a problem on Milland Lane, was thoroughly discussed and all voted to increase pressure on WSCC Highways to restrict HGVs etc on the lane. There were strong feelings that the **parking** overspill on nearby verges and the green would be eased if the Rising Sun could open up more land behind the pub for parking.

All were supportive of appropriate improvements to **Milland Memorial Hall** and gave general support for **Hollycombe School** and its expectations. Finally, it was suggested that a representative from each section of the parish should be invited to join the committee that would draw up the Neighbourhood Plan.

West Meade residents have also been canvassed for their views. The good sense of community was much appreciated and there was a feeling that it might be lost if the community became too big. Concern was expressed that the stock of existing **smaller homes** was rapidly being eroded by extensions and rebuilds. Concern was also expressed about infrastructure issues, such as drainage and the lack of public transport for access to, for example, GP surgeries. Sites for small-scale new estates were considered. **Renewable energy** resources were discussed in terms of traffic, logistics, viability, noise and visual effect on the landscape. **Traffic** on the lanes (especially HGVs) and the state of the roads was a general matter of concern. Much else was discussed and, like the Milland Lane residents, those in West Meade agreed that **dark skies** were desirable.

(9) October 2014 by Editor:

You might remember that, in the summer of 2013, there was a well attended open meeting in Milland Memorial Hall to introduce the idea of a Neighbourhood Plan. This concept is part of the Government's 'localism' drive (Localism Act, 2011) whereby in theory people have a much greater say in what goes on in their own community and location. Communities that do not have a published and formally accepted Neighbourhood Plan lodged with their local authority might have very little defence against unwanted development.

Since that meeting there has been plenty of work behind the scenes, with wide consultation within and beyond the Milland community, and I am now in the throes of pulling everything together and drafting Milland's Neighbourhood Plan. This is more laborious than you might think, as numerous government and local authority policies have to be taken into account so that our Plan is as watertight as possible. I had originally envisaged a nice simple few pages written in everyday language that everyone could understand, but apparently it is necessary to include all sorts of phrases and terms that I usually think of as business-speak and civil-servant jargon. The clue lies in the word 'Plan', as this exercise is all to do with planned development, i.e. anything that would require planning permission from the local authority. However, there will be some simple

and clearly stated policies about how those of us who live and work in Milland would like to see the parish 'develop', or not, in the foreseeable future. As background, the Plan will include a description of the parish and a brief history to give the context; it will also include details of the extent to which the community has been consulted. The Plan will consider, for example, housing, commercial and 'industrial' development, leisure and tourist facilities, the natural environment and open spaces, the road network and community facilities such as halls, churches, pubs and the shop. We already have the 2007 Parish Plan to give a good basis for the new Neighbourhood Plan, and the even earlier 'Milland Yesterday, Today and Tomorrow' booklet based on local consultation back in the late 1980s.

Some of our neighbouring parishes have hired very expensive consultants (it is amazing how many consultancies have suddenly been created since the Neighbourhood Plan concept was first promoted) and produced thick and lavishly illustrated Plans, but the Milland steering group did not think this was a wise use of resources. Our Plan will be as concise as possible and not remotely glossy, though it will contain essential maps and a few photos to give the character of the area. It will be published online, with just a handful of printed copies (for example, in Milland Stores) rather than spending large sums on printing enough copies for every household.

Once the team is satisfied with the first draft, it will be made available to all of you for what is described as 'pre-submission consultation' (which also involves statutory consultees). I hope to put an article in the December issue of *Milland News* giving the gist of the Plan. After your comments have been taken into account, the revised draft will be submitted to South Downs National Park Authority (I am liaising with SDNPA anyway during the drafting work, as we have to take account of their own Local Plan policies). Once SDNPA is happy with the document, it will be submitted to an independent examiner who basically checks that it contains all that is legally required and meets certain standards. If the examiner is happy, the next step is a referendum in which all those within the parish who are registered to vote at general and local elections will be invited to accept or reject the Plan. Regardless of the size of the turnout, if a majority of those who vote give it a 'yes' the Plan is then official and must be taken into account when planning applications are considered and decisions taken.

(10) December 2014 major colour feature by Editor:

MILLAND NEIGHBOURHOOD PLAN

A Neighbourhood Plan gives voice to the needs and opinions of all those who live and work in a community about how their neighbourhood should develop over the next 15 years or so. In our case it covers the whole of the civil parish of Milland, an area of about 10½ square miles with a population (all ages) of around 890 people living in about 400 dwellings. A Neighbourhood Plan has much more weight than the well designed Milland Vision & Parish Plan of 2007 and, once approved by the community, it will form the basis on which all future planning applications will be decided. It also allows the community to express its aspirations for the future of the neighbourhood.

The Parish Council launched the idea of a Milland Neighbourhood Plan back in 2012. A steering group was formed and there was a well attended launch at an open meeting in the hall in July 2013, where the children were among those who expressed their thoughts about the future of Milland and where the meeting divided into groups to examine various aspects of a possible Neighbourhood Plan: the built environment; tourism; transport and infrastructure; local economy; community life; housing; landscape, natural environment and heritage.

It has to be admitted that, at the time, we were perhaps a little misled and over-ambitious. **The nitty gritty is that a Neighbourhood Plan is all about planned development** – sustainable development is the buzzword (which means that people need to think about the needs of future generations as well as their own). It arose from the **Localism Act of 2011** in which the stated aim was to **give people more control over what happened in their own community, rather than being told what to do by higher levels of local government or by the government itself**. Or that was the theory!

I have now been asked by the Parish Council to pull together a draft **Milland Neighbourhood Plan (MNP)** and to see it through to its conclusion.

Milland, as you know, is an oddity: it was only created as a civil parish in 1972 (by chopping off the northern extremes of four other parishes), its **core 'village'** has only developed around the Rising Sun crossroads since the mid 20th century and the rest of the parish comprises scattered farms, cottages and very **individual 'settlements'** ranging from Wheatsheaf Enclosure and Ripsley to Wardley, Borden Village and others, all with very different characters and needs. The MNP will respect those characters and needs.

To prepare the first draft, I have collated all the responses we received during 2013 from various groups and meetings and I then looked for the gaps. At the beginning of October I sent out about 130 emails to households in different parts of the parish not previously covered and most of you responded to my questionnaire, some at considerable length and all with invaluable comments. All of these recent responses have now been collated and the combined collations (about 60 pages so far in very small font) form the **evidence base** for my first draft of the Plan. I estimate that so far I have collated direct responses from about 280 of the 370 households (excluding second homes) and businesses in the parish.

From these and from a great deal of other background information (my table of source material likewise runs to many pages!) I drew up **detailed possible policies, supported by the evidence base**. I am now working on weaving these elements together to form the first draft of the Plan. The format is guided by NPs for other parishes as diverse as Edith Weston in Rutland and, nearer to home, Rogate, Kirdford, Loxwood and Fernhurst. I have looked at many other NPs all over the country as well. I want to liaise with neighbouring parishes, including Rogate and Fernhurst, but also Linch and Woolbeding-with-Redford, neither of which will be drawing up their own NPs but both share challenges similar to those in Milland. I shall also work in very close co-operation with appropriate people at SDNPA.

What's in the Plan?

The **components of the Milland NP** will be:

1. Legislative background, purpose of Plan, background to its preparation
2. Description of the parish, its setting and history
3. The Plan:

Part 1: **Natural Environment and Countryside**

Part 2: **Cultural Heritage, Design and Settlement Strategy**

Part 3: **Accessibility and Infrastructure**

Part 4: **Housing**

Part 5: **Local Economy and Community**

I intend to stress the Part 1 section in particular, in keeping with the first priority of a National Park. I shall also stress that Milland's main challenges for any future development include its poor infrastructure (especially things like sewerage and communications networks), our narrow lanes and our scattered hamlets. I shall include quite a few **maps**, as they show at a glance what the text is referring to, especially for those who don't know Milland.

The main factors affecting the future development of the parish of Milland are:

- ***the importance of conserving and enhancing the natural beauty, landscape and cultural heritage of the parish within the National Park;***
- ***infrastructure;***
- ***narrow lanes;***
- ***the scattered nature and individuality of the parish's various 'settlements';***
- ***the desire to concentrate development within the core village.***

The broad summary below is drawn from a much larger number of more detailed policies that need to be seen within the context of the comprehensive evidence base that informs the draft Neighbourhood Plan and which you will be able to see and comment on when the first draft is completed.

THE MAJOR POLICIES FOR MILLAND CAN BE SUMMARISED AS FOLLOWS:

Part 1: Natural environment and countryside

- As a priority, the **natural environment**, natural resources, landscape, tranquillity and dark skies of the parish as a whole will be conserved, protected and enhanced.
- The exploitation of **renewable energy sources** on a commercial scale must ensure that the site is appropriate in terms of scale and visibility in the National Park landscape, that any pollution (noise, air, light etc) does not impinge on local residents, that no extra heavy-vehicle traffic is generated during installation or subsequent use of the facility and that the installation directly benefits the local community as a whole by supplying an alternative source of energy for use within the parish.
- The exploitation of underground **oil or natural gas reserves** within the parish will only be considered where the narrow lanes are not used by heavy vehicles and plant during the exploration, structural installation and subsequent servicing of the site.

Part 2: Cultural heritage, design and settlement strategy

- The **cultural heritage and general character** of the parish will be retained, especially the rural and largely scattered nature of its various settlements and including respect for vernacular building styles and materials.

- The individuality of each of the **scattered settlements** will be respected and enhanced.
- Development, if any, will be largely restricted to the **core village's existing developed land**.

Part 3: Accessibility and Infrastructure

- There will be no further building development unless and until certain aspects of the **infrastructure** have been successfully addressed (e.g. sewerage system, communications network, mains energy supplies).
- The **narrowness of local lanes** protects the area from an overburden of traffic and these roads will not be widened to accommodate larger vehicles or increased traffic flow.

Part 4: Housing

- Any new development that includes **affordable housing** will be based on proven local need that is not already met by existing affordable housing, with priority for those who have demonstrably strong family or work connections with Milland.
- **New housing** of any kind should be on identified brownfield sites within the core village and with an adequate ratio of built area to green space within the site. In the interests of social cohesion, preference will be given to mixed housing.
- Steps will be taken to ensure the continued availability of **smaller homes**.

Part 5: Local economy and Community

- Building development to support local employment will be on existing **business sites** within the core village or on identified brownfield sites, but only where infrastructure is sufficient and only for businesses that do not detract from the character of the area, do not disturb its tranquillity and are appropriate to a rural area, and only where they do not attract an increased use of local lanes by large vehicles.
- Development that encourages self-employment and **working from home** will be viewed favourably.
- Expansion of existing **community businesses** (e.g. pubs, shops, garages) will be encouraged if there is consent by the majority of the nearby population but only if the business provides adequate customer and trade parking within its own curtilage.
- **Agriculture, forestry and horticulture** will be supported. Diversification on farms will be supported where activities and structures do not detract from the environment or adversely affect tranquillity, wildlife and the landscape or place an unacceptable burden on local infrastructure.
- Sustainable agriculture and horticulture will be given priority over equine enterprises. Expansion of existing **equine enterprises**, or the creation of new ones, will only be permitted where it can be shown there will be no increase in horsebox or other traffic in the narrow lanes.
- Peaceful and appropriate **leisure activities** such as walking, cycling and horse riding will be encouraged, along with improvements to the network of public footpaths and bridleways, but noisy leisure activities will be discouraged.
- Development or extension of existing and new **community buildings** (e.g. halls, club houses, schools, medical centres) will be supported.
- **Open spaces** such as commons, woodland, village greens and community green spaces will be strongly protected from building development and from use for organised exclusive recreation such as golf courses.

The next stage

At the Parish Council meeting on 13 November, this summary of generalised policies was accepted. I can now work on completing the first draft to incorporate these policies and produce it in a presentable form so that it can be **put out to everybody in the community** (and to various statutory bodies) for their comments over a **consultation period** of at least 6 weeks. I hope to do this largely electronically, rather than printing out lots of copies, and will be in touch direct with all of you for whom I have email addresses. I intend to keep printing costs to a minimum throughout and at all stages I shall encourage people to read the draft online via the parish council website but will print out enough copies to be easily accessible to those who are not online; for example, copies will be placed in the shop, hall and other community venues, and on demand for those who want it. There will also be plenty of information regularly in *Milland News*.

Where appropriate, all the comments on the first draft will then be incorporated into a **revised draft** which, ultimately, will be submitted to an **independent examiner** selected by SDNPA. Once the draft meets with the examiner's approval (with changes where appropriate), it will become the **final draft ready for submission to the parish's referendum**. The referendum is open to everybody who is on the electoral roll for the parish of Milland, which at present means about **700 voters**.

At the referendum, the MNP must be taken as a whole: it is not possible at that late stage for people to select what they like and reject what they don't like. It's all or nothing: the 'selective' bit comes in considering

the first draft, not the final one, so every effort will be made to ensure that you all have a chance to comment on the first draft. SDNPA will publicise the referendum and of course it will also be publicised by *Milland News*.

It takes a majority of only one vote for the Plan to be accepted, regardless of how low the turnout might be. So if only three people bother to vote and two of them say yes, the Plan is official. I am aiming to hold the referendum on the **same day as the general, district and parish council elections in May**, so that the turnout will be as high as possible and the parish will genuinely have its say.

If the referendum accepts the final draft, the Plan is thereafter the basis of the consideration of all Milland planning applications, whether by the parish council or the local planning authority, and is formally incorporated into the SDNPA Local Plan.

If you have any questions or opinions or thoughts please do not hesitate to contact me on 01428 741403, or by email to milland.news@virgin.net or drop me a note at West Kingsham, Cooks Pond Road, Milland GU30 7JY. My aim is to have listened to as many of you as possible, but I do need you to come forward if you haven't already been directly consulted. It is *your* Neighbourhood Plan.

In a nutshell, the Milland Neighbourhood Plan is designed to ensure that future generations can continue to enjoy what this rural parish's residents and businesses currently enjoy, and at the same time to enhance the parish's good qualities and provide the next generation with a springboard for its needs and aspirations. Each of us is only passing through, however long we live in the parish. Past generations have created our neighbourhood and, as its custodians, we need to ensure that it is something for the next generation to cherish and in which they can thrive.

(11) February 2015 by Editor:

There has been a very positive response to my article in the last issue of *Milland News* (pages 12–13) and a broad acceptance of the major policies. I am now tightening up my full draft of the Neighbourhood Plan in consultation with SDNPA, who are giving advice on the appropriate 'language' for the policies (I'm all for plain English, but apparently the independent examiner will insist on certain phrasing or will reject the Plan). I have asked Robin Quinnell to lay out several maps to go with the text. I shall then issue the draft for public consultation within Milland and you will all get a chance to read the whole thing if you feel so inclined and then give me your own comments. You will have at least six weeks for this consultation period.

My intention is to keep printing costs to a minimum and I shall therefore email the draft to all of those for whom I have addresses in Milland. If you are not already on the *Milland News* email list, I'd be very grateful if you could let me have your email address – which I'll only use for this purpose (I issue circulars as blind copies so that no one else will know your address) and, where appropriate, for notifying you about community matters that might interest or affect you. (For example, I have a separate email list to send out local crime alerts to those who have asked to be notified.) For everybody else there will be a few printed copies available in public places such as Milland Stores and Milland Memorial Hall or on request.

SDNPA has told me that my original timetable was too optimistic and that the various formal consultation stages (there are several of them) will take rather longer than I had hoped! So it will not be possible to put the Plan to public referendum in the parish on the same day as the general and local elections in May. I'll keep you fully informed through *Milland News* and by email where appropriate. In the meantime, do please contact me if you have any questions, suggestions or comments.

(12) April 2015 by Editor:

I had hoped to publish the first draft of the Milland Neighbourhood Plan (MNP) for you all to see in mid-March, but the South Downs National Park Authority (SDNPA) is still fine-tuning some of the wording and considering whether we need a 'Strategic Environmental Assessment' (SEA – sorry about all these wretched initials!) to ensure that any of the proposals in the MNP do not have 'significant environmental effects' in the context of a National Park. I have had two lengthy and in-depth face-to-face meetings (and much email correspondence) with Amy Tyler-Jones, SDNPA's Planning Policy Officer for Neighbourhood Plans throughout the South Downs National Park, and these show that Milland and SDNPA are very much in accord on environmental matters; thus the SEA should not be a problem. This is important, as SDNPA is our planning authority and its word is final.

The MNP steering group (currently comprising Barry Blacker, Bob Cheesewright, Matt Cusack, Lorraine Grocott, Jeremy Parker and Val Porter) has met to discuss principles and details and the parish council was updated at its meetings in January and March. Bob Cheesewright recently attended an SDNPA Neighbourhood Plan workshop and has provided some very useful feedback, including discussions with neighbouring parishes as to whether our respective Plans might have cross-border effects (you can't just stop at a line on the map!).

In the meantime Robin Quinnell has created a large number of maps to accompany the Plan and make it easier for people to understand every aspect of the parish.

If the SEA causes no hold-up, I hope to have the draft ready for circulation throughout the parish by mid-April and you will also be updated at the Annual Parish Assembly on 23 April. To save on printing costs, my intention is to circulate the draft by email to all of those for whom I have an email address and to put it online through the parish council website. I shall have a handful of copies printed so that people can look at them in public places such as Milland Memorial Hall, Milland Stores and the Rising Sun and also at the Annual Parish Assembly if the draft is ready.

This will be the first stage in a statutory three-stage consultation period and is known formally as the **Regulation 14 Pre-Consultation**. Its aim is for everybody who lives or works in the parish to have a chance to look at the draft and make their own comments, though of course a large number of you have already been consulted direct during the early drafting stages or indirectly through articles in *Milland News*. Certain statutory bodies (rather a lot of them – everything from nature conservation organisations to Network Rail, energy and water suppliers, hospital authorities, communications suppliers and even the national coal authority) also look at the draft at this Pre-consultation stage and make their comments.

The Pre-consultation stage lasts for a minimum of six weeks, after which I shall incorporate any relevant changes into the draft and then submit it formally to SDNPA for the main **Regulation 16 Consultation** stage, which is likely to take several more weeks. Before that submission, I am hoping that all or most of any queries SDNPA and their own consultees might have will already have been answered in my revised draft.

Once SDNPA is satisfied, the third stage is for SDNPA to submit the draft to an **Independent Examiner**, who essentially checks that the plan meets a wide range of statutory requirements (e.g. that it conforms with national and local development policies, delivers sustainable development, doesn't breach EU and human rights legislation, doesn't adversely affect European protected sites) and ensures that the wording of its policies is robust.

For the final stage, once the Independent Examiner is satisfied (perhaps another 4 weeks), the Plan is put to you – everybody on the Milland electoral roll – in a **referendum** to say yes or no to acceptance of the Plan. The referendum will be organised by Chichester District Council. If there is a majority of just one saying yes, regardless of how many people bother to vote, the Plan is official and its policies must be taken into account by planning authorities in the future.

In the meantime, I shall continue to keep you fully informed in *Milland News* and please take another look at the double-page article published in the December 2014 issue for a rough outline of the policies and for details of the consultation stages. If you've already chucked out that issue, let me know and I can email you the article for reference.

3. PRE-SUBMISSION CONSULTATIONS (April–June 2015)

Based on all the consultations noted above, an initial rough draft Milland Neighbourhood Plan (as it was then known) was completed in February 2015 and revised after further discussion to produce the April 2015 first draft MNP that was published on 20 April for Regulation 14 Pre-submission consultation within the community and with various statutory bodies (as described above). The consultation period came to an end officially on 5 June 2015 but comments from SDNPA's Planning Committee were not received until 11 June.

3.1 Distribution of April 2015 draft MNP

The April 2015 draft was launched at the parish council's Annual Parish Assembly on 23 April. Because of production costs, only a limited number of copies were printed and these were distributed to all parish councillors, steering group members, the district and county councillors and a few long-involved residents known not to have internet access. Copies were available at the APA for perusal and copies were subsequently placed in public places such as Milland Stores, Milland Memorial Hall, Hollycombe School, the Rising Sun pub and the Black Fox Inn. The main method of circulation was by making the full pdf file available to all who wanted to see it, with an option of a reduced version without the maps and photographs, or a simple summary giving the text of all the objectives, policies and projects

(OPP). The availability of these three options was published in *Milland News* (April 2015) and the files were also made available on the parish council website. Emails were sent to all the statutory bodies and to all of Milland's residents and businesses for whom email addresses were known (several hundred). Many requests were made for copies of one or other of the three files but it is not possible to know how many were downloaded direct from the parish council website.

Responses received during the Pre-submission consultation are given in full in **Table C.3: Responses to pre-submission first draft April 2015 (Appendix VII: Response Tables)**. As shown in the table, all of the responses were considered in detail by the Steering Group and taken into account during the redrafting of the April 2015 MNP to create the August 2015 final MNDP. In several cases direct contact was made with responders to explain the SG's reasons for accepting, modifying or rejecting comments made, especially where those comments were noticeably out of step with the majority received.

3.2 Meetings and articles after pre-submission consultation

Meetings held after the completion of the April–June 2015 pre-submission consultation included the following:

MNP SG (11 June 2015)

MNP SG with SDNPA (25 June, 12 August 2015)

Parish Council (May, July, September 2015)

Informal meeting with self-build group (May 2015)

The parish council minutes for its May 2015 meeting were as follows:

14 May 2015

346. Neighbourhood Plan (NP): Ms Porter provided a detailed update.

- The **first draft** of the NP was 'launched' at the Annual Parish Assembly in April and has now been released for the 'Regulation 14 Pre-submission' consultation period of 6 weeks, during which everyone who lives or works in the parish is being encouraged to make their comments. The deadline for comments is 5 June. These will be taken into account for the final draft of the Plan after a meeting of the Steering Group immediately after the deadline. The whole parish has also been kept informed through *Milland News* (including full details of draft policies) and by direct consultation with individuals, groups and businesses throughout the past year or two.
- The draft has also been circulated to about 25-30 statutory consultees. They include most of the neighbouring parishes as well as regional and national bodies ranging from those with an interest in nature conservation or listed buildings to service suppliers.
- Printed copies have been deposited at the Shop, the two pubs, the school and the Hall for perusal (but not removal) by the public. Publicity was also given in the *Liphook Herald* and *Mid & Pet Observer* and there will be a final publicity article in the next issue of *Milland News*.
- The next step will be to **revise the draft** according to the Steering Group's decisions concerning comments received and then submit it to South Downs National Park Authority for the formal **Regulation 16 Consultation** within the SDNPA, who will also consult more widely. We have been taking the proposed SDNPA policies for its own Local Plan into account.
- Once the SDNPA is satisfied, it will submit the Plan to an **Independent Examiner**, who will mainly check for legal aspects (e.g. compliance with EU regulations).
- When the Examiner is satisfied, Chichester District Council will be instructed by SDNPA to organise a **referendum** in which all those on the electoral roll for the parish of Milland will be invited to say either Yes or No to the final draft of the Plan. The referendum is decided on a majority basis: a majority of just one vote in either direction will seal the fate of the Plan. Every effort will be made by the Steering Group (and the PC) to ensure that as many of the electorate as possible do actually vote at the referendum. If only 3 people vote, their majority decision will still hold sway and the entire parish will be judged to have voted either for or against the Plan. If the majority is Yes, the Plan is then formally accepted and consideration of all future planning applications by SDNPA and Chichester DC must heed its policies.

The MNP SG emergency meeting on the evening of 11 June 2015 was held after the daytime meeting of the SDNPA Planning Committee at which the MNDP had been discussed. An urgent meeting with SDNPA was requested, to discuss the ramifications of the Planning Committee's decisions, and this took place in Milland on 25 June 2015 (Steering Group: Nigel Cartwright, Lorraine Grocott, Val Porter. SDNPA: Sarah Nelson, Strategic Planning Lead; Amy Tyler-Jones, Planning Policy Officer – Neighbourhood Planning). The main points discussed at the latter meeting were as follows:

- Settlement boundary area: Milland queried the SDNPA Planning Committee's sudden decision on 11 June and the ramifications for MNDP, especially the change in emphasis to presumption in favour of development. SDNPA explained it is trying to rationalise by eventually asking all parishes to have SBA for consistency. This did not mean that SDNPA would allocate a number of housing units to the parish. It is entirely up to Milland what to include within the boundary (guidelines provided).
- Housing policies: Milland wanted to reduce and simplify its draft housing policies. Also requested guidance on who should identify brownfield sites (the parish or, say, SDNPA) and confirm NPPF definitions of brownfield and rural exception sites. SDNPA confirmed it was up to Milland to say whether the parish wanted, for example, only affordable homes, or smaller homes, or self-build or other options, and could include sites for such development in MNDP (identified brownfield sites, potential rural exception sites) if it chose to do so, but would need in advance of the MNDP to secure consent of relevant landowner that they would be willing to offer the site for specific development. Milland Parish Council must lead the initial discussion and approaches but would first have to ensure that there is a demand for such development, and that the landowner is committed and that there will be commitment from a housing association or similar. SDNPA confirmed that self-build groups must have confirmation from parish council that it would accept a particular site (if available). Self-build is not defined as affordable; it may be 'low-cost' but does not necessarily have the protection of being in perpetuity for local people. Self-build projects can be carried out by a social housing group (i.e. as affordable housing on rural exception sites) or by a charity (e.g. Community Land Trust) or other formal management structure. Would be advisable to have binding conditions on re-sale. To be included in the MNDP, a self-build group must first identify a site that the parish council would find acceptable and the group must show that it is available from the landowner. If this was the case, the MNDP could then allocate that piece of land for self-build but would have to prove it was deliverable. If the parish council and the group did not manage to identify any land, the MNDP could not allocate a self-build site.
- Changes to MNDP in future: Milland asked about the legality of a future parish council changing any of the MNDP policies that had already been accepted by referendum and whether another referendum would be required. SDNPA said that there appeared to be no regulations yet about reviewing NDPs.
- Utilities: Milland explained views expressed by Southern Water that exceptions should be made in some of the MNDP policies to allow the company to install new works where appropriate and asked if there was any precedence for a parish putting together its own 'infrastructure business plan' (in consultation with utility providers) to sort out situations in rural areas that were falling behind as being unprofitable for the service suppliers. SDNPA advised that Southern Water's concerns should be taken into account.
- Caravan parks, car parks, roads, cycle routes: Milland had expressed doubts about caravan parks, especially because of narrow lanes and setting precedent for more permanent or larger caravan parks. SDNPA encouraged accommodating touring caravans (as opposed to permanent mobile homes etc) as part of the Park's 'visitors' brief and advised

Milland to check SDNPA's emerging policy on tourism and caravans. Milland described car parking problems due to growing numbers of visitors, including to Rising Sun pub and to Chapel Common, and groups parking cars on Cartersland Green before going off cycling. SDNPA advised that the parish council should look further at this problem. Milland noted that SDNPA had been investigating a potential cycle route to Liphook and suggested that it should also investigate a route to Midhurst.

- Emerging SDNPA policies: Milland raised the problem that SDNPA emerging policies are still fluid and it was therefore difficult to cite them in the MNDP. SDNPA confirmed that its policies are unlikely to change in substance (just tweaking).
- Local Green Spaces: SDNPA said that officially designated sites are already protected but MNDP would need to list other valued green spaces (including water) as LGS for protection from development.
- Native species: Milland queried the suggested policy phrasing by SDNPA that 'all new planting must be native species'. SDNPA confirmed that this only applied to developments.
- Dark skies: Milland asked how/who identify 'vulnerable' areas in Milland as requested by SDNPA. SDNPA suggested that their Dark Night Skies officer should liaise with a local representative; and also suggested that a policy trying to control existing intrusive private exterior lighting would be difficult and the matter was best handled by friendly persuasion and 'education'.

Other matters that there was no time to discuss at this lengthy meeting included:

- Generic historic environment policy (suggested by Chichester District Council)
- Local listing to protect undesignate heritage sites (also suggested by CDC)
- New public rights of way
- Archaeology surveys
- Rewilding
- Evidence about loss of smaller homes
- Potential for housing in the north of the parish.

In the light of these discussions, the parish council confirmed at its July meeting that the project should continue, though several members of the MNP SG and of the parish council had expressed doubts about persisting:

The Neighbourhood Plan Steering Group has met to discuss the response by the SDNPA Planning Committee. There has been a further meeting with the Strategic Planning Lead and one other officer. Despite the complexity of the process and the document, the parish council has agreed to continue with the process. The clerk will be applying for a new grant for the work needed to complete the plan.

No further grant was available. However, it was generally agreed that the amount of effort and enthusiasm already put into the project by the whole community over the past 2 or 3 years should not be wasted and redrafting therefore commenced. The final draft (August 2015) was submitted to the parish council at its meeting on 17 September, at which it was formally accepted. The parish council submitted the final draft to SDNPA for Regulation 16 Consultation the following day, supported by this Evidence Base document and other documents requested by SDNPA.

Articles about the Plan had been published in the bimonthly *Milland News* in its June and August issues. They are quoted as follows:

(1) June 2015 by Editor:

The **first draft** of the Milland Neighbourhood Plan was launched in April and released for 'Regulation 14 Pre-submission' consultation within the whole parish and among a large number of statutory bodies.

As soon as the draft was published, I sent out circular emails to everybody in the parish for whom I have email addresses (about 250 households) and offered to let you have copies of the draft by email. We have only had a few copies printed, as the cost of printing is very high per copy, and we have lodged **printed copies** at

Milland Stores, the two pubs, Milland Memorial Hall, Hollycombe School and elsewhere for those who don't have email access and would like to browse through the draft (but not for taking away).

I have already sent out a large number of copies of the document, or parts of it, to those who have asked for it by email. The full document is 60 pages of text plus 17 pages of maps and 4 pages of photos. **If you'd still like a copy by email** I can send you either (1) the full draft as a 6MB pdf (complete with maps and photos), or (2) a text-only pdf (1MB) and/or (3) the maps in a separate pdf (3MB), or (4) a much shorter 9-page Word document listing all the policies, objectives and projects from the draft. Contact me at milland.news@virgin.net

Everybody who lives or works in the parish is encouraged to take a look at the draft and **make their comments** to me before the **deadline of 5 JUNE**. The Steering Group will then consider the comments, redraft where necessary and submit the final version to South Downs National Park Authority for the formal consultation stage, after which the document will go to an Independent Examiner. These two stages are expected to take a further 10 weeks or so, after which the final document will be submitted to a referendum within the parish at which everybody on the electoral roll will be invited to accept the document. If a majority say yes, the Plan becomes official. A 'majority' is defined as just one vote, regardless of the size of the turnout.

Bear in mind that the Plan needs to conform to SDNPA development principles as well as reflecting Milland's own views. Most of you have already been consulted in recent months, either personally or in groups or through *Milland News*, about what has gone into the Plan during the lengthy drafting stages, but do please let me have any further comments well before the **5 June deadline**.

(2) August 2015 by Editor:

Or, as we have now been asked to describe it, the 'Milland Neighbourhood Development Plan' (MNDP) – this is at the request of South Downs National Park Authority (SDNPA), which was concerned that abbreviations such as 'MNP' might confuse people into thinking we were talking about a Milland National Park! There's a thought.

As reported in the last issue (p.14), the first draft of the MNDP was launched in April for Regulation 14 Pre-submission consultation within the whole parish and among more than 30 statutory bodies. The deadline for everybody's comments was 5 June and I'm delighted to say that many of you took the trouble to read the whole draft and send me your thoughtful comments, the great majority of them supportive, positive and constructive and with some innovative ideas. We also received comments from most of the statutory 'consultees' and all of these were positive and helpful.

Although we have been working very closely with SDNPA throughout the drafting, the responses to the Regulation 14 draft included some last-minute lengthy further comments (18 pages!) from various SDNPA departments. We received these just a few days before they were also submitted formally to a meeting of the SDNPA Planning Committee on 11 June, i.e. a week after our deadline.

On 16 June we received confirmation from SDNPA that their Planning Committee members had expressed admiration for Milland's work so far. The committee's unconfirmed minutes commented on 'Milland's commendable community spirit and the huge effort that the community had put into developing the plan'; the 'excellent aims and principles behind the policies'; and the 'challenge for the community, who had produced the plan without external planning expertise'. They noted the problems caused by the fact that the SDNPA's own Local Plan is still evolving and that Milland had made every effort to take the 'emerging' SDNPA policies into account – tricky for us when those policies are not yet confirmed, but we are required to align our policies with theirs! They felt our draft plan could be reduced, or much of the background put into an appendix and enhanced with more maps.

Crucially and unexpectedly, at this late stage, they suddenly shifted the goalposts: they decided that we should draw a formal 'settlement boundary' around the built-up area of the village. For many years, under the Chichester District local plan and to date, the whole of Milland parish has been regarded as an area with a presumption *against* new development. By defining the village within a settlement boundary, that part of the parish would become an area with a presumption *for* development.

The SDNPA committee also queried whether Milland, being small and not proposing major development, actually needed its own Neighbourhood Development Plan. They finally decided that 'feedback to the community would be as positive as possible, and guidance given as to how to strengthen the plan's policies' (mainly by incorporating the emerging SDNPA Local Plan policies).

In the light of all of this, the Milland steering group paused to wonder whether it was worth continuing the Neighbourhood Plan process. The next stage would be to redraft the plan in the light of all the responses we have received and then submit it formally to SDNPA for 'Regulation 16' consultation, before SDNPA submitted it to an independent examiner and, eventually, to a referendum at which everybody on the local government electoral roll for Milland parish would have the final yea or nay.

We asked for an urgent meeting with SDNPA to clarify a few matters and this took place on 25 June. It was confirmed we should draw up a settlement boundary for the core village and we were also invited – if we so wished – to identify potential development sites within that boundary, on the basis that most of the local responses submitted for the draft plan had suggested that, if there must be any new development, it would be only for a very limited number of small affordable housing units, should the need for them be demonstrated.

You can appreciate that this whole exercise has turned out to be a great deal more laborious and longwinded than any of us had appreciated back in 2013. We have already spent grant money on the project, as well as an enormous amount of hours, energy and creative thinking by a lot of people in Milland. If we stopped at this point, at least the hours, energy and thoughts would not have been wasted, as so many very good ideas have emerged during consultation with all of you and also everybody has really thought hard about Milland and its future. The parish council, at its meeting on 16 July, agreed that we should continue.

From your point of view as a resident in Milland, we hope that the first draft has already opened your eyes a little and that, once the next two stages have been successfully tackled, you will be prepared to wander down to the village hall and cast your vote in the referendum, saying ‘yes’ to the Milland Neighbourhood (Development) Plan.

APPENDIX V

SOURCES DATABASE

This Appendix gives the main sources consulted by the editor of the Milland Neighbourhood Development Plan throughout its generation and drafting. It is not the full database, which would comprise several hundred entries.

Government sources

- A Plain English Guide to the Localism Act
- Brownfield Consultation Paper (DCLG, 2015)
- Characteristics of National Parks 2011 (Office for National Statistics)
- Custom build homes fund (DCLG, July 2012)
- English National Parks vision (Defra, 2010)
- Localism Act 2011
- National Planning Policy Framework (DCLG, March 2012)
- Neighbourhood Planning (govt website, accessed Feb 2013, June 2013)
- Notes on Neighbourhood Planning (DCLG)
- NPPF website: planning practice guidance on Neighbourhood Planning
- Permitted development (govt guidelines)
- Planning guidance for neighbourhood plans (govt planning portal)
- Rural Payments Agency: Basic Payments Scheme (2015)
- Schedule 2 Town & Country Planning Act: Environmental Impact Assessment regulations 2011
- Setting up a social enterprise (govt website, accessed July 2013)
- Starter homes exception sites (DCLG)
- The Neighbourhood Planning (General) (Amendment) Regulations 2015
- The Neighbourhood Planning (General) Regulations 2012 (downloaded Jan 2013)
- Towards a one-nation economy: 10-point plan for boosting productivity in rural areas (Defra, August 2015)

Census (Office for National Statistics, ONS)

- 2011 Census: dwelling count definitions
- 2011 Census: Glossary of terms; definitions
- 2011 Census: Key statistics for National Parks in England and Wales
- 2011 Census: Milland
- 2011 Census: Milland neighbourhood statistics (Sep 2014, NeSS website)
- 2011 Census FAQs
- 2011 Census report Chichester District

Action in rural Sussex (AirS)

- Community Land Trusts (August 2014)
- First Neighbourhood Plans in Sussex (January 2013)
- Neighbourhood Development Plan service offer to Town and Parish Councils and approved Neighbourhood Forums (August 2014)

Chichester District Council (CDC)

- Affordable housing (CDC website, 2015)
- Ancient woodland (map)
- AONB Landscape Capacity Study 2009

- Chichester District 5-year housing land supply (October 2013)
- Chichester District Local Plan 1999
- Chichester District Local Plan 2009 amended
- Chichester District Local Plan first review 1999
- Chichester District map of parishes
- Chichester Local Plan 2014–2029
- Chichester Rural Housing Partnership FAQs
- Community Land Trusts (March 2015)
- Draft Local Plan Key Policies Preferred Approach (March 2013)
- Draft Planning Obligations and Affordable Housing (January 2015)
- Elphike-House LA Housing Review: from statutory provider to housing development enabler
- Housing allocation scheme (July 2013)
- Infrastructure Delivery Plan v.1 (October 2013)
- Landscape Capacity Assessment 2009
- Neighbourhood Plan parish forum housing needs (November 2013)
- Strategic flood risk assessment (July 2008)
- Strategic Housing Land Availability Assessment (2013)
- Ten-stage guide to developing rural affordable housing

West Sussex County Council (WSCC)

- Attitudes to air travel (June 2013)
- Neighbourhood planning (WSCC website information and links)
- Rogate Ward 2013 (population profile, including Milland)
- Sussex historic landscape characterisation, Vol. III Atlas of maps (2010, with Eng. Heritage)
- WSCC Local Plan 2015–2019

South Downs National Park Authority (SDNPA)

- Affordable Housing and Community Infrastructure Levy Viability Assessment final report
- Coastal West Sussex Strategic Market Housing Assessment (2012)
- Comments to Network Rail (July 2013)
- Community Infrastructure Levy
- Consultation on neighbourhood planning area applications (January 2013)
- Dark Skies (leaflet)
- Design policy report
- Draft Neighbourhood Planning Toolkit (Workshop, September 2012)
- Draft settlement boundaries methodology and report
- Frequently asked questions handout (Workshop, March 2010)
- Heathlands Reunited survey
- Housing policy report
- Housing Requirements Study (2011)
- Infrastructure Delivery Plan (on website)
- Integrated Landscape Character Assessment 2005 characterisation of South Downs landscape
- Integrated Landscape Character Assessment 2011 update
- Landscape and Dark Night Skies policies report
- Landscape character areas
- Listed Buildings At Risk survey
- Local Development Scheme (January 2014)
- Local List (criteria for local heritage assets)
- Local Plan and CIL (June 2014)

- Local Plan evidence and supporting documents (on website)
 - Local Plan newsletters (various)
 - Local Plan options consultation and CIL
 - Local Plan options consultation Feb–April 2014
 - Local Plan presentation (relevance to neighbourhood plans)
 - Management Plan: Consultation Draft PMP (2013)
 - Map of designated neighbourhood areas (October 2012)
 - Milland Neighbourhood Plan (agenda item 9 and comments for SDNPA Planning Committee meeting 11 June 2015)
 - Neighbourhood and community planning (website, accessed October 2013)
 - Neighbourhood Planning workshop (May 2013)
 - Neighbourhood Planning Workshop (October 2013): Some Golden Rules; The What & the How
 - New Planning Practice Guidance – Neighbourhood Planning (March 2014)
 - Onshore oil and gas FAQs
 - Parish Workshop Local Plan (March 2014)
 - Parish Workshop October 2014: Local Plan development
 - Planning in the SDNP (2 July 2013, slide show)
 - Pre-submission consultation guidance
 - SDNP Partnership Management Plan (5-year strategy)
 - Settlement Hierarchy Study (June 2013)
 - Settlement Hierarchy Study (June 2013)
 - SHLAA covering report
 - SHLAA criteria (2014)
 - SHLAA sites Chichester District
 - South Downs Integrated Landscape Character Assessment figures
 - Spatial strategy report
 - Strategic Housing Land & Availability Assessment (SHLAA)
 - Writing Planning Policies (Neighbourhood Planning Workshop, June 2014)
- Also other agenda item reports on emerging Local Plan policies*

‘Locality’ guides and reports

- Guidance notes for applicants Neighbourhood Planning (2015)
- Keeping It Simple
- The Roadmap Work Sheets (Locality guide to neighbourhood plan making)
- Understanding the Community Right to Bid
- Writing Planning Policies

English Heritage/Historic England

- Heritage Gateway website
- Local heritage listing guide
- Making the most of your heritage assets
- National Heritage List England 2013–14
- National Heritage List for England: listed buildings in Milland
- Neighbourhood planning and the historic environment (2013)

Environment Agency

- Arun & W Rother catchment sensitive farming
- Arun & Western Streams (website extracts)
- Arun & Western Streams abstraction licensing strategy (March 2013)

- Hammer Stream fish survey (July 2014)
- Interactive maps (on EA website)
- Nitrate vulnerable zones (June 2013)
- South East River Basin District flood risk consultation (2014)
- South East River Basin District flood risk management plan environment report
- Water abstraction (on EA website)
- Water Consultations briefing

Natural England

- SE England landscape character areas
- SSSIs in Milland (NE website)

Sussex Biodiversity

- BOA map for Sussex
- Sussex Biodiversity Opportunity Areas
- Sussex Biodiversity Record Centre Report 2011–12
- UK Biodiversity Action Plan priority habitats description 11

Campaign to Protect Rural England (CPRE)

- Brownfield Development: Best Practice
- Increasing Diversity in the House Building Sector
- Light Pollution map, S England
- Removing Obstacles to Brownfield Development

Commons registration

- Common Land in England database (Defra, April 2012)
- Common Land in England database (Milland registered commons and village greens, also including 193, 104, 149, 142, 54)
- Common land register: Woolbeding and Stedham Commons (2014)
- Commons Commissioner decisions 1979/80 (Milland registered commons and village greens: CL.27, V.60, CL.175, CL.300, CL.175, CL.128, VG.56, CL.301, CL.193, CL.140, CL.111, CL.128, CL.175)

Local, neighbourhood and parish plans elsewhere

- Bramshott & Liphook Neighbourhood Plan (started 2015)
- Bramshott & Liphook Parish Plan 2013
- East Hampshire Local Plan
- East Hants DC Local Plan 2015: housing and employment allocations
- East Hants DC Local Plan: Statement of Procedure
- Edith Weston Neighbourhood Plan 2014
- Exmoor National Park Local Plan: recreation and tourism
- Fernhurst Neighbourhood Development Plan 2014
- Henfield Neighbourhood Plan 2015
- Kirdford Neighbourhood Plan 2014
- Liphook proposed development sites (aerial map)
- Liss Neighbourhood Plan (website)
- Long Compton Neighbourhood Development Plan
- Loxwood Neighbourhood Plan May 2014
- Petersfield Neighbourhood Plan self-build and custom-build (2014)

- Petersfield Neighbourhood Plan (website, June 2013)
- Petersfield Neighbourhood Plan sustainability appraisal (January 2014)
- Pulborough Community Action Plan
- Pulborough Neighbourhood Plan
- Rogate & Rake 'Enquiry by Design' Workshop invitation (October 2013)
- Rogate & Rake Neighbourhood Plan (10th draft, Feb 2015)
- Rogate & Rake Neighbourhood Plan process Vision 1st draft
- Rogate & Rake Parish Plan 2007
- Rogate Dark Sky support
- Rogate Neighbourhood Plan questionnaire
- Selborne Report 2006 (traffic)
- Slaugham NP failure by examiner
- Slaugham Parish Neighbourhood Development Plan consultation draft (December 2012)
- Storrington, Sellingham and Washington Neighbourhood Plan: state of the parishes report (2014)
- West Chiltington Neighbourhood Plan (June 2015)

Milland NDP

- Community Development Foundation letter 16 July 2013 (grant award to Milland PC)
- Hollycombe School catchment area map
- Land Registry: details for Titcomb's Yard and brickyard
- Milland Neighbourhood Plan Intro Presentation (slide presentation May 2013)
- Milland Neighbourhood Plan Overview (slide presentation, Sep 2013)
- Milland Parish Design Statement 2009
- Milland Parish Plan 2007
- Milland rights of way map

Other sources

- Ancient wood pasture management (Forestry Commission)
- Community Land Trust Fund leaflet (2014, Community Land Trusts)
- Lessons from flagship neighbourhood plan (rsnonline website, January 2013)
- Rural Exception Sites (S Gloucestershire Council)
- Rural Exception Sites (S Staffordshire Council)
- Rural Housing Guide for Parish Councils (Rural Housing Alliance, 2014)
- SEPD fund grants (Southern Electric Power Distribution)
- Surrey Woodland habitat definitions
- Sustainable Development in England's National Parks (English National Park Authorities Association)
- UK Rain Garden Guide (sustainable drainage, Thames Water)
- Wealden Iron Research Group bulletins 25, 26

APPENDIX VI

GLOSSARY

This Glossary gives definitions used in the Milland Neighbourhood Development Plan (see Appendix III of the final August 2015 draft) for various terms that are relevant to planning documents.

ABBREVIATIONS used in the MNDP include the following:

AONB	Area of Outstanding Natural Beauty
BAP	Biodiversity Action Plan
BOA	Biodiversity Opportunity Area
BT	British Telecom
CDC	Chichester District Council
CIL	Community Infrastructure Levy
EU	European Union
HGV	Heavy goods vehicle (or any large lorry)
MNDP	Milland Neighbourhood Development Plan
NCA	National Character Area
NPPF	National Planning Policy Framework
SAC	Special Area of Conservation
SDNP	South Downs National Park
SDNPA	South Downs National Park Authority
SDS	Sustainable Development Strategy
SEA	Strategic Environmental Assessment
SNCI	Site of Nature Conservation Interest
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
TPO	Tree Preservation Order
WSCC	West Sussex County Council

TERMS that occur frequently in documentation concerning development are defined within the MNDP as follows.

Affordable housing

As defined in the NPPF: social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

- **Social rented housing** is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.
- **Affordable rented housing** is let by local authorities or private registered providers of social housing to households eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges).
- **Intermediate housing** is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as '**low cost market**' housing, may not be considered as affordable housing for planning purposes.

Brownfield

Brownfield land is in effect the opposite of 'greenfield' or undeveloped land. Brownfield land is previously developed land and is defined in Annex 2 of the National Planning Policy Framework as: ***'Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.'***

'This **excludes**: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure have blended into the landscape in the process of time.'

In order to find brownfield sites that might be suitable for new housing, the Government states that the local planning authority should identify land that follows the NPPF brownfield definition and that also meets the following criteria:

- **Deliverable.** The site must be available for development now or in the near future. It will be a site not in current use, or a site in use (though not for housing) or underutilised where the local authority has evidence that the owner would be willing to make the land or buildings available for new housing, provided planning permission can be obtained.
- **Free of constraint.** Local planning authorities should not identify as suitable for housing any land which is subject to severe physical, environmental or policy constraints, unless the constraints can realistically be mitigated while retaining the viability of redevelopment. Contaminated land should also be excluded if there is clear evidence that the cost of remediation would be out of proportion to its potential value, making re-development unviable. The Government attaches great importance to the Green Belt and the NPPF makes clear that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence. Inappropriate development on brownfield land in the Green Belt should not be approved except in very special circumstances.
- **Capable of development.** The site must be in a condition and location that would make it a genuine option for developers: that is, it must be clear to the local planning authority that there would be interest from developers in purchasing the site and building housing there in the near future.
- **Capable of supporting five or more dwellings.** This criterion is intended to provide a proportionate threshold and is in line with the Government's advice in Planning Practice Guidance to local planning authorities when conducting their Strategic Housing Land Availability Assessments. For this reason local planning authority progress in meeting the Government's 90% objective will be measured in relation to sites capable of supporting five or more dwellings. However, authorities should also aim to get permissions in place on smaller sites whenever possible because of their valuable contribution to meeting overall housing supply.

Community rights

Under the Localism Act 2011, a new set of rights included the following.

- **Community right to challenge:** voluntary and community groups, parish councils and similar can express an interest in running a service currently commissioned or delivered by a local authority).
- **Community right to bid:** communities can nominate buildings and land that they consider to be of value to the community, to be included on a local authority maintained list so that, if any of the assets on the register are put up for sale, the community is given a window of opportunity to express an interest in purchasing the asset, and another window of opportunity to bid for it.
- **Community right to build:** local communities can undertake small-scale site-specific community-led developments to build new homes, shops, businesses or facilities where they want them, without going through the normal planning application process, as long as there is agreement from more than 50% of those local people voting in a community referendum.

Core village

The built-up area around the Rising Sun crossroads that is the 'modern' village of Milland.

Granny annex

A self-contained dwelling (a separate building or, more often, as part of an existing building) that is ancillary to the main property.

The 2011 Census dwelling count illustrates two types of granny annex: two households in one shared dwelling, or two households in two unshared dwellings. In each case, the second household is *occupied by a grandparent* of the children who are living in the first household and has its *own separate external front door*;

in the shared dwelling, there is a connecting internal door between the two households. A **'household'** is defined in the Census as one or more people (not necessarily related) living at the same address who share cooking facilities and also share a living/sitting room or dining area. A **'dwelling'** is defined as a single self-contained household space, or two or more household spaces at the same address that are not self-contained but combine to form a shared dwelling that is self-contained. A **'household space'** is the accommodation that a household occupies. **'Self-contained'** means that all rooms (including kitchen, bathroom and toilet) are behind a door that only the household can use.

Green infrastructure

Open spaces, woods, wetlands, meadows, watercourses, ponds, parkland, gardens, public footpaths and bridleways.

Infill site

Site that lies within a continuously developed road frontage, with direct access to the road.

Local connections

As well as the definitions and hierarchy used by the local housing authority (Chichester District Council) in its Rural Allocation Policy for affordable housing (July 2013), people with 'local connections' in other circumstances are taken in the MNDP as those who, for at least one adult applicant in the household, in order of priority: (1) currently or in the past have resided within the parish of Milland or within immediately adjacent West Sussex parishes for at least 5 years continuously; or (2) have a close member of the family (grandparent, parent, sibling or child of the applicant) currently living within the parish or in the immediately adjacent parishes and having done so continuously for at least 5 years; or (3) currently live in the parish and have done so continuously for a minimum of 1 year and are currently permanently employed within the parish or in immediately adjacent parishes and have been so employed for a minimum of 1 year continuously and for at least 20 hours per week (paid or unpaid); or who have retired from working continuously in the parish or in the immediately adjacent parishes for at least 1 year. These qualifications apply to the following areas in order of priority: (1) the parish of Milland itself; (2) the immediately adjacent West Sussex parishes of Linch, Woolbeding-with-Redford, Stedham-with-Iping, Trotton-with-Chithurst, and Rogate (including Rake); or (3) the parish of Fernhurst.

Rural exception sites

Rural exception sites are defined in the National Planning Policy Framework's glossary as: 'Small sites used for *affordable housing in perpetuity* where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating *households who are either current residents or have an existing family or employment connection*. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.'

The definition of an Exception Site in the Chichester District Council allocation scheme for affordable (social) housing is 'land outside the Settlement Policy Area that has been developed for *affordable housing for local people in perpetuity*. This is land that would not normally be available for development. However, Chichester District Council's planning policies reflect the high need for affordable housing in rural areas and RPs [Registered Providers of social housing, e.g. housing associations] are able to develop land that would otherwise be unavailable. This can be for low cost homeownership (Shared Ownership) or social rented housing and must be prioritised for households that are able to demonstrate a valid local connection to the parish. To reflect the shortage of stock in rural areas, exception site housing cannot be lost or sold to the open market through the Right to Buy/Acquire.' Exception sites are usually identified by the Rural Housing Enabler of the local housing authority (Chichester District Council) in partnership with a Registered Provider and in close consultation with the parish council.

The definition of a rural exception site in the draft SDNPA Local Plan is 'a site that would not usually secure planning permission for open-market housing, for example agricultural land next to but not within a local settlement area'.

Windfall sites

Windfall sites are defined by the NPPF as those that have not been specifically identified as available in the Local Plan process. They normally comprise previously developed (brownfield) sites that have unexpectedly become available.

APPENDIX VII

Response Tables (for Appendix IV)

TABLE C.1: Pre-drafting consultation meetings

This table is a resumé of consultation meetings during 2013 that preceded the initial drafting of the Milland Neighbourhood Plan. It is set out within the context of proposed sections (though these are not necessarily the categories under which questions were discussed):

- Landscape and natural resources
- Heritage
- Design
- Settlement strategy
- Housing
- Economy and tourism
- Community and infrastructure
- Transport and access

1. Settlement and general consultations (see separate for businesses)

- **Open mtg** = Open meeting for whole parish held in MVMH 2.7.13 (see also focus groups in next table)
- **Churches (RF)** = initial thoughts from Bob Farwell (24.7.13: had promised to do a position paper for the churches but never materialised)
- **Parish clerk** = Lorraine Grocott random personal views in discussion with then PC chairman Peter Harvey
- **IMS/RQ** = VP's meeting 10.6.13 with Isabella Morton-Smith, Robin Quinnell, Maureen Truss, to instigate Milland Lane and Ripsley meetings
- **MVM rd assn** = Mill Vale Meadows residents' road association (the road is a private one); mtg 4.7.13 VP with chairman and treasurer
- **Ripsley meeting** = formal minuted meeting 23.9.13 of residents in Ripsley and Black Fox area, chaired by Maureen Truss
- **Wardley meeting** = VP meeting and subsequent discussions with Ralph Wild, Stuart Iles and other Wardley residents
- **W Meade** = Bob Cheesewright's various meetings and doorstep discussions with West Meade residents
- **WERA** = Wheatsheaf Enclosure Residents Association (Andy Coe meeting with David Todd and John Thomson, June 2013)
- **MLAG** = Milland Lane Action Group, two formal minuted meetings October and November 2013 (convened by IMS, most residents present)

Section	Settlement area	Responses
General comments	Churches (RF)	<ul style="list-style-type: none"> • Churches respond to wider than civil parish: need to connect with neighbours, esp. Linch and Redford
	IMS/RQ	<ul style="list-style-type: none"> • Be aware of cross-border effect: county border, Milland likely to be affected by Hampshire and possibly Surrey as well as by neighbouring parishes • Now a small handful of major landowners with very substantial acreages in parish (almost as large as

		<p>18th/19thc who had such impact on built environment and local economy). Important they should be involved in the Plan, or at least that the Plan should be aware of the extent of their holdings: they can have strong impact on local economy and landscape (Milford Haven at Great Trippetts, Hoare at Hollycombe House, Mir at Milland Place/Chapel Common, Abramovich/New Barn, Northcott at Foley) plus others with increasing acreage (e.g. Kingsham Farm)</p> <ul style="list-style-type: none"> • Water usage and disposal of major importance to this clay-based valley. Essential that supply and disposal of water and sewage taken into account when any developments considered (large or small). Water extraction from boreholes already affecting water-table levels in area, with potential consequences for structural damage, drought effect etc. Mains sewerage system already overloaded (and outlying properties on septic tanks may have problems in future). • Demography: consider provisions for aged, jobs for immigrants, jobs and entertainment for young. Increasing proportion of foreign-born residents now adding hugely to community • RQ to review environmental/landscape information, including formal classifications
	MVM rd assn	<ul style="list-style-type: none"> • Overall view was that they do not want change, and do not see why it should be imposed on them. Feeling that incomers were overriding views of long-term residents and often moving out again within a few years, not truly committed to Milland and possibly more interested in house prices than anything else (both families have lived in MVM for more than 25 years and brought up their children here; they also remarked that many other MVM residents had been here for many years, though a sudden exodus in past few months). • Felt that the whole Neighbourhood Plan was really only about the government wanting to build more housing, and that if Milland <i>had</i> to have more housing it should probably be Titcombe's Yard as the only suitable site. • Also a feeling that we've been through all of this before: firstly the 'Milland Yesterday, Today and Tomorrow' survey published in 1989, then more recently the Parish Plan (survey 2005, publication 2007) which neither of them remember having ever seen a copy and had no idea how to get hold of one. And then the questionnaire circulated in Feb 2010 about the need for a village shop. Yet another survey might well be met with indifference, likewise the proposed referendum (in which case, if only a very small proportion of the electorate bother to vote, is the outcome of the vote valid? As an extreme example, what if the total number of votes was, say, 3, and split 2:1? Should the views of only 2 people out of a population of 1,000 really be allowed to dictate the parish's future?).
	Wardley mtg	<ul style="list-style-type: none"> • Being approx 25 years out of touch with anything to do with Planning & Housing legislation, am I to understand that the Green Belt, conservation areas (Wardley Green was one), Areas of Outstanding Natural Beauty, areas of Special Scientific Interest, are all in the past?
	W Meade	<p>November 2013 report from convenor:</p> <p>This is the definitive report from the West Meade discussion – which I would not describe as well attended though the discussion at the meeting and on the doorstep could probably merit a description of 'productive and thoughtful'. These are practical people engaged with the world of their jobs, children, grandchildren and they</p>

		<p>don't give me the sense of connection to this patch of countryside and its historical continuity which I hear behind conversations with others or its relationship with the officialdom which underlies a conversation with the parish clerk. We asked about housing, energy and tourism and that is what they talked about. That does not mean they don't care about the local environment and landscape but in a nutshell they like it as it is, appreciate it can't be frozen but please can any changes be made in ways respectful to what we have: 'conserve (not preserve) its ambience'. I started by asking what attracted them to the area using the questioning approach adopted by the SDNPA. The members of that authority are quite vocal about 'local environment, landscape and heritage'. The citizens of West Meade see that as 'scenery' and very nice too so leave it alone, but what engages their attention day to day is the nature of the village and community. It's a nice place in a nice setting and if you must monkey about with it, do it nicely. However, all this planning stuff is not top of their agenda. For example even on an immediate issue, I was disappointed how few of my neighbours attended the Fracking show, held on their doorstep and for their information. In fact they are not uninformed but (my words but reflecting their sentiments) feel unempowered.</p> <p>The West Meade Community was unresponsive to the planning discussion with sparse representation at the 2 meetings offered and one email contribution. I have therefore captured the notes of the discussion and am circulating that asking that they agree disagree or supplement the points made. The points below are what was said, as I recorded it.</p> <p>Initially discussion addressed the specific question raised by the SDNPA briefing where members were asked to identify the key 'valued attributes' of the area. The authority themselves focused on the attractive physical and natural environment, the tranquil and unspoilt amenity value for recreation and finally the farming practices and distinctive urban and village communities reflecting residents pride in their environment. West Meade residents shared these sentiments about the rural nature and sense of place but tended to be more vocal about the village.</p> <ul style="list-style-type: none"> • They mentioned the school, sense of community, the mixed age structure with a child friendly element. • They did not want the community to become too big (anonymous) • The limited facilities (transport/doctor) were possible agents for departure when residents could no longer be independent. <p>The key topics and scenarios set out by the planning group were reviewed: Housing; Energy resources; Tourism; Community issues and infrastructure; Local economy and business (see comments in separate sections below)</p>
	WERA	<ul style="list-style-type: none"> • 35 houses (9% of the Parish). Because of the current demographic they estimate up to 15 could change hands in the next 5 years • There's covenants which apparently stipulate one house per plot. • There's a holding company and two sub companies which control the enclosure. • Apparently circa 2/3rds of the Golf Course is owned by the enclosure and leased to the golf club on a peppercorn rent. • They maintain the roads and each household contributes to that maintenance fund • Main concerns: guarding against over development of the enclosure and each plot as they change hands

		<ul style="list-style-type: none"> • Whilst living in the enclosure the owners tend not to want change.. But as soon as they come to capitalise on their asset they naturally become more liberal! • David and John expressed concerns about potential development and policy direction in Liphook and the impact that may have. • Very happy to engage in the NP process with us as they have been trying to get some more medium/long term thinking established. • They were interested in our opinion about the SDNPA (position and capability) and also discussed the lack of a regional plan and how we link into it or not
	MLAG	<ul style="list-style-type: none"> • In response to the broad question of what people liked and disliked about Milland and why they wanted to live here, the overwhelming opinion was that the area outside the central envelope must be protected as representing what residents liked about Milland: its rural nature, landscape beauty and a peaceful and tranquil environment with scattered dwellings. Also because it was near enough to good communications (e.g. A3, railway). Most of those present did not want to encourage tourism into the parish on any scale if this would threaten those qualities. <p>GENERAL POINTS RAISED AT 2ND MLAG MEETING (November 2013):</p> <ul style="list-style-type: none"> • Brief outline given on Community Infrastructure Levy, being introduced in Park in 2015. Levy on new extensions and new build (other than affordable housing) to begin 2015. Rate nominally fixed by Park of approx. £235 per sq. metre for new houses and extensions. • Brief outline given on Community right to bid/buy. Given 6 months to raise funds to purchase site when put on market. Parish enters legal agreement with landowner to be given 'first refusal'. • Brief outline given on new permitted development rights for farm buildings. Consultations ongoing to extend rights to cover conversion of farm buildings to residential holiday, long-let accommodation. National Parks objecting to this. • Core Planning Strategy for South Downs National Park has, as yet, no statutory authority and developers challenging decisions. Also challenging Village Design Statements on same basis. Chichester District Council also has no statutory Local Plan in place. At least we have a Neighbourhood Plan in process of being drawn up, doing the right thing putting our plan in place. Will all vote on this in 2 years' time (or when completed). • Queried the 'village envelope'; developers can increase this by buying and putting in planning permission. • Point made that Milland residents are living on a marsh-flood plain. • Individual comments: we don't need to create an area for more houses; and we do not need more affordable housing. • Strettons Copse residents suffer from very damp and unliveable conditions and the Rectory site is a swamp.
Landscape & nat. res.	Parish clerk	<ul style="list-style-type: none"> • Milland should remain an area of tranquillity to sustain its existing rural identity, including hedgerows, but with improvements in disabled access

	MVM rd assn	<ul style="list-style-type: none"> Trees and hedge around MVM: there are TPOs on all the trees between MVM and the Mill Farm field behind the estate. Some residents would like the trees to be felled, thinned out or reduced. The large oaks in front of MVM along Fernhurst Road are admired, though some residents don't like being so shaded by them (however, they appreciate the trees were here first). Main problem with the road trees is that some are dead or dying and nobody any longer seems to bother checking them and lopping or felling where necessary for safety of walkers and vehicles. Ownership of the oaks is uncertain – would it be Highways? Concern that one or two residential hedges along the Fernhurst Road pavement heading eastwards are encroaching on the footpath, making it difficult for those who walk their children to school, especially if they have buggies etc. Please could owners of these roadside properties be asked to keep their hedges trimmed back to ensure adequate width of footpath?
	Ripsley mtg	<p>Individual views on fracking (canvassed after the meeting):</p> <ul style="list-style-type: none"> I'm actually OK with the idea of fracking locally. I have read into the subject, had in-depth technical discussions with my geophysical scientific friends from university, and feel quite strongly that the economic benefits to the country far outweigh any very minor risks arising from the process of extraction. I suspect I will be in the minority in supporting fracking but from what I've read re water table pollution, general environmental impact and the like against the benefits of a cheap and much needed energy source I am certainly not an 'anti'. We are both in favour of fracking, in principal.
	Wardley mtg	<ul style="list-style-type: none"> I am aware there is total disregard for Public Footpaths, Public Bridle Ways and other lesser public rights of way that are not County Adopted and Maintained roads (particularly on Wardley Green). There used to be regular correspondence in the local press but now a horse rider on the phone and leading other horses is the norm.
	MLAG	<ul style="list-style-type: none"> Noted that we have commons and open-access (FC) land in the parish along with registered village greens and that there are constant threats to them, e.g. application to build golf course on Weavers Down as the first challenge to SDNPA over open-access common. Several of the commons could be threatened by their closeness to ever-expanding Liphook and Bordon. AGREED by all that Milland's commons, open-access land and village greens should be strongly protected from development and from inappropriate use, and that all such land should be clearly identified in the Neighbourhood Plan. Discussion re noisy low-flying aircraft. Noted that the Valley is in a low-flying zone for military aircraft and nothing could be done about this. <p><u>MLAG 2ND MEETING (Nov. 2013):</u> <u>Open-access land, common land, open spaces and village greens</u> <i>Support protection of open-access land, common land and open spaces and village greens and encourage responsible use of right; car parking issues</i></p> <ul style="list-style-type: none"> Unanimous vote to protect all open-access land, commons, village greens etc and the rights that go with them, and take into account flora and fauna.

		<p><u>Water catchment area</u> <i>Factor in use of water and protection of catchment area along hanger and query adverse impact on borehole extraction. Planning issue</i></p> <ul style="list-style-type: none"> • Unanimous support for protection of water catchment area along hangers, and concerns raised about use of boreholes and meddling with water courses in the Parish. <p><u>Dark skies</u> <i>Resist floodlighting etc</i></p> <ul style="list-style-type: none"> • Unanimous vote to give highest priority to protection of dark skies landscape.
Heritage	MLAG	<ul style="list-style-type: none"> • AGREED that the archaeological status of the parish should be preserved. Discussion of listed buildings was left for a future meeting. • Brief discussion on local churches. Noted that SDNPA encouraged more multi-use of churches. Suggestion that the lack of a church at the crossroads detracted from there being a true 'village' feel about the central envelope and that perhaps a new church should be built. • Suggestion that the parish had been better protected when it had AONB (Area of Outstanding Natural Beauty) status than as part of the SDNP, particularly as the SDNPA was not an elected body. <p><u>ENVIRONMENT AND HERITAGE</u> AS MINUTED (above items were from full notes of meeting):</p> <ul style="list-style-type: none"> • Noted that there are commons and open-access (FC) land in the parish along with registered village greens and that there are constant threats to them, e.g. application to build golf course on Weavers Down. Several of the commons could be threatened by their proximity to ever-expanding Liphook and Bordon. • Discussion re noisy low-flying aircraft. Noted that the Valley is in a low-flying zone for military aircraft and nothing could be done about this. • Discussion of listed buildings was left for a future meeting. • Brief discussion on local churches. Noted that SDNPA encouraged more multi-use of churches. Suggestion that the lack of a church at the crossroads detracted from there being a true 'village' feel about the central envelope and that perhaps a new church should be built. • Suggestion that the parish had been better protected when it had AONB (Area of Outstanding Natural Beauty) status than as part of the SDNP, particularly as the SDNPA was not an elected body. • <i>Agreed:</i> Milland's commons, open-access land and village greens should be strongly protected from development and from inappropriate use, and all such land should be clearly identified in the Neighbourhood Plan. • <i>Agreed:</i> The archaeological status of the parish should be preserved. • <i>Agreed:</i> Any type of building work (dwellings, industrial, energy generation, extraction etc) must be required to take into account any effects upstream and downstream and on local water resources; also that there needs to be overall management of waterways. <p><u>MLAG 2ND MEETING (Nov. 2013):</u></p>

		<p><u>Protection of listed buildings, ancient monument sites and parklands</u></p> <ul style="list-style-type: none"> • All in favour. <p><u>Historic landscape</u></p> <p><i>Historic field patterns, wooded hangers, ancient woodlands, viewpoints, landscape heritage, including hedgerows. Planning issue regarding landscaping etc</i></p> <ul style="list-style-type: none"> • Use of overlay map incorporated into Neighbourhood Plan to be sufficient to show the planning constraints when an application is made.
Design	Parish clerk	<ul style="list-style-type: none"> • Ensure new buildings are in context with their surroundings
Settlement strategy		
Housing	Churches (RF)	<ul style="list-style-type: none"> • Vision is for Milland to remain a thriving all-age community, with housing relevant to all ages; enlargement of existing houses over past 10-20 years means now nowhere to facilitate those brought up in the valley staying here, or those in older age now wanting to downsize; need policies that ensure houses created stay small and stay available to local people (e.g. new homes on old brickyard or chicken farm); pref. restrict/ban second-home owners
	Parish clerk	<ul style="list-style-type: none"> • Supports the development of more affordable housing in the parish • Thinks there are several landowners who have aspirations for developing housing on their land at some stage
	MVM rd assn	<ul style="list-style-type: none"> • Most would be adamantly against infilling in MVM, as it would mean dividing up already small gardens – there simply isn't space, and might also be access problems • Knocking down existing bungalows and rebuilding as 2-storey houses would destroy the character of the road. The original builder did build a couple of houses rather than bungalows, but carefully sited on the bend to blend better with the whole. Some people have opted to extend into their roof spaces/garages, but not to build another storey. • Conversion of MVM bungalows to e.g. old people's home, students' hostel: exclamation mark! Simply not suitable in the context • Garden workshops for use as home business: as long as not noisy machinery, possible okay on a limited basis but most gardens in MVM too small and too close to neighbours. There is a limited amount of workshop activity but the local businesses whose owners live in the road do most of their machine work elsewhere • Garden boundaries in MVM: the original concept was that no one should erect front boundaries along the road, to maintain an American-style open-plan feel, and that any side boundaries should be low. Concern when newcomer at end property – Brookvale – installed high fences (and also wanted to build a second home there). Seems to be some vagueness as to where the side boundaries are. In back gardens people do have fences and hedges, though again there seems to be lack of knowledge about who actually owns and is

		<p>responsible for the maintenance of the fence or hedge. The open-front concept should remain, and CS and SA will check deeds to see if anything stated in them</p> <ul style="list-style-type: none"> • Possible new housing in Mill Farm field backing on to MVM: very uncertain. And surely as it is agricultural land it would not be permitted. Also problem of access – would require a new road. Enough complaints had been expressed in the past when trees were planted in the field, let alone houses! Brief discussion here about MVM residents who have put gates from their gardens directly into the field, to the concern of owners of Mill Farm, and also about state of Mill Farm fencing • Development opposite MVM on south side of Fernhurst Road: will probably happen one day. Diffident
	Ripsley mtg	<ul style="list-style-type: none"> • Possible brown field sites in the village were identified as: Vales Garage, another site near the garage, the chicken farm at the bottom of Milland Hill, Tiitcombs Yard, a site adjacent to the village hall, and the rectory and adjoining land. The group would promote active use of these brown field sites for residential construction, including community housing. They would also promote construction of an 'ordinary' house on a green field site. • Affordable or community housing would need to be within the village envelope because of the necessary infrastructure support and the proximity of local amenities (shop, playschool, toddler group and so on). Lack of public transport presents a problem for development throughout Milland Parish. This topic cropped up frequently throughout the meeting. • The group would also support conversion of redundant buildings for residential/tourist use. • When asked how much residential development the group would support, answers varied from between an additional 10% and 20% of the existing housing over the next 20 years.
	Wardley mtg	<ul style="list-style-type: none"> • On and around Wardley Green the biggest increase in building footprint is The School but all houses have increased in size since June 1977. The pupil numbers have doubled and staff also. The number of vehicles resident on WG has more than doubled. Despite attempting to share suppliers of oil etc the online companies mean a proliferation of delivery services Click & buy! Then there is junk mail along with unsolicited phone calls despite Telephone Preference and a tick in the box on Electoral Roll return. • There is no real sense and no obvious space to add any housing in Wardley Green without damage to the conservation area. For the village more widely, very much against any significant housing development and especially against any further ribbon development. I do not see any strong argument for reserving housing for 'locals' but would prefer any such additional building to be mostly for those joining the housing ladder, if possible.
	W Meade	<ul style="list-style-type: none"> • The prospect of a large satellite development to Liphook or Bordon was not welcomed. • Small scale development of groups of houses no larger than existing estates i.e. < 20 properties and ideally < 10. • Several sites, not clustered • Ideally comprising 2 bed starter / downsizing homes but we recognised that a commercial developer would

		<p>require some saleable homes. BUT:</p> <ul style="list-style-type: none"> ○ Is the need for housing here as the population ages objectively justified or just a pipe dream? ○ Need for homes for young families not singles? <ul style="list-style-type: none"> • Too many large properties and existing stock of smaller homes had been eroded by extensions new build should not exceed 3 bedrooms • Small gardens and off road parking/garages essential (but not plots big enough to permit extensions - so as to preserve intended residential mix) • Smaller infill development attractive but is it commercially viable • Appropriate 'rural' design - Sussex styling. • Could a communal garden work as with London squares? • Concern over infra structure issues eg drainage and demand for downsizing as poor transport/no doctor • Locations at brickyard, Trippets, Waldergrove, Titcombe yard were acceptable • Move away from the crossroads village, rebalance towards Wardley Green • Unhappy about large scale development on Andy Coe's land
	MLAG	<ul style="list-style-type: none"> • Noted that Milland is a water catchment sensitive area, a factor that should be taken into account for any kind of development in the parish but that is often ignored. • Noted that previously affordable homes had in recent years been replaced by larger ones to the extent that those on modest means could no longer afford to acquire them. This was due partly to major extensions, partly to the trend for demolishing an existing small dwelling and replacing it with a substantially larger one and partly to the trend for knocking together two or three attached cottages to form one large dwelling. In addition, a large stock of local housing had been absorbed by large estates and were no longer available as freehold dwellings. Discussion on whether smaller homes were still desirable and on whether restrictions could or should be imposed on these trends was inconclusive. • Noted that stock of dwellings originally built as affordable housing (e.g. Cartersland Corner and Chorley Common Cottages as council houses) had been sharply diminished by tenant right-to-buy schemes. Noted that Strettons Copse, deliberately designed as small housing association bungalows at affordable rents for local people or those with very strong local connections, had already been diluted in its aims, partly for lack of local applicants when a bungalow became vacant but also because of lack of public transport to places of work. This suggested that perhaps there was no strong demand for additional affordable housing by local people, and that such housing was more appropriate if jobs were available locally. Suggested that new affordable housing, if any, should be confined to brownfield sites within the envelope. • Noted that in Germany 60% of new houses are self-build, with the local council providing the infrastructure for individuals to build their own homes, and suggested that this system should be encouraged in the UK. Also noted that most Germans rented until they were in their 40s before being able to afford to buy or self-build, and that in the UK the population tended to be more fluid, moving to where work was available. • Suggested that more cycling should be encouraged rather than car and bus journeys, for example by

		<p>developing the northward extension of Wardley Lane into a cycle track for access to Liphook, perhaps even with a solar farm power-point for recharging battery-powered transport</p> <ul style="list-style-type: none"> • Noted that the area did not have the infrastructure to support more housing. • Suggestion that any new housing should be in keeping with the area, rather than an architect's ego trip. Many adverse comments about the south-facing view of Milland Stores. <p>HOUSING AS MINUTED (above items were full notes of meeting)</p> <ul style="list-style-type: none"> • Milland is a water catchment sensitive area, a factor that needs be taken into account for any kind of development in the parish. • Noted that the area did not have the infrastructure to support more housing. • Previously affordable homes had in recent years been replaced by larger ones to the extent that those on modest means could no longer afford to acquire them. This was due partly to major extensions, partly to the trend for demolishing an existing small dwelling and replacing it with a substantial one, and partly to attached cottages being knocked together to form one large dwelling. A proportion of local housing had been absorbed by landed estates and was no longer available as freehold dwellings. Discussion on whether restrictions could or should be imposed on these trends and on whether smaller homes were still desirable was inconclusive. • In general any new housing should be in keeping with the area, rather than an architect's ego trip. • The stock of dwellings originally built as affordable (council) housing had been sharply diminished by tenant right-to-buy schemes, but there appeared to be no strong demand by local people for additional affordable housing, partly because of lack of public transport to places of work. To compensate for the latter, a suggestion was put forward that more cycling should be encouraged by developing the northward extension of Wardley Lane into a cycle track for access to Liphook. • Agreed: New housing, affordable or otherwise, should be confined to brownfield sites within the village envelope. <p><u>MLAG 2ND MEETING (Nov. 2013):</u></p> <p><u>Affordable housing</u></p> <p><i>Siting within village envelope, small-scale and meeting CIL and S106 of Planning – possible sites which would/might be acceptable – Titcombe's Yard, Chicken Farm, future use of Rectory site. CIL to commence in 2015, National Park fixing figure of £235 per m² (varies according to development type), materials used. Promote self-build?</i></p> <ul style="list-style-type: none"> • Vote taken for affordable housing in Milland Parish, in or out of the envelope: 11 for, 9 against, 1 abstention. • Brief discussion as to where else affordable housing could be sited. None identified. • Pointed out that Rispley thought Parish could support 20 new houses. This was deemed excessive. • Polly Holt asked why the Parish lost control of Strettons Copse. Explained that it was understood that there was no legal structure in place at the time to keep it under Parish's control. It was agreed that we should attempt to take back control so that the parish could determine who lived there. (Reported after meeting that Jeremy Parker had raised the issue of the legal and financial implications of the Parish 'owning' the houses.)
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		<p><u>Protect surviving semi-detached cottages</u></p> <ul style="list-style-type: none"> Majority vote against protecting surviving semi-detached cottages. <p><u>Elderly care housing</u></p> <p><i>Identify possible site. Incorporate into affordable housing site.</i></p> <ul style="list-style-type: none"> Sheltered accommodation for the elderly as opposed to nursing homes (plenty in Rake). Voted 16 for and 5 abstentions. Suggestion that Strettons Copse, if brought back into Parish control, would meet our affordable and elderly housing needs and this was overwhelmingly supported. <p><u>Policy against garden in-fill</u></p> <ul style="list-style-type: none"> Majority (bar 1) voted against garden in-fill in Milland Lane. Thought it might be appropriate in other parts of the Parish.
Economy & tourism	Churches (RF)	<ul style="list-style-type: none"> Encourage more people to work from home (workshops with incorporated living accommodation)
	MVM rd assn	<ul style="list-style-type: none"> VP remembered strong opposition from MVM residents when it was first proposed to convert what had been a derelict builders yard with one small run-down brick building at the eastern end of MVM, between the dwellings and Durrants Pond, into Campbell Park. Many residents at the time would have preferred the site to become housing, but the parish council felt it was important to retain the site's existing 'light industrial' use as a source of jobs etc for the village. Conditions were put on the site that it should only be used in normal working hours, i.e. not at night or at weekends, to avoid disturbance to residents. However, residents soon noted that in fact part of the new complex was used as living accommodation, though no direct complaints were made at the time.
	Ripsley mtg	<ul style="list-style-type: none"> More people work from home either for all or part of their time. They very often now have to be chained to their broadband and not to a central office desk. So even though they may have an office base somewhere else, they may choose to work from home and not commute daily. Also, admin and banking for small enterprises may well be carried out from home. Good telecommunications links are therefore hugely important and lack of them would undoubtedly be restrictive. Planning regulations should encourage development of small enterprises but their impact on the local community and environment must be monitored and controlled. Post factum planning development and change of use of land and buildings must be discouraged and should never be granted post-factum. In our area of Milland, parking around Chapel Common needs formalising. At the moment, it is somewhat haphazard with up to 8 or 10 cars/vans parked near the entrance to the cricket ground, mainly belonging to dog walkers. Most of the group did not want Chapel Common to be developed to the extent that it would lose its natural beauty, so would not welcome off road cycling courses or other artificial edifices.
	Wardley mtg	<ul style="list-style-type: none"> Wardley Green itself is now, as a result of the new school buildings and pupil numbers, tending to overdevelopment rather than the reverse. School Lane traffic is quite unpleasant at times. The grass verges

		<p>with wildflowers have long since gone under the weight of school traffic and there is now littering. The current proposals to introduce new or extra car parking will help ameliorate the situation but are not likely to remedy the problem fully. I am quite happy with the much larger school footprint (after all I was chair of governors for some years) but think that further growth would be detrimental. For the same sort of reasons</p> <ul style="list-style-type: none"> • Fracking for whatever in huge open spaces might be a possibility (with regulation) but not here in our Wealden landscape. The substructure in the anticlinorium is much too intricate. • For the village more widely I am not averse to new building such as the village shop – nicely wedged in next to the hall – or to the odd extra houses if there is space, preferably within the central confines of the village. Or to the development of redundant buildings, farm or other, more widely.
	W Meade	<p>Local economy and business</p> <ul style="list-style-type: none"> • Neutral about changed farming practices, and local artisan industry or home working • Return of coppicing should be encouraged • Support GM foods with safeguards • Concerned about larger scale developments <p>Tourism</p> <ul style="list-style-type: none"> • See area as a green space for major conurbations of SE England • Keen to see greater use of rights of way • Can we do more to promote the paths and the café via tourist information and online or apps? • Provision of off road parking? - solution for NT garden at Woolbeding House is ridiculous and unacceptable • No concerns about walkers/cyclists/mountain bikers/ small screened touring caravan certified location shooting and well trained horses/riders hacking but who is to fund maintenance of right of way. • Happy with shop/cafe development so far can we make availability of loo clearer? • Concerned about theme park and similar centralised industrial scale recreation sites – hugely dependant on location unlikely to be acceptable due to noise /traffic/appearance • Millfest ok once a year is tolerable but not Glastonbury thank you • Conversion of a larger house to a hotel and provision of more B&B acceptable • Large scale static caravan site or chalet development is not acceptable • Dark sky is desirable
	MLAG	<ul style="list-style-type: none"> • Noted that lack of high-speed and reliable broadband access (combined with problem of access by vehicles) could deter new business from moving into the parish as well as being to the disadvantage of existing businesses and the self-employed. Suggestion for a community broadband system (fibreoptic cables or satellite) to replace dependence on decaying BT lines. • Discussion re conversion of farm buildings for bed-and-breakfast or holiday lets as part of the SDNP tourist drive, or for use by local businesses. Query whether use of any buildings as holiday lets might further deplete stock of affordable homes. Suggestion that the rate of such conversions should be gradual. Noted that there

		<p>are strict regulations concerning holiday lets and that NFU prefer <i>redundant</i> farm buildings to be converted. Farm buildings can now be converted without needing planning permission as long as they comply with building regulations.</p> <ul style="list-style-type: none"> • Suggestion that no need for Milland to expand: Liphook already has all the necessary facilities and development should take place there instead. • Discussion re future of Hollycombe School in view of proposed new and extended schools in Liphook (currently a good proportion of Hollycombe's children are from Liphook). Reduced pupil numbers would mean problems in attracting funding. Noted that Liphook input fluctuates; in the present intake there were many more Milland children. Situation will continue to fluctuate because of fluid demography. Noted that, despite trends in many other rural areas, Milland had seen a growing number of young families moving into the parish in recent years; suggested that every effort should be made to encourage the trend. • Suggestion for encouraging use of local woodland produce as fuel for heating. • AGREED unanimously that camping and caravan sites should not be encouraged in the parish. • Toilet facilities were available at Milland Stores: it was not actually a public toilet but was used by the increasing number of cyclists coming through the Valley. AGREED it was not necessary to provide public toilets in the parish. • The increase in cyclists had been noticeable recently and concern was expressed about the speed and lack of respect for other road users (including walkers and horse riders) by some of the sports cyclists and those of them that rode abreast. There was also a problem with cyclists being unaware of concealed entrances. On the other hand, cyclists had the effect of reducing vehicle speeds. Mountain bikers were using some sites illegally, e.g. commons and public footpaths, and causing damage: agreed methods should be found to deter them, for example by installing staggered barriers (see Box Hill). They also tended to arrive by car, parking at random. The presence of legal Forestry Commission mountain bike courses tended to draw in others who abused the wider area. In some places (e.g. Chapel Common, Weavers Down) there were problems with scramblers/trail bikers: agreed that motorised bikes were the antithesis of the peaceful enjoyment of the countryside and should be strongly discouraged. Noted that the FC was being asked to encourage more public use of its land, including e.g. forest trails, 'go ape' activities, as well as biking, and that it was possible the SDNPA would also encourage such use. AGREED that Milland Lane residents would prefer to deter rather than encourage these activities on FC or private or common land and keep the area for the peaceful enjoyment of the countryside that was the essence of Milland. It was also felt that increasing tourism would have an adverse effect on wildlife, which was already under pressure and needed long-term protection. • It was suggested that forestry created employment and should be encouraged. It was not realistic to require landowners to use traditional systems such as coppicing but they should be encouraged to do so. • General discussion on agriculture and the rapid loss of agricultural land to equine use. Noted that horses represented a change of use of agricultural land and therefore planning permission was required, even if it was for a single field for a pony. Suggestion that in the long term there will need to be more home-grown
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		<p>food for the nation and that existing agricultural land should be protected for future use. Noted that economic problems could lead to more agricultural land being lost. Noted that equine enterprises on a large scale were heavy users of water, an increasingly scarce resource, and that horses, unlike livestock, did not produce useful commodities such as meat and milk. However, polo and other equine enterprises did offer local employment and potential revenue for, say, bed-and-breakfast enterprises. The conversion of Great Trippets farmland to polo had altered the landscape and there were mixed opinions as to whether this was or was not an improvement. AGREED that there was strong support for continued agricultural (arable and livestock) and horticultural use (including tree nurseries, vegetable growing etc)</p> <ul style="list-style-type: none"> • Noted that there was considerable government encouragement for alternative energy sources and also for oil/gas extraction by fracking. • Noted that there will be a meeting in Milland Memorial Hall on Wednesday 23 October to discuss the concept and impact of fracking and its implications for Milland in view of the current planning application at Fernhurst. • Noted that there was a current planning in Linch for a substantial solar farm. Discussion on whether large-scale use of solar panels would be acceptable, and whether acceptability would be greater if the power generated was for local use rather than feeding the national grid. • AGREED that in Milland use of solar panels should be controlled so that they were not a blot on the landscape (e.g. screening) and that the preference was for small-scale rather than large. Emphasis on scale related to many other planning matters in Milland. • Suggestion that any type of building work must be required to taken into account any effects upstream and downstream; also that there needed to be overall management of waterways. • Brief consideration given to wind farms and generation of electricity by water power but time ran out. Subject of alternative energy needs to be more thoroughly addressed, as it will be a major challenge in the near future. <p><u>LOCAL ECONOMY</u> AS MINUTED (above items were full notes from meeting)</p> <ul style="list-style-type: none"> • Lack of high-speed and reliable broadband access (combined with problem of access by vehicles) could deter new business from moving into the parish as well as being to the disadvantage of existing businesses and the self-employed. Suggestion for a community broadband system (fibreoptics or satellite) to replace dependence on decaying BT lines. • Discussion about conversion of farm buildings for bed-and-breakfast or holiday lets as part of the SDNP tourist drive, or for use by local businesses, and whether such conversions might further deplete availability of affordable homes. Noted that there are strict regulations concerning holiday lets and that NFU prefer redundant farm buildings to be converted. Suggestion that the rate of such conversions should be gradual. • Suggestion that there is no need for Milland to expand commercially: Liphook already has all the necessary facilities and economic development should take place there instead. • Discussion re future of Hollycombe School in view of proposed new and extended schools in Liphook. Noted
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		<p>that, despite trends in many rural areas, Milland had seen a growing number of young families moving into the parish in recent years and that every effort should be made to encourage the trend.</p> <ul style="list-style-type: none"> • Suggestion for encouraging use of local woodland produce as community fuel for heating. <p>LAND MANAGEMENT AS MINUTED (above items were full notes from meeting):</p> <ul style="list-style-type: none"> • Noted that forestry created employment and should be encouraged. It was not realistic to require landowners to use traditional systems but they could be encouraged to do so. • General discussion on agriculture and the rapid loss of agricultural land to equine use. Noted that economic problems could lead to more agricultural land being lost. Suggestion that in the long term there will need to be more home-grown food nationally and that existing agricultural land should be protected for future use • Noted that horses represented a change of use of agricultural land and therefore planning permission was required. Noted that equine enterprises on a large scale were heavy users of water, an increasingly scarce resource, and that horses, unlike livestock, did not produce useful commodities such as meat and milk. However, polo and other equine enterprises offered local employment and potential revenue for, say, bed-and-breakfast enterprises and shops. • Agreed: Strong support for continued forestry, agricultural (arable and livestock) and horticultural use (including tree nurseries, vegetable growing etc) rather than an increase in equine use. <p>ALTERNATIVE ENERGY AS MINUTED (above items were full notes from meeting):</p> <ul style="list-style-type: none"> • Noted that there was considerable government encouragement for alternative energy sources and also for increased oil/gas extraction. • Noted that there was a current planning application in Linch for a substantial solar farm. Discussion on whether large-scale use of solar panels would be acceptable anywhere in Milland, and whether acceptability would be greater if the power generated was for local use. • Brief consideration given to wind farms and generation of electricity by water power but deferred to later discussion. • Agreed: Use of solar panels should be controlled so that they are not a blot on the landscape (e.g. screening) and preference for small-scale rather than large. This emphasis on scale relates to many other planning matters in Milland. • Agreed: The subject of alternative energy will be a major challenge in the near and more distant future and needs to be more thoroughly addressed. <p>TOURISM AND LEISURE AS MINUTED (above items were full notes from meeting):</p> <ul style="list-style-type: none"> • Noted that the Forestry Commission was encouraging more public use of its land and that it was likely the SDNPA would also encourage such use, as well as other tourist-attracting activities. Increased tourism would benefit parts of the local economy, but would also have an adverse effect on wildlife, which was already under pressure and needed long-term protection, as well as potentially encroaching on the peaceful enjoyment of rural Milland. • An increase in through-cyclists on the lanes had been noticeable and concern was expressed about examples
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		<p>of speed and lack of respect for other road users.</p> <ul style="list-style-type: none"> • The presence of Forestry Commission mountain bike venues drew in others who abused the wider area and were using some sites illegally, e.g. commons and public footpaths, and causing damage. They also tended to arrive by car, parking at random. There were problems with scramblers/trail bikers, which were seen as environmentally destructive and the antithesis of peaceful enjoyment of the countryside and should be strongly discouraged. • Agreed: Such organised activities on FC or private or common land should be deterred rather than encouraged and the area should be retained for the peaceful enjoyment of the countryside, i.e. the essence of Milland. • Agreed: Camping and caravan sites should not be encouraged in the parish. • Agreed: Not necessary to provide public toilets in the parish. <p><u>MLAG 2ND MEETING (Nov. 2013):</u></p> <p><u>Relaxation of national permitted development</u></p> <p><i>Allowing limited extensions to houses for purposes of b&b and office use. Subject to minimal parking and infrastructure disturbance. At present not applicable to National Park other than with planning consent. Fernhurst incorporating this in their submission.</i></p> <ul style="list-style-type: none"> • Voted 5 in favour, 10 against and 3 abstentions for permitted development rights for extensions up to 15 sq.m. <p><u>Conversion of redundant farm buildings</u></p> <p><i>Support for farmers to convert redundant farm buildings into alternative uses. Holiday or long let or business activities, subject to certain planning considerations. Permissible development has been extended to cover shops, retail outlets, function venues etc within prescribed sq.m. Listed Building consent still required if applicable. Support for extension of this to cover larger conversion of farm buildings, up to maximum of 3 in number if this proposal covers National Parks (decision likely to be 2014)</i></p> <ul style="list-style-type: none"> • Unanimous vote against. <p><u>Tourist facilities</u></p> <p><i>Support minimally invasive tourist facilities. Maybe identify parking areas and better signage. Problems at Ripsley Cricket Club access with parking.</i></p> <ul style="list-style-type: none"> • No areas identified, as difficulties with all those mentioned. • Very strong feeling that if the Rising Sun opened up land behind for extra space the overspill onto verges and green would ease. Might allow for 'tourist' use. Urged action by Rising Sun to resolve problem as soon as possible. • Distinct lack of enthusiasm for tourists. <p><u>Public rights of way</u></p> <p><i>Protect footpaths from illegal cycling and horse riding. Consider easier access at field boundaries, alternative to stiles. Promote owner-designated rights of way.</i></p>
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		<ul style="list-style-type: none"> Public rights of way to be protected from misuse and to be kept in a condition suitable for walkers, the elderly, children, dog walkers. Negotiate with landowners to provide permissive footpaths to link with existing ones. Ideas for alternatives to stiles discussed, no really practical solution as all types present their own problems. Very strong views expressed about misuse of footpaths by horse riders, cyclists and scramblers. Unanimous decision. <p><u>Farming and forestry</u> <i>Encourage local farmers and landowners to manage woodland/forestry, local crafts, biofuel, building materials etc. Encourage more agricultural crops and horticultural use and cut down on loss of land to horse use</i></p> <ul style="list-style-type: none"> Unanimous in encouraging more forestry/woodland management, more agricultural and horticultural use of farming land and resist loss of land to horse use. <p><u>Energy sources</u> <i>Alternative power/energy, solar, geothermal, biomass, address fracking issues, impact on landscape and related issues</i></p> <ul style="list-style-type: none"> Unanimous against large-scale solar panel installation, and large-scale biomass boiler (very high costs). Unanimously in favour of domestic biomass, solar panels, geotherm installation. Fracking: noted that National Park had no objection to Balcombe exploratory borehole application (not fracking) which is just outside the Park boundary. Felt this matter is one to watch. Mention of Viscount Cowdray's registration of manorial rights.
Community & infrastructure	MVM rd assn	<ul style="list-style-type: none"> Solar or wind farm in field behind MVM: Absolutely not! Anyway not enough direct sun for a solar farm Fracking in field behind MVM: Absolutely not! Sports ground in field behind MVM: Least worst option – would be preferable to housing or alternative energy farm, but very wet for any use
	Ripsley mtg	<ul style="list-style-type: none"> Largely, the group would encourage the use of ground source heat pumps and individual biomass boilers (if the fuel for them was ecologically 'sound') rather than individual wind or solar solutions because they would appear to be more reliable and have less visual impact on the environment. We would need to know more about commercial solar panels before we would voice an opinion. We do not think that wind farms within the parish would be practical or visually acceptable. We discussed broadband with regard to infrastructure and the local economy. Speed at the moment is slow and could restrict business growth/migration because its speed and efficiency are a key to the future of any commercial growth.
	W Meade	<p>Community issues and infrastructure</p> <ul style="list-style-type: none"> Better sign posting of the HGV route to keep large vehicles off lanes – due to damage to road surface and inconvenience/risk to local traffic

		<ul style="list-style-type: none"> • Concern over state of roads (pot holes flooding etc) and speed of all traffic (not just HGV) • Very little interest in local projects for the common good like car sharing/gym membership or rationalisation of sports facilities. • Village hall and field are inherently different in constitution and purpose to the sports club. • Pleased to see enhanced broadband but need to maintain state of the art telecoms • Water and waste disposal is also a concern • Sceptical about volunteering for car share etc. or viability of a visiting doctor (e.g. prescriptions and equipment) but not opposed if someone wants to try – local registers of volunteers may help. <p>Energy resources</p> <ul style="list-style-type: none"> • Support renewable technology but worried about HGV traffic on local roads and logistics of production and export of produce. • Too early to say on fracking issue – sceptical about donations to the community and projections of cheap fuel – • Concern over traffic, water resources, pollution and appearance if fracking goes ahead, especially if HGV used to carry away gas • Solar acceptable if well screened – use village hall and shop roof? • Can we ferment sewerage ? • Question logistics and viability of centralised biomass or geothermal • Not keen on windfarms on the hill tops or other facilities giving rise to noise and an unsightly appearance damaging tourism / amenity • Worried about heat pumps air sourced can be noisy and ground sourced is not practical unless housing is well spaced • Boris bikes etc not considered viable or attractive given the hills
	MLAG	<p><u>Community right to bid/buy</u> <i>Identify possible sites and negotiate with landowners, protect from ill-advised expenditure on unnecessary or ill-supported schemes. Protect Allotments site, consider long-term ownership and protection; community benefit</i></p> <ul style="list-style-type: none"> • In favour of right to buy if a site deemed appropriate. Allotments put forward as an example. <p><u>Village hall</u> <i>Consider improvement of village hall with new storage/record room and living accommodation for caretaker, linesman etc.</i></p> <ul style="list-style-type: none"> • Supportive of the village hall and any appropriate improvements they wish to make. <p><u>Hollycombe School</u> <i>Support school extensions for pupils/committee/interview room</i></p> <ul style="list-style-type: none"> • General support for Hollycombe School and their expectations. • Quick explanation of car park plan, its costs and implications both in financial and lease agreement terms, and explanation of requirement for a ‘quiet room’, but thought possible this could be accommodated within

		present build.
Transport & access	MVM rd assn	<ul style="list-style-type: none"> • Noted that speed limits through the village are not necessarily observed. • Suggest there are certain places where it would be possible to widen lanes here and there, providing passing places when meeting larger vehicles, but in principle would prefer to retain the narrowness of the lanes as protection against even more traffic. • Strongly feel there should be ban on larger vehicles using Milland Hill unless essential. Still finding many (usual Polish) lorry drivers coming through because following their sat nav, and they really must be stopped. Even delivery vans (noticeably increasing in frequency) are a problem on Milland Hill.
	Ripsley mtg	<ul style="list-style-type: none"> • There is a lack of public transport, and the group didn't think this situation would change. However, the possibility of widening some of the narrow lanes would be encouraged.
	Wardley mtg	<ul style="list-style-type: none"> • Speed bumps! Squeeze points! Not Suitable for HGVs, Sat Nav WRONG! • St Cuthman's planning application: having brought up five children in this area it would be churlish to object. But there needs to be huge investment in the roads of the area to enable free flow. Using the Redford, Woolbeding route to Midhurst twice a week travel is 'interesting' especially when Woolbeding House Garden is open
	MLAG	<ul style="list-style-type: none"> • Continuing problems along Milland Lane with speed and with heavy vehicles and horseboxes. Noted that plans are in hand at WSCC Highways to reduce the problems but unclear what these plans are or when they will be implemented. Suggestions re barriers to prevent wide vehicles, cameras to monitor HGVs, own local signs to deter unnecessary HGVs, creation of one-way system via privately owned track behind Milland Place. • Increasing traffic because of online shopping (home delivery vans) and heavy vehicles associated with building works (house rebuilds and extensions etc). Suggestion that granting of planning applications in all parts of the parish should include condition deterring use of Milland Lane in particular by builders' vehicles or that house owners having building work should ensure builders' vehicles are redirected. • Condition of roads currently unacceptable (potholes, verges, road substructure). Lanes were not designed for the amount and heaviness of today's traffic and many should be rebuilt from scratch to save continual deterioration. Consider installation of kerbs to prevent destruction of verges. Urgent need for Highways to investigate drainage problems that contributed to erosion and to inspect more often (including grips), and for all roadside landowners to be reminded of their obligations to maintain ditches and drainage systems. • Agreed by all that Milland Lane could not and should not be widened to accommodate increasing traffic, and that there was no desire to encourage a further increase in the future. Its narrowness helped to maintain the ambience and character of the Valley. The embankments and laneside buildings would make widening almost impossible. It was also a designated ancient monument (Roman road). Traffic should be encouraged to use the east/west route wherever possible. • AGREED: need roads and roadside ditches throughout the parish to be well maintained. • Discussion on mowing of verges revealed different opinions. Noted that in Hampshire the verges were cut

		<p>annually after wildflowers had been able to set seed for the following season but WSCC carries out two or three cuts a year, largely to control bracken. The Neighbourhood Plan gave scope for stating how the community would like verges and roadside hedges to be maintained. AGREED that preference was for verges to be cut in a way that encouraged wildflowers, i.e. once a year after flowering; and also that, if possible, mowing should be done under parish council supervision to ensure the best timing, preferably by a local contractor who knew the lanes well.</p> <ul style="list-style-type: none"> • Discussion on mowing of scattered areas of roadside common waste in the parish, such as a triangle of grass at the turning to Mill Farm, again revealed differences of opinion as to whether adjacent landowners had the right to keep them tightly mown. • Noted that Durrants Pond is a registered village green and that SDNPA was in the process of undertaking various repairs. • Discussion on signs along the roads and at the crossroads: agreed that there were far too many of them and the situation needed to be sorted out by WSCC in the case of too many speed-limit signs and by the parish council in the case of scattered commercial signs, including those for Milland Stores. Complaints that visibility at the crossroads was restricted by Rising Sun signs. AGREED there should be an entry in the Plan in favour of reducing and controlling signs of all kinds. • Discussion on overflow parking from Rising Sun customers, including obstructing visibility at crossroads and parking on verges of Cartersland Green. AGREED that the pub should be asked to extend its own parking area on its own land to absorb the overflow. • Consideration was given to the public rights of way network and whether it was adequate, including enough linking up of bridleways and the types of stiles on footpaths. Noted that it was possible for landowners to donate new rights of way. Noted that SDNPA favoured kissing-gates rather than stiles but that sheep might be able to negotiate these. Suggestion that the system used on Butser Hill should be considered. Noted that horse riders were using public footpaths in several parts of the parish and that this must be dealt with. Questions raised about local shoots and public rights of way: in theory signs should be in place warning the public that a shoot was in progress and the shoot must stop when a member of the public wished to use the right of way; in practice many found the presence of the guns intimidating and were deterred from using the right of way during a shoot. <p>As minuted (above items are full-length notes):</p> <ul style="list-style-type: none"> • Noted that plans are in hand by WSCC Highways to reduce the problem of traffic speed and heavy vehicles along Milland Lane but unclear what these plans are or when they will be implemented. New suggestions included barriers to prevent wide vehicles, cameras to monitor HGVs and creation of one-way system via privately owned track behind Milland Place. <i><Michael Bates and Nigel Cartwright subsequently put in a strong objection to the latter suggestion></i> • Noted that the embankments and laneside buildings would make widening almost impossible. It was also a designated ancient monument (Roman road).
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		<ul style="list-style-type: none"> • Some of the increase in traffic was because of growing use of online shopping (home delivery vans) and heavy vehicles associated with building works (e.g. house rebuilds and extensions). Suggestion that granting of planning applications in all parts of the parish should include a condition deterring use of Milland Lane by builders' vehicles. • Condition of roads currently unacceptable (potholes, verges, road substructure). Lanes had not been designed for the volume and heaviness of today's traffic and many should be rebuilt from scratch to save continual deterioration. Consider installation of kerbs to prevent destruction of verges. Urgent need for Highways to investigate drainage problems that contributed to erosion and to inspect more often (including grips), and for all roadside landowners to be reminded of their obligations to maintain ditches and drainage systems. • The Neighbourhood Plan gave scope for stating how the community would like verges and roadside hedges to be maintained. Discussion on timing and extent of verge mowing revealed different opinions. Discussion on mowing of scattered areas of roadside common waste in the parish, such as a triangle of grass at the turning to Mill Farm, again revealed differences of opinion as to whether adjacent landowners had the right to keep them tightly mown. • Discussion on proliferation of signs along the roads and at the crossroads. • Complaints that visibility at the crossroads was restricted by Rising Sun signs. Also discussion on overflow parking from Rising Sun customers, including obstructing visibility at crossroads and parking on verges of Cartersland Green. • <i><Omitted from circulated minutes by oversight>: Poor siting of the signs at the T-junction of Milland Lane with the B2070 with some signs obstructing the view out of Milland Lane of traffic approaching from Petersfield. The 'Unsuitable for HGVs' sign is not displayed on the B2070 and is only visible once traffic is already on the lane (though not prominently sited and frequently hidden by foliage)</i> • Agreed: Milland Lane's narrowness helps to maintain the ambience and character of the Valley and it cannot and should not be widened to accommodate increasing traffic. Traffic should be encouraged to use the east/west route wherever possible. • Agreed: Roads and roadside ditches throughout the parish need to be well maintained. • Agreed: Verges should be cut in a way that encourages wildflowers and also that mowing should be done under parish council supervision to ensure the best timing, preferably by a local contractor who knows the lanes well. • Agreed: Far too many signs and the situation needs to be sorted out by WSCC in the case of speed-limit signs and by the parish council in the case of commercial signs. There should be an entry in the Plan in favour of reducing and controlling signs of all kinds. • Agreed: The Rising Sun should be asked to extend its own parking area on its own land. • Consideration was given to whether the public rights of way network was adequate for current and future use, including enough linking up of bridleways and the types of stiles on footpaths. • Noted that horse riders were using public footpaths in several parts of the parish and that this must be dealt
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		<p>with.</p> <ul style="list-style-type: none"> Questions raised about local shoots and the use of public rights of way during a shoot. <p>MLAG 2ND MEETING (Nov 2013):</p> <p>Traffic</p> <p><i>Traffic impact, HGVs, unsuitable road infrastructure (narrow historic sunken lanes, narrow historic bridges to access southern routes), traffic calming measures</i></p> <ul style="list-style-type: none"> Generally unsuitable road infrastructure to cope with ever-increasing traffic. Unanimous vote to increase pressure on Highways to restrict HGVs, horseboxes etc on Milland Lane. Robin Carter said all that is required is Road Traffic Order to be put in place. It is understood that pinch points are to be introduced but no knowledge as to which roads. Query raised as to whether and when HGV ban on Milland Lane and speed restriction is being put in place. <p>Linesman</p> <p><i>Consider employment of linesman to maintain ditches, grips, signs, verge cutting etc</i></p> <ul style="list-style-type: none"> Unanimous in favour of employing a linesman.
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2. Business and Focus Groups responses

Business = Businesses group meeting 24.9.13 (Andy Coe, Carrie Goodbourn (equine), Robin Carter (forestry), Rob and Kim Jenner (farming), David Scott, Audrey Campbell, John Collier (self-employed), Mandy Cusack (equine), Nick Doyle); separate meetings with **LEH** (Liphook Equine Hospital: Carrie Goodbourn, Business Director, June 2013 with Andy), **RKJ** (Rob and Kim Jenner, 17.6.13 with Andy), **DS** (David Scott, owner of Old Sawmill site, 19.6.13 with Andy), **MC** (Mandy Cusack of Hazelbank Stables, 8.11.13 email). Business group considered future relating to different types of business activities and areas in parish: (1) Land-based (ag, hort, forestry, equine, shooting); (2) Light industry/artisan (Rakers Yard, Old Sawmill, Pottery, LEH); (3) Office (Campbell Park, home workers); (4) Services (pubs, garage, shop, Forest Mere – this section not discussed fully at meeting, deferred); (5) Tourism (pubs, b&b, shop). Business group meeting considered specific scenarios (advantages, disadvantages, support).

Open mtg = Open Meeting 2.7.13 and includes reports from several **focus groups** (but note that these are based on random post-its which included wildly imaginative 'headline news' in 20 years time as well as more realistic thoughts). The groups are as follows:

OM Com = Community life

OM Econ = Local economy

OM Env = Landscape, local environment and heritage

OM HBE = Housing and Built Environment

OM TI = Transport and Infrastructure

Section	Group	Responses
General comments	Open mtg	<ul style="list-style-type: none"> Need to reach out positively to the young and get them involved – it's their future Remember needs of ageing population Communication all-important, e.g. via Milland News to every household Importance of liaising with neighbouring areas (Linch, Redford etc already in contact re Durand; check Liphook parish plan in progress)

		<ul style="list-style-type: none"> • Must review progress from time to time – no point in producing a Plan and then just shelving it • Hollycombe School video main points for hopes over next 20 years: importance of nature; zip-wire transport/fun systems, leisure centre on Rec with various facilities, library, keep Milland green and tranquil but also exciting, railway circuit around valley, jet-pack personal transport, tree trail for adventure, sustainable local transport
	OM Econ	<ul style="list-style-type: none"> • Noted that the area of which we are part has been recognised as ‘lungs’ for 2m people living in SE England • Most of us choose to live here because of the attractions of this environment • As the general population ages, an increasing proportion of this population (in Milland) will be retired.
	OM Env	<ul style="list-style-type: none"> • Focus group (Rob and Angela Carter, Matt Cusack, Robert Hodson, Polly Holt, Rob and Kim Jenner, Isabella Morton Smith, Janet Price, Robin Quinnell, John Thomson and others plus VP) discussed alternative energy, equine/agriculture, rights of way, trees/hedgerows, forestry, wildlife, verges, allotments, social enterprise – see separate comments in relevant sections below
Landscape & nat res	MC	<ul style="list-style-type: none"> • Business group idea for biofuel production industry: greener source for fuel would be beneficial for future generations and is environmentally friendly
	OM Env	<ul style="list-style-type: none"> • Photovoltaic systems and other alternative energy forms (e.g. wind farms) and fracking: consider effect on landscape and natural environment • Protect and conserve trees and hedgerows • Wildlife not just conserved but to be actively encouraged (e.g. swift boxes as part of planning aspect) • Contact all local farmers and pool their assorted wildlife reports as starting point to see what current situation is and build on that (KJ has degree in biology/ecology and very willing to undertake this project) • Verges to be maintained locally and to meet local needs (including wildlife aspect)
	RKJ	<ul style="list-style-type: none"> • Very keen to ensure environmental element is looked at
Heritage		<ul style="list-style-type: none"> •
Design		<ul style="list-style-type: none"> •
Settlement strategy		<ul style="list-style-type: none"> •
Housing	MC	<ul style="list-style-type: none"> • The difficulty of building new housing units would be sourcing a large enough plot to make an impact (in relation to affordable housing); they would need to blend in and not look out of place in the village (e.g. flats), therefore vast square footage would be needed.
	RKJ	<ul style="list-style-type: none"> • Very aware of demographic changes and impact on younger generation of increase in size and value of housing stock
	OM HBE	<ul style="list-style-type: none"> • Only develop along the East/West road • Housing for work life opportunities • Communication broadband etc • Milland, a place where people can live and work • Quality of architecture

		<ul style="list-style-type: none"> • Quality of materials used • Who says growth is necessary? • Headline 2020: <i>Where has the beautiful Valley gone?</i>
Econ and tourism	Business	<ul style="list-style-type: none"> • Agriculture: support for potential resurgence/growth in intensive agricultural production techniques muted by concern over limitations of small country lanes (current roads and general topography not highly suited to large machinery/extensive farming needs) and potential impact on National Park environment. • Forestry: enthusiastic and strong support for local land and woodland owners to get together to agree a valley-wide forestry plan to develop a coppicing/biofuel production industry to supply a local biofuel energy/heating plant for the community; plays to strengths of natural renewable resources, skills and knowledge in the parish and has much underused potential; locally generated renewable energy source, reduction in oil delivery truck movements, increase in local employment, regeneration of woodland industry • Horticulture (primarily Griffin Nursery currently): general positive support to ensure opportunity remains open for this type of business activity; fits with rural economy and skill base, brings employment; some unsightly structures but no great issue perceived in terms of impact apart from small volume of HGV movements • Equine: already huge and perhaps dominating activity in the valley and needs to be enhance; likely to continue but relationship and proportionality compared with agriculture can quickly change; overall activity needs more proactive management and coordination between various equine businesses and recreational riders; improvements to linkage of bridleway (e.g. conversion of some footpaths) and better maintenance/usage policy seen as key to attracting 'equine tourists'. Seen as significant and environmentally friendly recreational and business activity, providing significant employment, well supported with local facilities (vets and LEH) with potential to bring more to local tourist industry and economy, including stay/ride b&bs, adventure holidays etc; disadvantages: horse box traffic, risk of introducing equine disease. Very positive support that more should be done to promote and enhance this local industry and the access to a connected network of bridleways • Shooting and game rearing: recent economic pressures have led to reduction in size and profitability of local shoots, though one local bird-rearing business currently thriving. Fits local rural topography and skills, provides employment, does not require significant infrastructure or cause local transport issues; no disadvantages identified; overall support that this activity should be maintained and encouraged to succeed • Light industry/artisan (Rakers Yard, Old Sawmill, Pottery, LEH): existing spaces currently all full and being used for mixture of office, artisan and very light industrial; current facilities largely converted buildings, not wholly flexible or cost effective to adapt, increasing need for storage space and for more small live/work units foreseen (Old Sawmill could take more of these, has large free area for parking and for more unit; Titcombe's Yard currently has light industry restriction and currently underdeveloped and seen as area for future small unit development; LEH recently expanded and is nationally renowned facility, site has good access to major roads). Local light industry reduces need to commute, supports local economy, helps build

		<p>more integrated community, little significant impact from heavy traffic (if the industry is truly light). Existing stock of units needs uprating; more could be filled if adequately designed and supported with infrastructure. Positive support for addition of small well supported units</p> <ul style="list-style-type: none"> • Offices (Campbell Park, home workers): trend in growth of home working and home-based businesses will drive need for local office support and networking centres with good broadband and office/meeting facilities; Campbell Park currently fully let <VP NOTE: no longer the case, part converted to residential> but potential for growth restricted by parking space. Mixture of smaller rented and market housing needed to enable younger families and downsizers to live in parish. More smaller home business friendly units and smaller accommodation units would enable locally employed people and families to enter/stay in area and contribute to economic growth and sustainability; some new areas need to be identified to develop mixture of units to meet this need. Positive support for small sensible sustainable development of mix of rental, market and affordable accommodation and work/storage space • Tourism: positive support for more b&bs/campsites and promotion to develop local tourist industry, including shop supporting promotion of valley to walkers and cyclists; will help to support local economy, meet aims of National Park and provide some employment; however, more visitors would necessitate provision of parking and suitable facilities and infrastructure
	MC	<ul style="list-style-type: none"> • Opportunities for developing office or storage/cottage industry type business; could be communicated or kick started by individuals looking for such units • Pub already thriving. No info or comments on garage. Would like to see shop continue to develop, grow and evolve depending on customers' requirements; ideas include photocopying/printing facilities, expansion of café, development of more frequent promotional events, increased postal services • Improvement of bridleways will largely rely on funding to physically improve those that are in heavy use; a number cannot be used in winter months, limited access to offroad round routes
	LEH	<ul style="list-style-type: none"> • LEH is 24/7 operation with 80 staff (20 of them Partner Vets), new office facility completed Jan 2012; site leased from Graham Thomson (lives in grand house next to hospital, owns surrounding land <VP NOTE: Thomson has since sold >). Vets spend lot of time working with local farmers and horse owners, so have good view of local rural economy. Obvious issues for LEH as significant employer (biggest in the parish) is need for range of accommodation for admin and yard employees <VP NOTE: several of them live in rented accommodation in the parish>
	DS	<ul style="list-style-type: none"> • Would like to do something more with Old Sawmill site • Discuss light industry restriction • Open to idea of live/work concept • Interested in skills availability and employment
	OM Econ	<ul style="list-style-type: none"> • Group recognised that local economic activity is function of demands and needs of those who live and work here but also visitors for recreation; both of which have in common an appreciation of the attractive and rural character of this environment. Recommend that the underlying requirements of the sections of the

		<p>community and external stakeholders should be analysed; suspect that enjoyment of this environment is likely to be key to ensuring sustainable economic viability. Refer to Professor Tim Jackson, Surrey University, <i>Prosperity without Growth Economics Finite</i>. Group discussion focused on need to ensure flexibility to deal with predictable constraints such as population and demography leading to issues of housing, food, space, transport, energy supplies.</p> <ul style="list-style-type: none"> • 10% of people in the parish work from home, others commute, currently a relatively small number employed locally. Traditional farming and forestry declined as source of employment but continue to generate income • Many visitors for recreation, drawn by attractive environment, e.g. equine, walking, cycling, shooting. Businesses serving recreation have emerged, including hospitality (b&b, pub, shop). Good web facilities, good physical access and transport are essential if these businesses are to prosper • Anticipate that emerging NHP likely to seek to preserve and ideally enhance the desirable attributes and facilities of our location whilst supporting local businesses and consumers. Activities and enterprises must be appropriate, complementary and sustainable so that they do not compromise the environment or their licence to operate in the eyes of the community • Local businesses bring wealth into community but not sure the parish can be viewed as self-contained economy; clearly part of wider local economic network and therefore should collaborate with neighbouring communities in our planning. Many issues are beyond our local control; collaboration with neighbours and SDNP will be one way of maintaining some influence • Milland breathes life into local economy • Leisure visitors to Milland • Local Businesses draw visitors to Milland • Sympathetic businesses drawn to Milland • Broadband unleashes economic opportunity • Transport and access for HGVs and Horse riders • Headlines for 2020: • <i>Milland becomes a home working haven</i> • <i>Equestrian business thrives</i>
	OM Env	<ul style="list-style-type: none"> • Trend has been heavily towards horses and away from agriculture but could equally go the other way in future; look at bridleway network; consider alternative uses for horse-grazing land (preferably 'real' agriculture rather than horsiculture). Encourage community to re-engage with land and work it (mention of horses and turnips) • Encourage local farmers to grow vegetables to supply e.g. Army (social enterprise) • Encourage return of dairy cows! • Consider specific parking areas for visitors wanting to walk/cycle locally; anticipate increasing number of visitors

		<ul style="list-style-type: none"> • Stiles difficult for less nimble and for dog owners on public footpaths (esp. if stock netting) and for push-chairs: suggest replace stiles with kissing-gates • Self-employed working from home can be backbone of community involvement simply by being within the community all the time and therefore more likely to become involved
Community and infrastructure	OM Env	<ul style="list-style-type: none"> • Allotments: encourage use of what we already have; perhaps make individual plots smaller; encourage Strettons Copse residents' desire for their own communal veg patch. Otherwise not much interest in idea of community gardens/orchards, but there is a school orchard • Concept of social enterprise: Army and large companies being encouraged to use local produce, so encourage locals to work together in producing veg, wood supplies or whatever and approach Army as suppliers
	OM Com	<ul style="list-style-type: none"> • A storage facility where people could take left over paint, wood off cuts, brick etc that could be re-used by other people • Register of equipment that could be borrowed by members of the community • Older people outreach and support – can attract funding if written into neighbourhood plan • Fun events • Facebook and parish email addresses • 18-25 year olds • Headlines in 2020: • <i>Milland News publishes its biggest ever issue</i> • <i>Milland School rated No. 1 in Sussex</i> • <i>Milland Youth club enjoys record number of members</i> • <i>Milland's Village Hall extension officially open</i> • <i>Millfest 2020 was bigger than Glastonbury</i> • <i>New bus service serves Milland</i> • <i>Village Party at the Green – All the Village was there!</i> • <i>Free beer for all OAPs in the Rising Sun...</i>
	OM TI	<ul style="list-style-type: none"> • More renewable energy • Biomass/waste plant • Community groundsource heat pump – combined heat and power • Bus on loop between Milland/Liphook/Petersfield • Liphook community bus services • Input of surrounding settlements • Parking – mesh on rec field for big events? • Home delivery co-ordination scheme • Improve road surface at busy junctions while maintaining character

		<ul style="list-style-type: none"> Headlines in 2020: <ul style="list-style-type: none"> <i>Hydroelectric plant opens (underground!)</i> <i>Gas supplies switched on</i> <i>Cycle route to Liphook completed</i> <i>New heavy vehicle access created</i> <i>Car sharing scheme celebrates 10th year</i> <i>Ski lift to Liphook opened</i> <i>Boris bike scheme opens</i> <i>Whole parish receives 5mb data</i>
Transport and access	MC	<ul style="list-style-type: none"> Business group idea for biofuel production industry: possible reduction in oil delivery trucks but would large transporters be needed to bring in timber to the fuel plant, i.e. increase in large lorries using narrow lanes?

TABLE C.2: Questionnaire responses (October 2014)

QUESTIONS	RESPONSES
GENERAL COMMENTS	<ul style="list-style-type: none"> • I personally wouldn't mind Strettons Copse being enhanced to accommodate more affordable rented housing, or even a builders yard that benefits the community {there is that huge Copse behind us} • I think the plan has to respect public opinion but must be capable of being delivered. The need for evidence is not so much about reflecting the vox pop (though it cannot be ignored as there has to be a vote). I think the kind of evidence sought means demonstrating that the plan is grounded in objectively demonstrable need and is deliverable. People have said we need 'stuff'. Are they right or is it an urban myth fostered by received opinion and is it deliverable? How do we play consultation if these opinions are ignored? There is an inconsistency between the aspiration for services and the desire to maintain the current environment (and of course the SDNP objectives). There is also no obvious appreciation of the logistics and finance behind some of these ideas amongst many who I have heard set out this generic position • Replies on the questionnaire overlap when the whole point about this area and most others in the National Park is that they are suited AS THEY ARE to meeting the objects of the park. Development, road widening etc etc are just what they don't need. PLEASE include the whole valley in your thinking. It is entirely artificial not to include Redford and the little relict civil parish of Linch – for once the ecclesiastics have got it right and the Benefice reflects the community reality. In the valley I see two lacks for the continuing health of the community. We have the public facilities – school, shop, pub, garage, halls, recreation field, sports club, churches – and we have housing that so far has accommodated a mixed community. But there is too little starter-cost housing (I still say the brickyard site cries out for it) and there is too little for people in the larger houses to downsize into when that time comes and they want to stay in the valley. Without compromising the scattered nature of the housing stock, a number of decent houses but on modest plots and with planning conditions that future extension will NOT be allowed could be fitted in. (The constant enlargement of existing small places has made them all into big ones, unbalancing the stock). Just in this area for example another place could be fitted into Wardley Green, and one up Lambourne Lane after the bridge and cottage south of it, and one off the Home Farm access road, and one replacing disused modern farm buildings at Northend. They would hardly be noticed in terms of the character of the area. Nor would low-cost housing in the chicken farm area behind Cartersland – I could see a couple of very attractive terraces of small varied houses (as e.g. at Lodsworth) there, ideally under some form of overall body that had teeth to keep them for people with real local connections. All this, and the ideas others will surely have, calls for joined-up thinking, signally lacking from the planning system currently, but perhaps the plan you are working on will provide it. The positive thing is that the area, as it is, is part of the very thing the National Park was set up to keep for the future and for people's enjoyment now. Keep it that way. • We are against expansion Milland. Any more traffic in and out of the village would spoil the peace and tranquility • As a general observation, we moved here from Liphook just under 3 years ago. The reason we moved, was that Chiltley Way in Liphook has further development of that area on the cards (i.e. in the plan) and Liphook itself is fast becoming a dormitory town for London and an oversubscribed area for Bohunt School. In much the same way we moved out from

	<p>Godalming to Liphook because Godalming was becoming a town instead of a village. Hence, to us Milland is the ideal place - next to open countryside - sufficiently remote to discourage being a dormitory - with minimal facilities (OK a pub and a shop) - and best of all, within the bounds of the South Downs National Park. So, as a family, we are not in favour of any additional building in the village (not that there's much space anyway)</p> <ul style="list-style-type: none"> • I have tried very hard not to be negative and any sympathetic small development that does not alter the character of the parish might be acceptable – particularly if it meets an identifiable need . However, any development should be economically viable, which is always the problem – unless there is a real need, it would be a shame to destroy the character and amenity of the Valley, which attracted us here in the first place. • I see that the local plan must conform with that of the SDNPA, which means they won't take anything we say into account, being a quango and already showing their true colours by bullying farmers in Hampshire • Basically, I moved here to enjoy an environment that had changed very little in the last century or so and see no reason why it should be changed now • We believe that the Plan should aim to preserve the scenic qualities of the parish as far as possible, whilst encouraging local employment and affordable accommodation • The major plus points of living in Milland are its present characteristics, where we are not living on top of each other, retaining its rural background but still having some key amenities in the village centre that are easily reachable. We moved into Milland 11 years ago with a young family because we loved the feel of the village, and it is good to see the continuing natural replacement of older people that move out with younger families looking for the same ideals as us. • I always feel rather guilty with surveys like this as I am so aware how lucky we are living where we do but would not like it to alter too much. • Basically I think we are alright as we are, no change to how everything looks would be ideal, but we do need new technology to be able to live and work, as long as it cannot be seen!! • This questionnaire has helped my clarify my own views as much as anything. The common thread to my answers seems to be traffic/parking so nothing new there then! • An interesting exercise this; found myself thinking like a NIMBY but I suppose that's only natural. We love it where we are and the village and area as it is and the tendency is not to want to see change. I guess to sum up my thoughts, I'd be open to new developments; we have a planning application in ourselves at the moment to extend the house (quite substantially) – one which was objected to quite enthusiastically by the Planning Committee. Small businesses; small scale business/industrial developments ok; things like Milland Joinery or the small industrial centre on Iping Rd, that sort of thing works well. In short, it's lovely and we want it to stay that way. • I am afraid a summary of the thoughts of our household is that we want it to remain as it is, subject to the odd bit of clearance/tree felling etc. We rather hoped that being in the National Park excluded us from development except in very restricted areas such as the edge of Milland etc. I suppose that puts us firmly in the Nimby camp but it is also the reason for coming here 48 years ago!! we have been very lucky! • I wouldn't change a thing about our area, I absolutely love living here. Our local Planning department seem to be doing well if sometimes a little over zealous with their power. I have no objection to local development (we once fell into that
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	<p>category ourselves) and have no problem if new or redeveloped properties are larger if they fit in with the local vernacular. I think the beauty of Milland is that it isn't overdeveloped, that fields cannot just be sold off for housing. People still come to the area with all the amazing facilities and events we have to offer, our school, pub and shop all pull in people from surrounding areas.</p> <ul style="list-style-type: none"> • The questionnaire is pretty comprehensive. Overall – and we have loved living in such a beautiful valley with so many friendly neighbours – our view would be that cautious, well thought-through development should be encouraged, if it continues to support and enrich the local community by pulling everyone closer together. The shop (& the Riser!) have contributed hugely to the village, so further development which is village-focused (whether housing or business) should be a good thing. The village has evolved over time, and should continue to do so, to meet the changing needs of people living here. • Please leave things be. This is a rural community and not a suburb of London • In addition, dark skies should be considered as part of the National Park status, and there needs to be a restriction on extra lighting after dark. This is important for the village centre but even more important for outer areas of Milland.
1. HERITAGE	
<p>(a) Only a small part of Milland parish can be described as a 'village', with quite a well defined 'envelope'. The rest of the parish has a very scattered traditional pattern of small hamlets, big estates and isolated farms and cottages. Should future building development take account of this scattered nature, or should everything become more joined up?</p>	<ul style="list-style-type: none"> • Keep it scattered • Don't think the various areas should be joined up but left as they are • No to joined up. • No development • Containment in Milland and recognition of the scattered nature of the rest • Scattered nature • Would strongly object to any attempt to link up with other residencies along any particular road • 'Scattered' nature should remain (when, and IF, more building is really necessary) • Must remain scattered • Go for building development mainly in the centre of the village • I am all for keeping the scattered nature of the village as to me it seems more natural in the way that the valley has grown and should be nurtured in this way. • If we create one joined up mass through new housing and industrial developments the character and heart of the village will totally disappear and I am sure it will lead to people leaving the village. • Take account of the 'scattered' nature • Retained the scattered nature • Take account of scattered nature <p>The "heritage" is that Milland evolved over many decades, successfully adapting as needed when the residents individually or collectively put their minds to it. The mix seems to work and, unless we want artificially to make Milland into something new by force rather than allow natural organic growth, we should aim to <u>remove</u> obstacles preventing that progress. Personally, we like the scattered nature of the parish - both in terms of geography and what people do</p>

	<p>from day to day. And we like that groups of residents work to bring those living in the parish together from time to time</p> <ul style="list-style-type: none"> • Don't need much additional housing, but the plan should be to remain with the existing pattern • I think everything should become more joined up • More joined up • Scattered yes; absolutely not joined up • I think there needs to be a bit of both. Although the village has a well-defined envelope this envelope has often been stretched as developments have taken place. Mill Vale Meadows and Pennels Close for example pushed the village envelope out. The remaining Parish is either small groups of houses or hamlets (Borden Wood, Wardley Green, Trotton Hollow) or individual houses dotted around the parish. I believe the same approach should continue. Individual houses could be considered anywhere but if there were to be more than say 2 houses built at the same time these should only be acceptable as an extension to the village. • Bearing in mind the huge spread of Liphook so close by, Milland should not have intensive building, even in the centre. • Scattered nature, filling in 'brown field' or pre-used sites • Keep the 'scattered' nature • The scattered nature, of the Parish is part of the charm and should be preserved and continued • I think it should remain as it is; that's part of the appeal of Milland. • Don't know • OK as it is • We would rather future building development was sympathetic to the way the village has developed over time, so do not see a strong reason for trying to make it more joined up, if this were to involve changing its long-standing character. • As soon as a building is placed between two scattered areas surely a join is made between them. Sympathy to existing surroundings is key. • The parish can, without doubt, support more housing but this should be achieved whilst maintaining the scattered nature of the parish. • Building projects should be considered individually on their merits, but it is not realistic to "join up" the scattered parts of the community. • Scattered • The scattered pattern should be respected. This is the character of the village and it should be preserved. The gaps between are important.
<p>(b) Should new, converted or extended buildings have to respect the local (vernacular) style, which historically has been the use of sandstone, bricks and tiles, or should there be no restriction on architectural style or</p>	<ul style="list-style-type: none"> • No restriction on architectural style and none on materials except for concrete finishes. These are not acceptable; concrete does not weather well in the UK • Should be kept in the local style, but not to say that couldn't include some innovative designs • Re vernacular: a lost cause here, as regards development since the war, but see 2(d) • Respect the local style • Sussex vernacular preferred when seen from roads etc but innovation and contemporary design to be encouraged on

materials, or even encouragement for innovative design?	<p>less seen parts of houses</p> <ul style="list-style-type: none"> • Yes • Although there are 3 modern-ish residential developments near The Rising Sun – all of different style (or lack of it! - there is no obvious vernacular style evident in the Parish other than the scattered very old properties. Any new tasteful development would be acceptable but only on a small scale. • Vernacular style preferable, and certainly nothing more in the South Ascot/Surrey stockjobber/pop star mould. • Local style • Buildings to follow the local style • Have to respect the 'local style' • No innovative designs • Have to respect local style • Planning constraints will force development into a mould; but you only have to look around to see some dreadful developments (eyesores that have not stood the test of time and been redeveloped) that have been permitted by Planning to know that it is unsafe to rely on them to protect our built heritage. Personally, we prefer developments that sit comfortably in the landscape and alongside neighbouring properties. If people want to build something that meets their needs and also fits in, then this should be encouraged, not prevented. We've never had a planning request turned down – simply because we agreed the plan with Chichester beforehand. Perhaps when the parish planning subcommittee is unsure about whether to support or oppose a particular application, there should be a vote at an open meeting of parishioners! • In general the local style should be maintained, it is attractive and fitting. Innovative design might have certain advantages, but visually it usually detracts from an area • New buildings should have to respect the local style • I am not opposed to innovative design provided traditional building products as listed above are used • Yes vernacular (example house on left coming from the Drovers to Tullecombe looks like an American prairie house totally out of keeping!). restriction on style and materials • I am happy to see innovative design otherwise we will end up with a pastiche of the vernacular. However what I do object to is traditional styles being brought in from other areas. I can think of a house built in the last few years with flint walls. To my mind we are the wrong side of the Southdowns for this treatment. I would prefer to see well designed contemporary building or a local vernacular used not an important vernacular • We feel any building/extensions should not be out of character but be respectful of the local style i.e. the Linch church extension • Local style • No restriction on architectural style • Innovative design should be encouraged if a) it is generated by the need to be more environmentally ecologically sensitive and b) it makes use of local natural materials • There should be some freedom. The scattered nature of the village mentioned above means that an individual 'Grand
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	<p>Designs' building, well-designed and presented, should not look particularly out of place. There has to be a limit though – though how you enforce that I don't know!</p> <ul style="list-style-type: none"> • Yes, local vernacular style • Converted or Extended – yes. New – no, innovation can be beautiful too • Yes, should respect local styles. Yes there should be restrictions on style/materials. Do not mind extensions within reason and improvement to properties. • Again, further building works which respected the local style would complement what is already here, and should add to the existing character rather than clash or fight with it. Having said that some of the house styles are not especially beautiful, and do not seem to have followed the local style! <p>As for (a) above. Total disregard for existing style would be daft, as would the veto of innovative design.</p> <ul style="list-style-type: none"> • Whilst many of the outlying buildings may well be in the 'local style', this is not true of the majority of the properties in the centre of the village (i.e. those within a short distance from the Rising Sun crossroads) which have little architectural style at all! Nevertheless, it would be preferable if any new developments, regardless of where they are located, did try to be more sympathetic to the local style and the surrounding properties. • Conversion and extension of existing buildings should respect the vernacular style. New build should be sympathetic to the environment, but it would be a shame to rule out any innovative designs in the desire for everything to be "in keeping". • Local style • The vernacular works well as seen by the new building on the Rake road near Park Farm. Alternatives do not really work, some being traditional but large windows. The colour is important – one example being wrong (grey).
2. HOUSING	
<p>(a) Is there a need for any new housing, either as infill between existing houses or as small concentrated developments?</p>	<ul style="list-style-type: none"> • Not really • New housing in small numbers, between existing homes to integrate newcomers into the community and not making them feel isolated • 'We need more low income housing for the kids' is wrong if the kids want to live elsewhere with a better social life and closer to where they want to work. Pensioner housing is useless if the pensioners want access to shops, doctors and frequent reliable public transport when they can no longer be independent • Infill small development and a handful of starter homes have a widespread following (not sure about viability of services but let's skip that) and there will be those who want to permit extensions. I fear this makes that property too expensive for the market sector originally represented by the buyer who extended it and several residents oppose this. If it happened and we expect to offer a balanced demography we will need to build more smaller homes which I see are not to be market financed (ie will be taxpayer financed, then bought out by the resident at a subsidised price so that the merry circle turns again – not really how I want my taxes used but don't blame me I didn't vote for them). Alternatively one could move to Liss or Glasgow and vote for SNP (loads of vision short on practicality). Well that's my opinion and this is democracy so I am allowed to hold it. • No

	<ul style="list-style-type: none"> • Yes • Infill between houses • Would strongly object to any attempt to link up with other residencies along any particular road • You ask the question “is there a need for housing?” Well, is there? The question of ‘affordable housing’ always amuses me as it implies an element of subsidy and is there employment in the village to justify this? (This is not a negative comment, but a fact of life!) It would be unreasonable to object to some modest development but the odd infill development would only have minor impact on any perceived housing shortage. The question of commercial development is slightly different as anyone moving into the valley presumably would be attracted by the rural atmosphere and prices would reflect this. The new houses that have been built not far from the village centre have been tasteful and possibly added to the amenity. Some small development (opposite the end of Pennels Close, for example,) would probably be an improvement but I gather this land is designated for light industrial use and the last plans put in for a residential property were turned down. I return though to the actual need and do not think (although I would not object) that releasing land for another mega property for some 'Hedge Fund manager' should be high priority! • Current government planning policy favours the property developer and being a national park is no protection, as the people of Winchester and Alresford are discovering. The only new housing that might be necessary locally is affordable accommodation for rent or purchase; but I would imagine on a very small scale. The overall population of Milland does not strike me as being particularly poverty-stricken and, with few really old local families left, there is not the same 'pull' for people to stay in Milland once they marry or start work • No need for new housing • There is a need for new housing, but only as small developments. Infill can be problematic, create overcrowding and muddle the character of existing developments • If there are to be new builds I am strongly for the • I think there is an issue for more affordable housing in Milland but where, if anywhere, could you site them as there are no ‘brownfield sites’ in the valley as far as I am aware and we all want to protect our area of outstanding beauty so I guess that means ‘no to more housing’ from me. • At present Milland is 3 miles from the nearest secondary schools, train & bus links and larger shops. If we are to provide further housing the first thing to be addressed is the current infrastructure which will not sustain any future new housing developments. This includes drainage, utilities, schools and more regular bus services through the village. We may also have to consider a need for a doctors surgery. The majority of working people that live in the village travel outside of the village to work which will be no different for the inhabitants of future housing developments. Without the proper transport infrastructure in place we are going to have a big increase in traffic through the village and all the unwanted appendages i.e. HGV delivery lorries, speeding, etc. At present I cannot see the sense in any new housing developments until the issues above have been addressed. • Happy with infill • A fine balance should be aimed at, keeping within the envelope and limited number "scattered" • Happy with infill
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	<ul style="list-style-type: none"> • Milland has always enjoyed strong demand – people seem to want to live here. So we’re sure there is a requirement for additional housing. But we’ve no idea what type and where, but it’s best that this is not “centrally planned”. • No real need, but small developments if it happens • NO • There seems to be an increasing demand for housing in Milland, but I am not sure that is considered as ‘needed’ as opposed to ‘desired’, so I would say no • Yes but carefully restricted, low cost for young people born in the area so they can stay, <u>not for 2nd homes or weekend retreats</u> • Yes there is a need and we must not be NIMBY. Either could be acceptable depending upon their merits but I would suggest that if more than 2 houses were to be built then they must be in the village envelope or as an extension to the envelope • We assume there is a local need and if correct this should be small concentrated developments • Yes, new housing is required. Both options should be considered. • Yes but only in proportion to the exiting amount • I don't know if there is a shortage; I can't imagine there is a pressing need. There is not a lot of local industry and I imagine most children raised here will leave after school and not work locally. The three large towns of Haslemere, Petersfield and Midhurst provide plenty of housing near where any local work is likely to be. I'd think that most people who move to Milland come here because they want to live in Milland, not because they need a house in Milland or close to it for some other reason. • Yes • Yes there is demand for new affordable housing but perhaps nearer towns like Liphook, Midhurst, Petersfield and Haslemere for more accessibility to businesses and transport would be more relevant. • No ‘infill’ needed • There is clearly much discussion at a national level over the housing shortage, but we have no idea if locally demand exceeds supply. If it does, new housing would make sense in moderation but we’re not sure whether the current infrastructure could support a lot of new houses • Yes. There is a need across the nation, so the parish must shoulder its share of the burden. Both approaches mentioned should be considered. • Yes. This could be a mixture of infill, small concentrated developments and one-off bigger houses spread around the whole parish. • Maybe controversial, but I don’t think that Milland has a particular need for more housing, although the south of England definitely does. • No thanks • Spaciousness should be observed and not crowded resulting in packed in design and small gardens. The aforementioned scattered nature gives the character of spaciousness.
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<p>(b) If there should be new housing of any kind, how much should be built and where (e.g. within the 'village envelope' or not)?</p>	<ul style="list-style-type: none"> • All of it at the wretched crossroads • New housing within the village envelope ,for the same reason as 2a • Liss and/or Liphook • Within the envelope, with some expansion allowed in proportion to the size of the hamlets, farms etc. • Not in the village envelope, as there is no space left • Must be within village envelope • 20 units should be sustainable in the long term. They should be built in the 'village envelope' • Within the village envelope • Within the envelope perhaps 6-8 • Within village envelope • It should be wherever it's needed, with the impetus coming from the person initiating the development activity. • I think development should be kept at a minimum and only as infill otherwise the village will lose its small, local feel • Probably • See (a) above • Minimal build and within the village envelope to the extent poss, to prevent sprawling • A small number should be built; respecting the fact that this is a rural community without the amenities to support dense development • In proportion to existing i.e. if our parish needs to play part in a wider role of new housing in West Sussex and we have 0.01% of the county's dwellings then we accept 0.01% of the new properties required • 10 -15 ish (wherever possible!). Just a thought, the fields behind the recreation field (Andy Coe's/Myers? etc) would be a logical place for a small development of nice mixed homes (small families and downsized retirees and what about a care home?), a parking area and wide walkways/cycle paths to the hall, shop and pub one way, out towards the school and sports field the other and would be within the existing village. If one was 'master planning' and money was no object, that could be a possibility. But that would be removing agricultural land, and severely impact several landowners and farmers. • There could be small amount of building – but tastefully medium size properties – cottage looking? Where the 'chicken farm' was? • If there is pressing demand, new housing could be built either within or outside the village envelope. Ideally brownfield sites if they exist would be the first sites to be chosen. • Without knowing what is being asked of the community by government this is hard to answer – I don't know how much is too much, nor in fact what constitutes the 'village envelope'. Moderate increase is inevitable and could be beneficial. • The parish could easily accommodate 20 to 30 new properties (and probably a few more) with 50% being close to the village centre and the others spread around the wider parish. Possible locations within the village centre, each of which could accommodate clusters of small, relatively affordable homes would include, for example, the area opposite Pennels Close which currently has derelict buildings on it, <u>small</u> portions of the fields at Sunfield, by the entrance to
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	<p>Myers and at the end of Wardley Lane. Slightly more radically, some of the not particularly attractive houses that sit on large plots could be demolished and replaced by 3 or 4 smaller cottage style homes. Some of the most obvious candidates for this would be the Rectory, Durrants Farm and Keepers Cottage (Fernhurst Road). Developments away from the village centre should mainly consist of small clusters of cottage style homes with one or two larger properties in suitable locations.</p> <ul style="list-style-type: none"> • My preference is for infill and conversion of redundant agricultural buildings as opposed to large commercial projects. • None
<p>(c) Should new housing be as affordable homes (for rent or purchase) or for homes on the commercial market, or both?</p>	<ul style="list-style-type: none"> • New housing should be absolutely no larger than 3 bedrooomed and for normal commercial market • Affordable homes for rent and purchase{especially for youngsters starting out on life and dont want to move out the village} also there is a serious lack of one bedroom bungalows for maybe older people these days who are on their own, and want a more manageable home. No commercial market homes • We have housing that so far has accommodated a mixed community. But there is too little starter-cost housing (I still say the brickyard site cries out for it) and there is too little for people in the larger houses to downsize into when that time comes and they want to stay in the valley. Without compromising the scattered nature of the housing stock, a number of decent houses but on modest plots and with planning conditions that future extension will NOT be allowed could be fitted in. (The constant enlargement of existing small places has made them all into big ones, unbalancing the stock). Just in this area for example another place could be fitted into Wardley Green, and one up Lambourne Lane after the bridge and cottage south of it, and one off the Home Farm access road, and one replacing disused modern farm buildings at Northend. They would hardly be noticed in terms of the character of the area. Nor would low-cost housing in the chicken farm area behind Cartersland - I could see a couple of very attractive terraces of small varied houses (as e.g. at Lodsworth) there, ideally under some form of overall body that had teeth to keep them for people with real local connections. • N/a • Commercial housing with a bias towards 2, 3 and 4 bed homes • Only affordable homes • There are not enough job opportunities around to justify building affordable or starter homes • Commercial market as there is no local employment • New housing should be affordable homes. There are plenty of expensive houses in the area already. • Both • Definitely affordable • Both • Personally, we don't see that there is demand for affordable housing in the parish for the benefit of people working for the businesses in the parish. And the lack of transport or local shopping means that villagers need to be mobile (and hence could easily commute into Milland from more affordable/smaller homes nearby). • The village should be protected from large commercial developments but I think some low-cost affordable homes within the envelope should be allowed for local people and for those working in the village.

	<ul style="list-style-type: none"> • both • Both • If building was permitted then it should be for both • Affordable for local born • The National Planning Framework lays down percentages of affordable housing but it seems to me that if an enormous single house or a large extension was to be permitted then there should be some form of Community Infrastructure Levy payment to a local Registered Social Landlord. The danger is that we will become such an expensive area that the locals will be priced out • Whereas Liphook does/will provide a good choice of affordable housing, we feel a well- thought- out number of houses for the older residents to move into in retirement in the village would be worth considering, but there should be strict limitations on where and how many as it would quickly be seen as an overflow from Liphook if this number got too great • Both to keep a mixed community • Both types should be built • Both • Yes affordable homes • Desperate need for 2 – 3 bed starter homes and places for older residents to downsize without having to leave the village always • Does the current mix of houses include both? If so, it would be sensible to continue to plan along these lines. • Both! • The emphasis should be on smaller, affordable homes for purchase by people who will actually live in the parish full time rather than use them as second homes. • Either/or. No more mansions! • Commercial • Small developments of affordable homes are good but should be well integrated. Two distinct class communities developing would be a disaster.
<p>(d) Are you concerned about the recent trend for extending or sometimes demolishing and rebuilding larger houses in the parish, or should this be encouraged?</p>	<ul style="list-style-type: none"> • Yes, very. e.g. Burrows, Lambourne 'House', Old House Sandy Lane, Sweatmans • Extensions are a plus for keeping locals in the area as they need a bigger home and have to move out the area if they can't get permission for extensions or rebuilds • For old places stop it, too many old places are going • Concerned • Yes very concerned re demolish and rebuild • Very concerned, should be discouraged • We are not greatly concerned if individual houses wish to add extensions or demolish a building in favour of building enlarged premises - however that does not include the building of flats/apartments or maisonettes which would destroy the concept of a rural village

	<ul style="list-style-type: none"> • Not concerned • Conversion of some large homes into flats or small courtyard developments would give more scope for downsizers to stay in the parish. It might also give young adults who have grown up in the village a better chance of buying a home in the area • Regarding demolishing or enlarging existing buildings. I think this has to be taken on a case by case basis and I think could be controlled by reference to the heritage question. Would it fall in line with a policy of staying within the local vernacular and would you be demolishing a part of our heritage. A rather good example is the Old House at the top of Wardley Lane whereby a mostly sympathetic renovation was carried out except for the ridiculous tower/turret stuck on the end! • Concerned, don't encourage • Not to be encouraged. Extensions/rebuilding should be considered on a case by case basis • Yes, concerned • We are not concerned about this – and neither should it be encouraged. Each case on its own merit • From the ones seen so far, or plans, I am concerned – either these are too big for the plot or of poor style. One at top of Wardley Lane is good, however, not too large and replaced an awful house • No concerns • I don't support demolishing, and extensions should be kept at a minimum otherwise the village is left with very few smaller old original properties available • Extend if appropriate, demolish no! • This is a supply & demand issue and it is impossible to intervene without distorting the market. I think a Community Infrastructure Levy may be the answer. The previous 50% extension rule did not work well • We are concerned that there should be limit on extension of present buildings - Myers would be a good example of a somewhat significant extension, but in our view acceptable for modern living and respecting existing style of the cottage • No problem, as long as within keeping of local character and planning permission • It should be accepted where it is appropriate • Not really concerned as long as the house demolished is of not architectural or historical value and the new property is an improvement and environmentally neutral • Yes concerned, no should not be encouraged • Yes – we are turning into a millionaire's bedroom. The children of these families rarely attend Hollycombe, if there are any children involved. Homes that were suitable for 'normal folk' are taken out of financial reach permanently. • Yes very concerned about demolition and rebuilding of larger houses. Do not agree with it. Not to be encouraged • Not if larger houses are tired, dilapidated, in need of modernisation - extending or refurbishing in this instance is a sensible option, so long as the rebuild or refurb is in the style of the existing house. I am not aware of there being a <i>trend</i>. From experience I have found the planning laws in our area to be tough but fair, particularly to do with footprint and visual impact, and in design terms keeping a keen eye on the past and the future, so I have not come up against this as an issue. Whoever posed this question clearly has!
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	<ul style="list-style-type: none"> • As mentioned above, there are a few large houses which could be demolished and replaced by smaller homes. If other large houses need to be demolished and rebuilt for whatever reason then, as long as the new build is in keeping with its setting then I have no problem with it happening. • Yes – I am concerned and it shouldn't be encouraged. However, the opposite side is that you then have properties such as Durrants Farm standing empty for a protracted period because no-one knows what to do with it. Each case needs assessing on its merit. • No problem with this and should be encouraged • Very concerned about examples of shelling old houses eg Lyfords <Bridge>. I find it hard to understand how planning permission could have been granted in some cases. It is important to preserve both exterior AND interior. I am concerned about increasing house size at expense of space – particularly with the tendency for land grabs from historically common land to facilitate.
3. ECONOMY	
(a) Should there be further building development to provide more local employment?	<ul style="list-style-type: none"> • No. The surrounding towns are more appropriate, especially Liphook where large numbers of houses are being built without commensurate office or industrial space • Yes to buildings for more local employment • The sentiment that we need more industrial sites is inadmissible if existing sites are not taken up and there is no logistics infra structure • A run of small workshops at the Iping Road sawmill site would be good but mostly the 'small businesses' can be and are run from residential. Remember the count of some 70 business all the way from a bit of kitchen table pin money to the pub or Vales Garage, but including such operations as Elle Hubbard's car hire business (in Florida!) or Tim's 'Pestbusters', or your work, etc etc. No extra buildings needed, but people making a living all the same. • No • No, access roads into Milland not good enough for commercial development • Yes • I cannot really comment on whether there should be further development to provide more employment but would point out that, although this is very well intentioned, all new businesses rely on custom and footfall and one only has to look at the number of small business closures and failures (particularly with pubs and retail) to wonder whether there really is a 'need' as opposed to a 'want'! The pubs that have prospered have tended to be 'gastro pubs', aimed at the more well-heeled of the parish. Sad but true. • I cannot see the need for any locally-based businesses as I would imagine 99 per cent of the working population of Milland find employment in London, or at least within driving distance of home. There are sufficient pubs/shops within the area and I do not see any need, now or in the future, for further community facilities. Village shops will never be more than 'convenience' stores • To employ who? • There should be more development to assist local employment, which is important for future prosperity • I see no need to boost local employment as we are not exactly an isolated community with many job opps in

	<p>neighbouring towns such as Petersfield, Midhurst, Liphook etc. but I would support more opportunities connected to the land to continue our rural traditions.</p> <ul style="list-style-type: none"> • As mentioned in section 2 above we will need to have addressed our present infrastructure if we are to support any new building development for new industries in the village. The current road network into the village is not designed for large delivery lorries to support these new businesses. The majority of new businesses that would set up in the village would have staff travelling from outside areas which will increase traffic into and around the village. • No • Yes, but limited • No • If there are people who want to start businesses in Milland, this is to be encouraged under the auspices of the business group already in place. We're sure that locals will make available land for building infrastructure if it's needed. This should probably stay close to the main 2-way roads rather than down narrow roads. • More local employment is good, but must be within reason for the area • If it would work then yes • Yes • Yes as long as it does not affect the look of the area • Yes • Neither of us feel strongly about any extension of the pub/shop/light industry etc • Not in a position to comment on local employment needs • No • Yes • Lots of building development will generate more traffic and busy roads turning the area from rural to suburban! • Not sure • Do not think small business parks or areas work in the village – people work from home or travel elsewhere • Ideally yes – the more that can be done to support and stimulate the local economy and local employment the better. • Well, over the last couple of millennia it's been one way of boosting the economy. • If local landowners want to build a few cottages on their land to accommodate estate workers and their families then I think that this should be encouraged. With the current trend to more people working from home it may be necessary for more properties to be extended to offer space for home offices or studios. This should also be encouraged. • Permission should be considered for applications promoting local business, but I would oppose the construction of buildings without specific businesses having an interest to move in. • No since only material building development will materially affect employment • Yes if in character. But not if similar to Gt Trippets resulting in significant increase of heavy traffic without concern for the type of roads and community. Some sensitive developments should be encouraged.
(b) If so, should this be connected with	<ul style="list-style-type: none"> • Structures to be built connected to land/light industry, small business or workshops ok with me,

<p>the land (agriculture, forestry, equine etc), or for light industry and small workshops, or small businesses such as pubs and shops, or for self-employment?</p>	<ul style="list-style-type: none"> • Yes to all • If there were attempts to start a business, it should be confined to the agricultural industry. It's possible that golf courses may appear on the agenda some day, but (if you'll pardon the expression), they'll be the thin end of the wedge, requiring extra building to support all the services • Probably for self-employment • This development should be connected with the land, light industry, small businesses and self employment • Any form of business that provides the opportunity for employment should be welcomed, but we should monitor the type of business setting up to ensure it does not produce any by products that will have negative impact on the local community i.e. hazardous waste, noise, smells and unsocial working hours. • If necessary then land, small workshops, small businesses or for self-employment • All three are acceptable • If necessary, land, small workshops, small businesses or self-employment • It's unlikely to be land – the trend seems to be away from people starting up this type of business. Light industry (as we have at the top of our drive) is more likely to be sustained; we have as much pub/shop capacity as is needed already. Working from home should be encouraged when there is proper broadband access • Business development should be in keeping with the rural nature of the area and should be sympathetically designed to blend in with the SDNP environment. So farm shops, craft shops, etc but no industrial factories. • Could be any, but needs to be manageable given the area and infrastructure available • I think any of these options would work • More local employment is always a good thing, and any of the above should be encouraged, provided they are not allowed to grow too big or impact too much on the roads • All the above as long as it does not affect the look of the area • I think any small business should be encouraged. The problem would be if such a business requires big lorries or a big business wanted to locate locally (see St Cuthmans School or shale extraction) • Mixed all of the above • All are acceptable if built in a manner that benefits the parish • Light industry and workshops tend to bring people in from outside for work as there are few places locally that staff (or even owners) could afford to live in • Ideally all of the above, assuming there is sufficient demand to allow new businesses to be viable. • All of the above, if they can be generated. • I'm not sure that the village needs any more pubs and shops and the owners of Campbell Park couldn't find tenants for their existing business units so I don't see the need for more of these. As mentioned above, estate workers homes and home extensions for home offices are a good idea. • Almost any local business is likely to be positive for the village, but nothing should be promoted at any cost. All applications must be considered on their merits.
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	<ul style="list-style-type: none"> • Either • All of those examples acceptable, but must learn from Gt Trippets example.
(c) Where should such new, extended or converted buildings be allowed?	<ul style="list-style-type: none"> • At the wretched crossroads • New structures could be added to units at the pond, down from vales garage where the guy makes doors etc. or maybe even in the field at the shop.{how many times a year does the huge recreation field actually get used?} • Extended or converted, not new • Near existing development • In or adjacent to the village • This development should be placed alongside existing businesses such as the old saw mill, by the pottery, by Campbell Park or in redundant farm buildings • Only where the atmosphere of the village is not changed/spoilt • Some expansion of the old sawmill on Iping Road and Griffin Nurseries area • So long as it doesn't spoil the village atmosphere, then okay • Anywhere that they can function successfully. The one thing we can't easily change (and don't want to change) is the size of the roads, so businesses that needed large vehicles should be sited on a big road. • Existing Buildings • On existing commercial or unused agricultural sites • Where appropriate as long as it does not affect the look of the area • The biggest problem is vehicular movements so wherever the roads are suitable for the business • Within the village envelope • Primarily brownfield sites • Smaller businesses should be allowed to set up in or near the village if they want to. Smaller developments should be allowed but be in keeping with the nature of the village; the small industrial centre on the Iping Road is a good example, I think. Converted farm outbuildings, that sort of thing would fit well. I don't know about purpose-built facilities; no objection in principle. I wouldn't have any view of what type of business; light industry, micro-brewery, internet businesses. • On the edges of the village as not much room in the centre? • As above, any brownfield sites should be the priority for use; if not, one could review very carefully the use of any spare land within the village for new building, if the land is not being put to good use. • Where communications and infrastructure (ie roads and utilities) are best. • See (b) above • Anywhere sensible. • Ideally there should be none • Anywhere as long as it does not result in new enclosures with high hedges around.
(d) Should there be a planning bias in	<ul style="list-style-type: none"> • No

<p>favour of new 'community' businesses such as pubs and shops?</p>	<ul style="list-style-type: none"> • I have no planning bias in favour of any community businesses • Surely we have all we need • Yes if need identified • Yes but no more pubs are required • No • There is no need for planning bias in favour of an additional pub or shop, but there would be if the need to replace the existing ones arose. • No – not needed • Don't rule it out but can't think what • No • No. Exactly the opposite • Not a particular bias, but these should be included • I think so • Provided it can be assured that it is good for the community • Where appropriate as long as it does not affect the look of the area • I don't think a community bias is necessary although I think it unlikely a new Pub or Shop would be viable • Yes • Yes, provided they are economically realistic • No • I can't see the need for more pubs; possibly shops, perhaps something like a butcher or farm shop but I can't see a need for much else – but then that's from my point of view; everything we need we can get easily as we have access to a car and it's taken as read that we will head off somewhere else to go shopping. • Yes • Yes, if there has to be a bias a strategy favouring community businesses which help bring the community would be preferable • If someone has a great community idea it should be considered no less favourably than a private enterprise. But one should not exclude the possibility of the other. • We don't need more pubs and shops but we must do all we can to make the ones we have viable. If this means they need to expand or modify their buildings then they should be given every help and encouragement to do so. Vale's garage is an asset to the community similar to the pub and shop. They offer a friendly and reliable service, cheap tyres and a firm but fair policy regarding MOT tests. They've never sold petrol since we lived here but as neighbours they are great. Whilst not exactly pretty, a well placed hedge ensures that we can't see their buildings, they don't make much noise when they are working and the place is deserted and quiet for most of the weekend. I fear that if they closed finding a suitable business to use the site would be very difficult and 2 or 3 houses could be build on the site. • No
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	<ul style="list-style-type: none"> • Yes • Not necessarily
<p>(e) What about community facilities (existing or new) such as village halls, club houses, schools and medical centres: should further development be allowed for these within the parish?</p>	<ul style="list-style-type: none"> • Enough already except perhaps a branch medical centre from one of the local doctors' practices • Further development for community services: • Our local pub is not serving its purpose as a pub for the locals, honest opinion of mine and others is that it is becoming more of a restaurant, not taking into any account what the locals want, more outsiders use it than locals these days ,The pub could be divided into an eating area ,totally divided from a proper public bar where the locals go, Nothing worse than going for a night out with the girls/guys for a laugh and a drink and having to be told to be quieter as people are eating, ??is it a pub or???totally confuses me and everyone else so much that a lot of locals are now using the flying bull and jolly drover, • The local shop..quite a few of us would love to be spending our money in there more but it just doesn't supply much of the foodstuffs a lot of us need, It should be doing weekly deals /specials etc, I've heard customers leaving saying it's all "fancy stuff in there"...will be better just going to sainsburys!,,???it would be good also to have maybe a medical centre beside it,, I feel sorry for those without a car and no decent public transport to get to a doctor or chemist when they need to[especially our elderly} • The Sports club could be enhanced greatly and maybe a nominated driver could be there at the end of a night to drive people home{for a small fee of course}maybe have a mini bus of some sort,? • The school i would say ,most of us can't answer on as we have no children who attend in Strettons Copse. Will leave that to the experts! • Sadly there are local pubs all over the country closing having followed the strategy this respondent favours. I suspect the brewery see Ben as just the kind of landlord they want and actually I see a lot of locals in the pub though evidently not the respondent or their chums. Sainsbury have more shelf space for yoghurts than the Milland Stores has for its entire stock. We work in a location and premises where most residents (who do have a car) don't shop for essentials because Sainsbury can sell at less than we can buy for. The market positioning the shop addresses is.....carefully thought out and happily turnover has risen this year so that it should now be viable. There is a public service remit so that those who are not so mobile can be served and their requirements bought in. Equally, today a medical practice is required to deliver all kinds of services which require specialist facilities and each GP needs a case load probably of more than 2.5x the population in the valley (I was told it was 2000 and I know it has gone up not sure how much). Each partnership needs several GPs to finance that modern surgery (and cover varied the various specialisms, holidays etc). The world has moved on a long way from the days of Dr Wood. I don't see a practice opening here unless we do accept a scale of development which it seems that this respondent does not wish to see and there will many who agree with them on that point. Mind you that would enable the transport, water supply/sewerage/etc to be upgraded to suburban standards and require some industrialisation. (but I think you told me that available units had not been taken up so is there demand?) • Surely we have all we need • Got the facilities we need

	<ul style="list-style-type: none"> • No need for either of those either • We would be in favour of encouraging the Liphook New Town Surgery to locate a branch in Milland as they have in Liss. The village may not have the same density of population as Liss but with the surrounding villages there may be an opportunity of locating a surgery (possibly morning only) in Milland. • As regards 'community' facilities, any new development should be predicated on need and I suspect with the trend for centralisation the 'financials' would not stack up • Yes • Provision should be made for the extension or replacement of existing community facilities • I see no need for any more village facilities as we already have a community hall, local shop, a garage, a pub, a sports club, tennis courts, recreation field and a beautiful environment that doesn't really need tampering with. Change for the sake of change is not always a wise route to follow • The existing community facilities are sufficient for our present community with maybe the exception of a medical centre. With an ageing population and the lack of transport links into the village I feel we could do with at least a part time surgery 2 or 3 days a week. • We already have enough • Some expansion of the village hall • We have already got them • We can't believe that there is widespread demand for these additional facilities in this small parish. Get the demand first before putting time into considering this. • To be avoided following the Durand planning application and their disregard for the local environment • I think further medical would benefit • Yes if in keeping with local building style • Where appropriate as long as it does not affect the look of the area • There is a pressure on the school and a medical facility would probably be desirable. Transport is the biggest issue for any new employment use. Either getting lorries to the development or getting pupils to the school or patients to the clinic. Either there is not enough parking or there is no public transport/ roads too narrow • No immediately obvious need • Entirely dependent on the needs of the community • Yes if the new property is an improvement in terms of building quality and environmentally neutral • It's great to have a village hall and it seems fit for most purposes. We already have a nice club house at the cricket/football club. A medical centre? Again, from my point of view it's of no value; we are used to using Fernhurst and Haslemere and have the means to get there when needed. I wouldn't object to a medical centre as long as it's sympathetic to the surroundings but, again, I can't see a need • Well yes, but can't see that anymore would be appropriate for a village of our size. There would not be enough need for a medical centre for instance
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	<ul style="list-style-type: none"> • Think facilities OK though school might need more help to extend if more houses are built – there could be more children need to go to the school. Medical centre sounds good idea but I think it has been tried before? • Again, if there is demand or a need, further development seems appropriate. • Yes of course, subject to the viability of the market. • I'm not sure what new facilities are needed, if any, but the existing ones should be encouraged to expand and redevelop their premises to keep them fit for purpose. • Yes – if required and proposals are reasonable. The village hall and community shop are essential for promoting village life. • Within limits • Yes but only in proportion with the existing community, not catering for outside needs.
4. NATURAL ENVIRONMENT AND COUNTRYSIDE	
<p>(a) As well as farmland (arable and pasture), the parish as a whole includes large areas of woodland, heath, commons and water bodies. Should these areas be protected (other than for traditional management) or should there be allowance for any kind of building development or for use for leisure purposes (e.g. walking, riding, cycling, trail biking, golf, adventure trails, camping, paintball, shooting and other outdoor pursuits)?</p>	<ul style="list-style-type: none"> • As far as possible left alone, in order to provide habitat for flora and fauna. People who take the trouble to learn about flora and fauna do not need 'leisure facilities' to encourage them; the reverse in fact • Yes should be protected; no building development • Left alone • Outdoor pursuits encouraged for leisure purposes • Should be protected – allowed only for walking or cycling • I firmly believe that our rural amenities should be protected as they already offer superb facilities for the sort of pursuits you list. We are well served for golf courses and if there were a demand for other facilities, then I could see no objection. One should bear in mind that the attraction of cyclists, walkers and those interested in country pursuits is what is here already, ie: relatively unspoiled countryside. I cannot see any particular appetite for turning the Valley into some sort of Disney attraction. Extra parking may be an advantage (near the infamous Coombe Hill crossroads, or by the lake in Cann House Lane or near the Recreation Ground.) • The local countryside should always be protected against unwarranted development in whatever form. Walking and riding are traditional pursuits and there are plenty of local foot and bridle paths. I cannot see that trail biking, camp sites (certainly not on a permanent scale) or paintballing can be classified as traditional country pursuits, nor do I believe there is a huge call for them. • Must be protected • Countryside areas should be protected. The use of the area for leisure purposes is at about the right level and does not require any building developments. It certainly does not need a golf course! • The issue with allowing more of our countryside to be used for leisure purposes is the potential for increased levels of pollution that arise from it and the effect this has on the community after the leisure tourists depart. This pollution includes noise, litter, unsocial hours, traffic fumes, etc. We also have the danger imposed from motorcycles speeding through mixed use pathways together with damage to our natural environment through misuse, vandalism, etc. I believe we should protect what we have and only try to promote extra walking trails with informative maps and signs.

	<p>We could set up an information centre in the community shop for visitors to pick up trail walking maps and a main sign in the car park highlighting local trails and their characteristics i.e. length, severity of incline, average walk time, etc.</p> <ul style="list-style-type: none"> • Area should remain protected and not developed • Yes. Leisure facilities are already well provided for within or immediately adjacent to the parish • Should remain protected and no building development • Protected – yes. Allowed to develop, retaining their character – yes. Outdoor pursuits that work in harmony with the environment should be encouraged – to justify spending scarce resources on protecting/maintaining them. Motorcycling (noise), golf (dominant use of spaces) should be discouraged • Heath, wood and water lands should be kept free of development, although some provision for parking should be made to allow access. Horse riders, walkers and cyclists should be encouraged and footpaths and bridleways should be maintained and increased. • In general should be protected • I think they should be protected • These areas should remain protected, with no further development permitted • Protected yes, but development where appropriate as long as it does not affect the look of the area • These areas are already protected to a degree by being in the National Park. Sadly leisure uses contribute to the wear and tear of the areas people enjoy using. Let the facilities to support these leisure uses evolve over time and see what happens. I am not keen on golf courses as these tend to ruin the countryside they are built on • As a National Park, we assume that these areas are protected and do not feel we need to encourage any further tourists - the pub and shop have done so well in doing just that • In accordance with comments above. No allowance for building really but yes for leisure, within reason eg no large caravan park or paintball range • In general we should aim to preserve the existing balance, without encouraging widescale development of 'commercial' leisure activities. • Woodland and water bodies should be protected. Additional Golf developments should be very strongly discouraged because they require the destruction of huge areas of natural habitat and then the effective banning of access to non members. Not acceptable. Outdoor pursuits other than golf should be encouraged • Yes to allowing development for leisure; but not sure buildings would be needed for cycling, walking, etc. Perhaps for paintball but, having taken my son and some friends to a centre last year, I think anything on that sort of scale should be well away from any village, not just Milland. No to golf; there are two courses within walking distance already. • Yes, protected, and definitely not golf • Protection and leisure pursuits are not mutually exclusive as demonstrated by the Lake District and Older Hill. Sensible leisure use can enhance the protection by providing a need for it. As part of the National Park we should be providing access where we can • Yes, woodland, heath etc need protection. Do not want areas for camping, paintball etc • We would be in favour of more land use for leisure purposes, as long as these do not compromise or damage the land in
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	<p>any way.</p> <ul style="list-style-type: none"> • It would be foolish to prohibit the development of leisure and tourism in the area. • I don't think that we need another golf course in the area and shooting already gets more than its fair share of space. I do think that the existing footpaths, bridleways and so called 'green lanes' need to be extended and better linked to give better circular routes for walkers, cyclists and horse riders. Any new building should not be allowed on anything other than existing developed sites, brown field sites or on small corners of fields. • There has to be a degree of protection, and a tolerance of a certain amount of self interest on the part of local residents – I didn't chose to live in Milland to be next to a paint ball centre. However, common sense must prevail, e.g. in some cases conversion of redundant agricultural buildings/grazing to equestrian use might be reasonable. • Leave them as they are • No, keep protected
<p>(b) Do we need to encourage tourists by providing visitor parking, toilet facilities and picnic areas? If so, where?</p>	<ul style="list-style-type: none"> • No. Nor does the SDNP who have always said it isn't their job to encourage tourism though I suppose they slither round this by saying they may 'facilitate' tourism • No! They come for the area as it is, the whole point • No • Tourists encouraged to spend money in village so no free toilets or picnics • No, there is no need • Let the tourists enjoy the countryside as it is. Well-behaved tourists are welcome but we must not turn the district into a Disney-style country park • No need to encourage tourists in Milland • Facilities for tourists are now satisfactory for a rural area. • With regards to visitor parking, when we have events in the village such as the fireworks and Milfest, the natural overflow for car parking is on the verges of Cartersland and on other surrounding roads off the crossroad. Maybe we should create a layby on Milland Lane, adjacent to Cartersland, together with kerbing and bollards to prevent parking overflowing onto the grass areas. • No • Can't think of anywhere within the parish. Area north of old A3? • No • Yes – why not? Logically this should be centred round the Rec/shop/hall (even if the leisure facility is further afield) and the return on investment is a more profitable shop – or fees for using facilities • no • Toilet facilities no, picnic areas are a good idea • No we don't. The shop provides everything that is required • <u>NO!</u> • See (a) above

	<ul style="list-style-type: none"> • Generally ok as it is • No need to encourage tourists other than where doing so assists local businesses. • No the appeal to tourists is the natural environment • No to encouraging tourists. What is there to see of any interest? People already come from miles around for the Riser, the Rural Fair and the fireworks. I reckon that's quite enough. • Tourists are coming anyway thanks to our lovely shop and pub – we should therefore make better provision for them – such as a safe cycle route through the village. Public toilets (accessible from outside out of hours) could be tacked on to either the shop or the hall? More tourists could ultimately lead to more employment and business opportunities – tea room, b&b, staff to service them (being very sexist and stereo typical here – great jobs for young mums and teenagers seeking a few part time hours) • People could be encouraged for <u>walking</u> and to use the shop and cafe • We would not make this a priority, but more facilities around the village hall and shop may be useful. • I don't know what specific sites the casual tourist currently visits and therefore cannot recommend where parking/picnic facilities should be situated. Most foot tourists pass through and car visitors – to the shop, the pub, the churches and e.g. .Hollycombe – seem to manage, although residents near those facilities would disagree. On the little evidence I have, perhaps more parking is needed in the vicinity of the existing pub and shop. • Existing parking arrangements are sufficient for everyday use. Toilets are available in the shop and the pubs so we don't need more of them. Improvements to the footpath system mentioned above would help attract visitors as would some more bed and breakfast accommodation which could be encouraged by the planning process. • No. Not in Milland Parish. • Definitely not • No
<p>(c) Should we accommodate or encourage the setting up of alternative energy sources such as wind farms, solar energy farms etc that might or might not have an impact on the landscape? If yes, where should they be sited in the parish?</p>	<ul style="list-style-type: none"> • Wind farms certainly not. Small (house) scale solar energy yes • NO! This is all merely nibbling at energy needs, and large-scale solar farms are merely industrialisation • Solar energy farms to be encourage but sited out of public view if possible • Alternative energy encouraged whilst minimising visual impact • Do not know • You ask for positive ideas but try as I may, I cannot think of anything to recommend wind farms in the Valley. These are ugly, and inefficient and make economic nonsense. The only people who benefit from them are the companies who receive the grotesquely generous Government subsidies! Well concealed solar panels may be acceptable but I could not say where they might be sited • NO to all; there is no evidence whatsoever that these so-called energy sources live up to the claims of their promoters. I am sure it is only the thought of an extra source of income that makes the idea of acres of glass panels attractive • They are very unsightly and should not be permitted • A wind farm would be out of keeping with the local landscape, but a small solar energy farm might be feasible. It would

	<p>need to be in a well screened area and preferably with non reflective panels. Any associated cabling should be underground as should any new future electricity distribution system.</p> <ul style="list-style-type: none"> • I feel that any form of alternative energy sourcing should be encouraged but not at the cost of disrupting local community life or the visible landscape. Anything that can be seen on the horizon such as wind turbines and solar panels are unacceptable and have a negative impact on the village community. • No • I think the parish ought to make its contribution – can't suggest what or where • No • No idea whether there is a business case for this in such a small community. • Wind farms absolutely not. Solar energy - there is a plan for one to the west of us towards Fernhurst already • Not sure where they should be sited but I think it's a good idea. • I do not object to alternative energy sources provided they are not visible, and that they benefit the wider community • As long as it does not affect the look of the area • I think it is sacrilege to put photovoltaic cells on farmland and wind farms would be hideous. Not very green but none of this thank you • We do not feel we want to accommodate or encourage • No • No • Solar - Yes provided the siting can be sensitive. Wind – No • Yes to alternative energy sources; I think they are a good thing; a communal solar farm could generate income and be discreetly built. I have no objection to wind turbines, though I can't imagine the Milland valley is a particularly good location. • If there is no impact on the landscape generally, then they should be accommodated – a field of solar panels for instance is not a massive blight on the landscape when surrounded by hedgerows etc – a wind turbine however would have a significant impact and potentially provide a risk to many of our migrating birds and resident large birds • Need to understand more about alternative energy sources. Pollution – do they cause any? • Whilst we can see the benefit to individual home-owners of such schemes which are generally small enough not to compromise the landscape, we would worry about this being done on a commercial bases – the size etc of such sites would potentially detract from the valley's natural look. • Yes. But not wishing to sound facetious, there's no point putting a turbine where there's no wind, nor solar panels on north facing slopes. I would have thought a planning committee could narrow down the options in about a minute. • I have my doubts about the effectiveness of such projects but if it were thought necessary then a solar farm built on some little used field at the edge of the village would not cause a problem as long as it was screened from view by trees or something similar. • There should be an acceptance that some of these projects should be allowed. If permission is granted all efforts must
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	<p>be made to reduce the visual and environmental impact of the schemes.</p> <ul style="list-style-type: none"> • No • Yes, if sensitively located. Respect views.
<p>(d) Minerals exploitation is not a matter for this Plan but what are your views on possible oil exploration in the parish?</p>	<ul style="list-style-type: none"> • Large scale mineral extraction is not appropriate in a national park or AONB • Frack away, as far as I'm concerned • Not welcome • Not here, inappropriate for national park • Absolutely not • I suspect you may get the same response as for fracking! • The absurdity of the idea was exposed some years ago in Harting Combe. As with (c) there is no evidence that whatever oil (or shale gas) might, in theory, exist here would be worth the inconvenience caused by exploration • Probably unavoidable • Oil and gas exploration is totally inappropriate in this lovely corner of the South Downs National Park • Oil exploration is OK but it is how any future oil will be extracted is the issue. Any increase in noise, waste, light and traffic pollution will have a detrimental effect on village life and will far outweigh any economic benefits provided to our community. • Depends on location • No • Don't object depending on location • Nobody should support this, whatever the financial incentive might be • Definitely no tracking anywhere in the area (or in the country either come to that.) • Completely against for various reasons • I disagree with it • Not sure • It should not be allowed for most of the above reasons • With directional drilling the resources of the valley (if any) can be exploited from well positions wellheads many miles away. Transport is the key so find a spot on the edge of a main road and start from there • We are anti the fracking plans - wrong place and unsuitable roads and a National Park! • Not desired • Only if they result in minimal disruption • Against it because of the disastrous increase in heavy traffic • Oil exploration; I'm not sure we are sitting on an oilfield; perhaps shale gas. It's hard to see the oil industry being seriously interested but clearly no-one is going to want to see huge drilling facilities set up anywhere near the village with attendant noise and light. One of the great joys of living in Milland is to open the front door or walk out to the back of the house late at night and just enjoy the silence and the darkness. I hope no one ever proposes street lighting ...

	<ul style="list-style-type: none"> • Fracking has not yet been proved to be safe for the environment. Oil exploration has already been done I thought? • Do not want fracking for oil • Our worry here is less about exploration, more about the logistics of big lorries on small lanes, and the consequent pressure on the village's infrastructure. • Well, if there are objections to (c), then (d) must be considered. Another option is we stop using energy. • Most people moan about the rising cost of fuel for their cars and central heating but don't want oil to be extracted from the ground close to where they live. I don't have a big problem with oil extraction as long as the associated buildings and equipment are well screened from view and vehicle movements to and from the extraction site are restricted to roads that can support it. • There is much emotional debate about fracking – I am not sure that the actual facts have been accurately portrayed, although I am personally uneasy about the process. What is certain is that our roads could not cope with the additional heavy traffic and the impact would be disastrous. • Highly dangerous and antisocial • No. Keep the spirit of National Park status
5. TRANSPORT	
<p>(a) If there is to be further development in the parish, our narrow lanes will increasingly become a problem. Should the lanes be widened to accommodate extra traffic, including private cars, delivery vans, horseboxes, coaches and HGVs?</p>	<ul style="list-style-type: none"> • Not widened but there should be a 40mph/70kph speed limit from Fernhurst Crossroads to Hill Brow. The dangerously sited 50mph signs around Milland Crossroads should be removed and not re-sited • NO! Widen and the whole character of the area is changed. Car access, only, from the old A3 side should be improved: see over (map). Narrow lanes a very good reason why not development on other than minor scale • N/a • No widening of lanes • No. Resurfacing is required however • Having had the side of my car recently scraped by having to avoid oversized white vans in Milland Lane - I have a very definite opinion. The sign at the top and bottom of Milland Lane indicates that the road should be exempt for heavy goods vehicles. As a 1 in 4 hill ALL VEHICLES except cars (& motorbikes) should be banned from using the road. Either that or widen the road in its narrowest sections. Failing this, perhaps the road should be made ONE WAY from the top to the bottom of the hill with returning traffic using the other connections to Petersfield or Haslemere or Liphook (via the Hollycombe). (There is a precedent for this when Reigate Parish Council converted a narrow, steep, two way lane (Wray Lane) up to the top of Reigate Hill to one way traffic.) • I would think that with the relatively small likely increase in development and population, any road widening would be unnecessary. Would any development really want to destroy the character of the Valley, which has attracted people to Milland Parish in the first place? • This, I imagine, arises from the proposals for St Dunstan's/Wispers (which, being supported by the government, will go ahead eventually, despite local objections). I cannot see why the local sunken lanes (so much a feature of the landscape) should be widened to benefit traffic that is neither necessary nor (at the moment) existent

	<ul style="list-style-type: none"> • My reply to this questionnaire sees no need for more housing and therefore no need to widen the roads • Lanes should be widened but at pinch points only. The plan should strive for increased local control of the maintenance of roads and pavements • Our lanes are perfectly suitable for safe driving when they are used by the proper type of transport that takes notice of any restrictions. If we widen the lanes this will encourage speeding with resulting accidents, damage and threat to personal safety. The only downside to the traffic issue in our village at the moment is that of speeding, especially adjacent to the community hall / shop and playground areas and the main road through the village. I feel we need to implement some form of speed restrictions on all approaches to the village. Similarly, we need to maintain all methods to restrict HGV routes into the village and to keep their speed down. Widening lanes is not the answer and will only increase other issues as stated above. • No • In theory definitely no, but the verges are being mutilated! • I am a firm believer in keeping Milland Lane as barely serviceable as possible in order to deter as many people as possible. But the bottom line is that as we all become ever more dependent on the car, we must put up with increased traffic - including all those lorries that deliver all that lovely stuff from Amazon! • No • No way. The lanes are part of the essence of why people love Milland. Their narrowness acts as a natural brake on the wrong type of development in the rural parts of the parish. • Lanes should have pot-holes repaired properly (not just filled) but not widened as it will encourage large lorries to come through the village. • No, the better the roads the more heavy vehicles will appear • If further development then yes • The roads are perfect as they are and it's one of the reasons that the valley has remained unspoilt • NO • The narrow lanes have restricted development in the past and contribute greatly to the environment that we love and want to protect. I would not want to see the lanes widened. We simply have to bear in mind the traffic restriction when considering any application. The balance is sustainability • No, the charm of Milland will be lost by road widening - what it needs is traffic calming, hence it would be more conducive to walking/cycling/riding (in safety) and children if the speeding traffic was slower. The wider roads are built, the faster cars will go, the more dangerous it is for those mentioned. e.g. The traffic speeds at the end of the Myers drive is ridiculously fast, but not further down the Iping Road • No people need to deal with it accordingly, if we change it, it won't be the same place and people won't come • No • No definitely not! Wide streets are having chicanes built and being artificially narrowed to slow traffic down. Furthermore the narrow lanes are a very strong part of the parish's charm • If there is further development, then yes, there may need to be some work. But God forbid that we'd ever need access
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	<p>for coaches and HGVs! That, to my mind, is a ridiculous thought. Buses already come through so it would appear the access for public transport is there and at least one road in and out of the village is large enough for most purposes. I can't see a need to develop Iping Road; Milland Lane is also quite narrow but a) I wouldn't want that to change and b) I can't see how widening would be possible and c) I can't see that it's really needed; the road can be avoided by larger vehicles with a modest detour.</p> <ul style="list-style-type: none"> • Definitely not widened – traffic will just travel faster and more dangerously – not good news for cyclists and walkers • Tricky – the lanes are part of the heritage in my view, and keep some roads from being used unnecessarily. That said, delivery vans and horseboxes are an increasing part of our life, and when I think of the straight, clear, well maintained rural roads in France I am very envious and think that we could a lot better! So probably on balance, yes. • No – lanes should not be widened. BUT: edges of all lanes should be cut/cleaned back, potholes filled in and tarmac all repaired – this might make all roads about 2ft wider? Also all hedgerows/trees etc should be cut right back. I think this would make the village still 'village looking' • We don't see this as a pressing need currently, but would rather review any plans to widen existing lanes on a case by case basis. • Where appropriate, yes. • No. If anything some roads should be closed to larger vehicles by using physical width restrictions (rather than just a road signs which lorry drivers largely ignore). However, on roads where two cars cannot pass each other, the passing places should be improved and better signed. • No. It would only encourage more. Better traffic calming and ensuring adequate passing places (not rutted muddy ones that cars get stuck in) are crucial. • No • No. There should be no need for heavy traffic. A little congestion due to narrow roads is the best way of keeping speed down.
<p>(b) The lanes are increasingly being used for leisure pursuits such as cycle and running races, motorbike rallies etc. What steps should be taken to accommodate such use?</p>	<ul style="list-style-type: none"> • Those, including your neighbour, who cycle, alone or in a group, on England's appalling side roads do so at their own risk. There should however be a 40mph/70kph speed limit on all unclassified roads • None. Leave things self-limiting • Slow traffic down • Well maintained road surfaces • Temporary traffic control as required • The attraction of the Valley for the sorts of leisure pursuits you list is the fact that it is as it is! Additional parking could be a possibility but unless there is an identified need, this may be unnecessary • Cycles races and motorbike rallies appear to be increasing in size and causing much frustration to motorists and other road users. The racers and rally-holders appear to be a law unto themselves (as residents of the Meon Valley have discovered) and I see no reason for them to be accorded special treatment or to accommodate them further. Runners (if they really feel the need to induce heart-attacks) could surely use the local footpaths/bridleways and not the roads. • No steps needed

	<ul style="list-style-type: none"> • The current arrangements for leisure pursuits appear to be working reasonably well. • With regards to our local lanes being used for leisure pursuits such as running, cycling, etc I believe these people need to have more sense on how and when they use the lanes. Runners and walkers should know not to use the inside lane of a blind bend and should have proper lighting, high vis clothing. Maybe we should install signage as you approach the outskirts of the village to warn drivers of walkers, runners, cyclists, horses, etc. • Perhaps mend the potholes • If they become oppressive, the number of 'events' should be controlled by license if possible • Mend the potholes! • Non-powered activities are welcome. Powered activities should stick to the big roads. • Cycle tracks would be useful, especially in certain parts • Maybe introduce a bike track • As long as these events are properly organised and managed, and limited in frequency I don't feel there is a need to do more • None, they are being used because they are what they are • Limit it • Think this works fine as is and not keen to spend money on supporting activities for many non residents • No extra measures are necessary • Warning signs so that the residents can slow down and be aware. Roads are for everyone not cars • I don't see that any other arrangements are needed for cycling, running, rallies; we have them through the summer and it all seems to work very well; I guess that's why these things keep coming back. • Put in chicanes and obstacles in the road, e.g. plant trees in the middle of the roads like they do in Holland! • Existing footpaths could be significantly widened to accommodate dual purpose use – cycling and walking/running like they do in Oxford. I am sure many more local children would ride to school, or park and ride if they could do so on the footpath safely. Parts of it are narrowed too much to be safe for cycling. Paths should extend further up Milland Hill and Rake road to enable people within ½ mile of the centre to safely access the centre without having to resort to a car. Dual use would then get cyclist safely through the village too. • Don't mind cycle/running races etc as long as they are well supervised. In general – cyclists should be single file – also horses! • Not sure how this could be achieved cost-effectively, or indeed whether there is sufficient demand or need for this, at the moment. • There seem to have been a lot more bike events in the last year (I haven't witnessed a motorbike rally as yet). I'm not sure what the question is getting at – does action need to be taken? Should we be standing on the verge offering cups of water? Come to think of it, puncture repair kits could be a nice little roadside earner. • These happen so infrequently that I don't believe that any special steps are needed. • I'm not sure what steps should be taken, but cyclists can pose a real safety hazard.
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	<ul style="list-style-type: none"> • Leave them as they are • Maintenance. We are already the pothole capital of Sussex.
<p>(c) Should there be further public parking facilities in the village and hamlets (e.g. for those using the halls, shop, pubs, school)? If so, where and how managed?</p>	<ul style="list-style-type: none"> • No. But what is the catchment area for Hollycombe School? Do none of those who smother the road outside Black Lake House live within a half-mile of the school? • The only serious need in my view is at Hollycombe School. They have Mr Farley's blessing but not the cash the Rolls-Royce specification calls for • Larger pub car park required on brewery owned land • More pub parking in centre of village, not public • Extension to existing offroad car park and prevention of on-road parking around the Green • Unless there has been a clearly identified demand, I wonder if there is a local need? • The few existing shops/village halls seem to have adequate parking facilities. Also, far more people could walk the short distances from their homes to use said shops/village halls ! • Current parking space is more than adequate • The parking arrangements for the halls, shop and pubs are satisfactory. The village school parking situation at present is far from ideal and the plan should support the current proposed way ahead to resolve this • Yes, at Hollycombe School • Desirable, but can't think where • Yes at the school • We would only make this investment if the village stands to benefit from increased visitor spend or new commercial activity. We can't see this being a priority at the moment, but a levy on new commercial development to fund the provision of infrastructure would be a logical step. • I don't think there could be more • I don't feel this is necessary, except at the school • No as it would escalate the problem • Yes we probably need more parking in the village centre to accommodate parking at the Pub/Shop and also at the School. Currently the School parking arrangements are the best the School can manage but are still far from ideal. • No • No • Wherever it is practical and economically sensible to do so • On their land it should be permissible if really necessary • Don't see a need for more parking. • Additional parking in the centre would of course be useful for the pub, shop and when the hall is being used for an event etc – but it would need to be central to be used instead of the road, and there is nowhere to do that. If the village green was paved over it would be used – but be ugly and lose the attraction so not suggesting it for a moment! I have seen diagonal parking in other places and one could envisage some sort of such system along the wide verge by Mill-vale

	<p>meadows – but it would look pretty ugly when not in use, and make a lot of noise for residents – so not good either.</p> <ul style="list-style-type: none"> • School needs parking at the school to ease congestion at the end of lane by the ‘old shop’ (though I think the school may be trying to do something about this?). I think the shop has enough parking, but ‘Nursery’ needs the parking to stop cars along Iping road. Pub? • Again, not sure how urgent this is. We’re not aware of parking problems except on the rare, big events (eg Millfest), and even then the existing facilities seem to be able to cope. • See (c) • The only area where parking is regularly a problem is around the crossroads by the Rising Sun due to the popularity of the pub. The new yellow lines have reduced the danger this causes to traffic using the roads but more parking is needed at busy times. Ideally the unused part of the pub garden should be converted in to a car park and parking discouraged on the local grass verges. • Parking in the village centre is just about sufficient, although stretched when there are events at the pub and/or hall. I’m not sure how you could provide more. • No • Possibly a bit extra parking near shop
(d) Is there a viable demand for more public transport?	<ul style="list-style-type: none"> • Sadly, not at the moment • No re ‘viable’ in my belief • Possibly • School buses • Yes, for school children from Iphook/midhurst & Petersfield and back to go to clubs, shops and social outings etc. • You mention “viable” demand. I suspect that the existing weekly public transport is not really viable but with a steadily aging population the demand <i>may</i> increase, but, like very many rural services, they are hardly used • Fortunately, the Wednesday bus service to Petersfield from Midhurst via Milland has been reinstated, so that non-drivers can now shop twice a week in Petersfield. As long as both Wednesday and Saturday services are in operation, I do not think a further service necessary. However, if the Petersfield services were discontinued, I for one would have to leave Milland. The Tues/Fri service to Midhurst is something of a farce as there are rarely more than two people using it, and as both of them have bus passes the service must also be uneconomical. The Petersfield link must be retained - the town has excellent shops, a market (coinciding with the Wed and Sat timetable) and a fast train service to London. Midhurst has none of these advantages • Yes but who has the cash to pay for it? • With an ageing population which is generally keen to remain in the parish, there is likely to be an increasing interest in public transport. One of the drawbacks to the current bus services to Midhurst and Petersfield is understood to be the relatively short time at the destination before the return trip. Given that Iphook is closer. it may be feasible to run a taxi sharing service via the village shop for shopping trips by those no longer able to drive. • The provision of any public transport in the village has got to be viable for the provider. I feel the elderly and younger people would make use of a regular bus service into Iphook and the links to the train station and other bus services.

	<p>Will there be enough use to make it viable for a private supplier ?</p> <ul style="list-style-type: none"> • Yes, more frequent services • I don't know • More frequent yes and in time people would use it • We think the village is past that stage now. Any additional public transport service would be non-viable. • unsure • I would say so • Yes, a bus to Liphook could be useful • Don't know! (there is probably a demand but it is not likely to be viable) • I suspect there is for those who don't drive everywhere, but who knows - Milland could become almost self sufficient with the shop now established! • Not in a position to comment • Probably not • Yes a bus service of some kind! • Can't comment on the public transport; our boys have buses to school in Midhurst and we have cars and never have call for public transport. But there may be others in the village who are crying out for regular buses to Haslemere, Midhurst or Petersfield. • No – not in viable numbers • Not sure about bus service but I think it is still needed to go to Petersfield – Wed/Sat? – for people unable to drive • We don't know but it's unlikely we would use this. • I always tried to use public transport but gave up when the timetable of the then-regular Petersfield bus was changed so that it no longer connected to the train timetable. Then it seemed to go once a week only to return about an hour later, rendering it pointless for many if not all customers. It has now become a truly pathetic sight to behold – perhaps one passenger at most – at least along the road where I live. And so, the privatised operator will tell you, it is now unviable and should be discontinued completely “because there is no demand”. But <i>if you build it they will come</i>, as the saying goes. If you provide basic infrastructure (from buses to fibre optic broadband), local communities and local economies will prosper and demand (and revenue for those privatised service companies) will increase. It's as simple, and as blindingly obvious, as that. • No • Not necessarily viable from a business perspective, but definitely a social need so that older children and non-drivers can have independent transport. • No • Yes, if at sensible times, to stations/Petersfield
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TABLE C.3 Responses to pre-submission first draft MNP (April 2015)

This table considers all the responses received during the 6-week consultation period (ending 5 June 2015) concerning the Regulation 14 pre-submission first draft Milland Neighbourhood Plan (subsequently renamed as the Milland Neighbourhood Development Plan).

- The order of the table follows the order of sections within the Plan so that an overall view could be obtained for each section, starting with general comments. It should be noted that policy numbers in this table refer to those used in the first draft (April 2015) but that some of them were altered for the final draft (August 2015). Likewise, page numbers cited in the table refer to those in the April 2015 draft.
- The respondents include **statutory consultees** as well as Milland **residents and businesses**.
- It also includes lengthy **comments received from SDNPA** at a very late stage in the consultation; these are also given in the Authority's original separate document ('plan_2015June11-Agenda-Item-9.pdf') forming an agenda item for a meeting of the SDNPA Planning Committee on 11 June (i.e. after the consultation deadline date).
- The '**Action**' column shows some immediate reactions from members of the Steering Group and also how it was intended to address each comment. Further action was taken in some cases at a later date. Note that at this stage the intention was to produce a shorter final draft for Regulation 16 Consultation, but to retain a longer ('in-parish') draft for use within the parish, retaining much of the history/description and other background material for quick reference.

Sec.	Page	Item	Responder	Comment	Action
All			SDNPA (South Downs National Park Authority)	<p><<Detailed comments (17pp) as a report to SDNPA Planning Committee to be debated at their meeting on 11.6.15 (see 'plan_2015June11-Agenda-Item-9.pdf'). As well as general suggestions, more specific comments re Section 1 (pp. 7, 9, 11, 14-15), Section 2 (pp. 19, etc), Section 3 (pp. 25, 27, 28-48), Appendices (Parish Plan; map scales) are taken in here at the appropriate section and page number, in the form of <i>comments</i> (in italics) and recommendations (in bold, flagged <u>REC</u>:). Will also need to take into account the SDNPA planning committee's deliberations on this report on 11.6.15.>></p> <p>SDNPA <u>GENERAL</u> COMMENTS AND RECOMMENDATIONS FROM THAT AGENDA DOCUMENT, WITH THEIR OWN SDNPA PARA NUMBERS, ARE AS FOLLOWS:</p> <p>1.1 <i>The progression of the Milland Neighbourhood Plan (MNP) to pre-submission stage is to be welcomed and is a result of a considerable amount of hard work by the parish council and volunteers. We recognise that preparing the MNP has been a challenge at a time when adopted Local Plan policy is largely out of date (Chichester Local Plan 1999) and draft policies for the SDNP Local Plan have been emerging. Also the absence of precedent NDPs in the National Park has understandably made your task more challenging. We also appreciate that the draft has been prepared with a limited budget and without commissioning consultants to undertake any of the work. The resulting draft, therefore presents a considerable achievement of the steering group, appointed author and volunteers.</i></p> <p>1.2 <i>The Milland NDP sits within the context of national and local planning policies. As currently drafted, the MNDP re-emphasises much of the protection already afforded by national policy. This additional layer is unnecessary, risks creating significant confusion and may in places be in conflict with higher level policy, thereby undermining the level of protection afforded. <u>REC</u>: Review content of MNP in light of established protection for National Parks (Environment Act 1995) and the DEFRA Vision and Circular for English National Parks and Broads (2010). Also planning policy</i></p>	<p><i>Does it need to be made explicit and related to local issues? Agreed MNP should match SDNP where meaning is the same.</i></p>

				<p>context provided by the National Planning Policy Framework and accompanying guidance. Review all policies in light of the emerging SDNP Local Plan policies to establish what protections will be in place at a strategic level and does not need to be repeated in the MNP.</p> <p>1.3 The MNP, once adopted will ultimately be used by applicants, development management officers and planning inspectors to make decisions on planning applications and appeals. The MNP therefore needs to “provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.” (NPPF para 17). The wording of each policy and supporting text therefore needs to be carefully considered to ensure this is the case. As currently worded, some of the policies are not fit for this purpose. REC: See guidance on policy writing available at http://mycommunity.org.uk/resources/neighbourhood-planning-how-to-write-planning-policies/</p> <p>1.4 The document is quite lengthy, particularly in light of the limited level of development that is likely to happen. There is extensive detail about Milland, its setting and history, but much of this is not relevant to the Neighbourhood Development Plan. REC: Some of the content could be represented as maps or photos which would help to cut down the overall length of the document and improve its readability. If further detail is considered necessary this could be moved to a separate appendix.</p> <p>1.5 It is recognised that a clear distinction has been made between the planning policies and other elements of the plan (projects, aspirations, actions and principles) through the use of different coloured text. However, the distinction is lost when the documents is printed in black & white. Also, the independent examiner of the Petersfield NDP has indicated that community aspirations should be in an appendix in order to ensure that the land use policies are clearly identified and we would recommend you follow this approach. REC: Move community aspirations into a separate appendix.</p> <p>1.6 The SDNPA is currently updating the Settlement Hierarchy Study (2013) and which is now known as the Settlement Facilities Assessment. REC: Remove out of date references to Settlement Hierarchy Study</p> <p>1.7 To help navigate the document, it would help to have paragraph numbers. This will also assist greatly when it comes to submitting the plan for Examination. REC: Add paragraph numbers.</p> <p>1.8 Some changes to terminology are needed, for example it is a Neighbourhood Development Plan rather than neighbourhood plan. Neighbourhood Plan when shortened to NP can be easily confused with National Park. REC: Use ‘Neighbourhood Development Plan’ rather than neighbourhood plan.</p>	<p>Both docs downloaded (pb13387 Vision)</p> <p>NPPF already seen and will highlight NPPF paras where appropriate.</p> <p>Problems re SDNPA emerging and shifting!!</p> <p>Policy writing doc downloaded</p> <p>Will review for SDNPA but retain full for in-parish</p> <p>Different colours had been advised! Have removed, and boxed etc.</p> <p>Will move com asp to an appx in SDNPA version. SHS refs removed. Replaced with ref to interaction between communities; agree these are not islands but decisions need to be made: what <?bypass> where & why; on this logic, no place for a ‘local’ plan Will do para nos when draft finalised. Altered to MNDP as requested</p>
All			SDNPA after Pl Cte mtg 11.6.15	<p>Emails from Sarah Nelson, Strategic Planning Lead SDNPA (after expiry of 6-week Reg 14 pre-sub con.)</p> <p>16.6: After your item on the Milland NDP at Planning committee the committee then considered the Draft Local Plan. As part of that discussion Members decided that Milland should have a</p>	<p>In discussion (subsequently accepted)</p> <p>Strategic Policy SD22: Development Strategy states ‘The principle of</p>

				<p>settlement boundary. It currently does not have one. The purpose of these boundaries is to give a clearer idea of where the core of the community is and indeed it should help to direct development. I attach for you a link to a note that we wrote to support our work on identifying where these boundaries should go. Appendix 1 is really the information you need and would help you to define yours, and will hopefully therefore not create you too much more work.</p> <p>http://southdowns.gov.uk/wp-content/uploads/2015/04/plan_2015April07-Agenda-Item-5.pdf</p> <p>17.6:</p> <p>My apologies if the decision at Planning Committee has caused problems for the neighbourhood planning group. Firstly, can I say that although Milland will be identified as having a defined settlement boundary under draft policy SD22 it is <u>not</u> set a housing requirement under policy SD23. Hopefully this will immediately put some minds at rest.</p> <p>It is always a very tricky and complex decision deciding which settlements should have a policy boundary. This decision is made on the character and function of the settlement. The decision was made that Milland may be suitable for some very limited development which should take place within the newly drawn settlement policy boundary. I think that this is not dissimilar to what your yourselves have identified. This development would obviously be extremely modest in scale and it is not necessary for the neighbourhood planning group to allocate any sites for development. We have produced a guidance note on drawing settlement policy boundaries which I have already shared with you and we would also be happy to give you any help you need to work out where this boundary should be drawn.</p> <p>With regard to other policy changes, I am sure you are aware that this is an unfortunate factor of the stage we are currently at and of course we can give no guarantee that policies will remain as written in the draft Local Plan. However I would hope that the thrust will remain the same. This is one of the reasons we are keen to help you identify those that might be adequately covered by our own Local Plan therefore avoiding any discrepancies / overlap and confusion at a later stage. As I said to Lorraine we understand the NDPs being prepared in the Chichester area are some of the most difficult due to the lack of up to date policy background.</p>	<p>development within the settlement policy boundaries as defined on the Policies Map will be supported provided that it complies with the other relevant policies, is of a scale and nature appropriate to the character and function of the settlement and is in accordance with the spatial strategy for the relevant Broad Area (policies SD4a-e).’</p> <p>Str. Policy SD23: Housing states ‘...These [affordable homes] will be delivered by (i) the development of strategic sites and the allocation of land for housing in the SDLP and neighbourhood plans. ...’ (It goes on to list allocation of sites to accommodate approx levels of housing in each selected settlement, so it would seem likely that Milland <u>will</u> be allocated housing, otherwise no point in creating a settlement boundary.)</p>
All			SDNPA Sustainability Policy	<p>(re SEA, 31.3.15): Thank you for your email enclosing your screening request form and the accompanying objectives, policies and projects document.</p> <p>The information provided is very comprehensive.</p> <p>Based upon a review of this material it is SDNPA’s view that the plan, as currently drafted, is not likely to have a significant effect on the environment under the terms of the SEA Directive and would not, therefore require an SEA.</p> <p>This view has been based upon:</p> <ul style="list-style-type: none"> • The very modest scale of development outlined in the draft plan; “...anticipate a maximum of 10 housing units on any site and in view of major infrastructure problems we would not anticipate more than one housing development site...” • The landscape focus of the plan that underpins National Park purposes; • The absence of any forecast impact from development upon sensitive environmental receptors based upon the draft policies of the plan. <p>SDNPA is required to consult the statutory advisors in forming a screening opinion and I am, therefore, copying this email to my colleagues at NE, the EA and EH with a request that they notify you and SDNPA if they take a</p>	Okay

				<p>different view, i.e. deem an SEA necessary.</p> <p>In the absence of a contrary view being expressed by Friday 17 April, I will assume the concurrence of the statutory advisors and conclude that no SEA is required.</p>	
All			Historic England	<p>(re SEA, 16.4.15): Thank you for consulting Historic England on the potential for requirement of a Strategic Environmental Assessment for the emerging Milland Neighbourhood Plan. Having regard to the Objectives, Policies and Projects document submitted alongside the screening opinion request form we find that, at present, the plan is unlikely to result in significant environmental effects.</p> <p>This is based upon the following features of the objectives, policies and projects document:</p> <ul style="list-style-type: none"> The very modest scale of development proposed; The general approach of the plan in seeking to sustain and enhance the historic environment of the parish, including its designated and non-designated heritage assets, architectural character and landscape, including the noted features of narrow lanes and landscape views; The positive approach to exploring and identifying the area's historic and prehistoric features, involving the community in conserving and enjoying its heritage. <p>We reserve the right to revise this opinion should the Parish Council decide to allocate sites for development that have not previously been appropriately considered through Strategic Environmental Assessment of the Local Plan or National Park Plan.</p> <p>We welcome the consideration of the historic environment, heritage assets and landscape character of the Neighbourhood Plan Area set out in the Objectives, Policies and Projects document and look forward to seeing the draft document for the pre-publication consultation.</p> <p>Please do not hesitate to contact me if there is any information that Historic England can provide in order to assist in the development of the Neighbourhood Plan.</p>	Okay
All			Historic England (HE)	<p>6.6.15: Please find attached our comments on the Milland Neighbourhood Plan Pre-submission version. May I congratulate the Parish Council on preparing a Neighbourhood Plan that has engaged thoroughly with the historic environment of the Parish and its role within the landscape of the National Park. We have recommended rewording some of the policies to provide a clearer direction for development control and removing some of the contextual detail to a supporting evidence base document to make the plan more user friendly but I would otherwise stress that we found the document to include many aspects of good practice that we hope will result in an excellent Neighbourhood plan for the Parish.</p> <p><u>DETAILS IN ATTACHMENT DOCUMENT AS FOLLOWS:</u></p> <p>Thank you for consulting Historic England on the Pre-submission Draft of the Milland Neighbourhood Plan. Historic England's remit is to champion the considerate management of the historic environment in planning and, whilst the plan may address numerous other areas of planning. As such, we will restrict our comments to the treatment of the historic environment in the plan and general considerations of plan writing and presentation of information.</p> <p>We have been very impressed by the engagement with the historic environment and landscape character shown throughout the plan. We note that the plan has sought to establish a framework of understanding, objectives and policy to achieve a high standard of development across the Neighbourhood and that it does not seek to identify individual sites for development. We commend the focus on the needs to inform understanding of the area's archaeological interest within the preparation of proposals for new development. We also recognise the consideration of the plan areas landscape character, including its historically dispersed settlement pattern, narrow lanes and pattern of ancient woodland and scattered commons with key views from the high points</p>	

				<p>of the hangers as an example of good practice in planning for the historic environment in Neighbourhood Planning.</p> <p>Turning to areas of possible enhancement, we felt that at present the plan document is overburdened with the contextual detail that has informed its preparation and which might now be better presented as a technical evidence base document. This would provide an opportunity to reduce areas of repetition in the plan. I would be pleased to discuss how this might be presented as a formal evidence base document that is integrated with the plan policies if that can be of assistance. A briefer summary of the context of the area within the plan (perhaps based on the text currently highlighted in bold in the pre-submission version) could then refer to the evidence base document where detailed information may be wanted. We also felt that several of the policies required rewording to be read as more formal development control policies typically setting out the circumstances in which development proposals either will or won't be supported. For example appropriate wording based on the aspirations set out in the first part of Policy 1 would be:</p> <p>"Policy EN1. New development will only be supported where it can be clearly demonstrated that it will conserve the high environmental quality of the South Downs National Park. Development that would result in loss of the parish's natural resources including its distinctive geological character, geo-diversity, the ecological character of its watercourses, woodlands and other sensitive habitats, or that would intrude on present dark skies and tranquillity will be resisted. Development that contributes to extending areas of priority habitat including [insert priority habitats] will be encouraged where it does not result in other harmful impacts."</p> <p>Nevertheless we support both Policies HD.1 and HD.2 including the weight given to the South Downs Integrated Landscape Character Assessment as an evidence base document. We also strongly support the response to the character of each settlement area's character through policies designed to protect the features considered to contribute to the distinctiveness of each.</p> <p>We hope these comments are of assistance in moving forward with the Neighbourhood Plan. Please don't hesitate to contact me if you have any queries relating to our comments, or if there is further information or guidance that you would like from Historic England.</p>	<p>Will reduce as suggested for SDNPA version but retain for in-parish and for evidence base</p> <p>Absorbed and combined with other bodies' rewording EN1</p>
All			Environment Agency	(re SEA, 2.4.15): Thank you for consultation on the SEA screening request for the Milland Neighbourhood Plan. We consider that the scale of development proposed through the Neighbourhood Plan would not have a significant environmental effect and as such would not require an SEA in relation to the issues in our remit.	Okay
All			Marine Man'ment Org.	No comments	Okay
All			Chichester District Council Community Team (CDC CT)	The plan is repetitive with too much information in some cases, thus making the Plan much longer than it needs to be and their font size is small which may be difficult for some people to read. In addition, in places, some of the wording is inappropriate in its context and subjective – eg. Caravan Parks p42 – 'There is no tradition of accommodation for travellers in Milland, nor does this seem appropriate' and Appendix 1 p50 'Of the total 891 usual residents, 627 profess to be Christians' Reference is made to one of the nearest doctors surgery as being in Midhurst, it is actually Easebourne, Midhurst does not have one.	Will shorten for SDNPA version but not in-parish and evidence base. Not accepted Not accepted Amended to Easebourne. <i>Still too far</i>
All			CDC	The history section <SEE PP. 9-17> is very good, and is particularly good on archaeology but not so	What does GHEP mean??

			Conservation & Design (CDC CD)	<p>good on the built heritage. Would benefit from a generic historic environment policy. The history section is fairly robust, but could be strengthened by an analysis or assessment of individual buildings, focusing on non-designated cultural heritage. Consideration could be given to local listing of significant building or managed landscape features (water meadows, historic fieldscapes etc), or the introduction of a conservation area (where appropriate).</p> <p>Policy HD8 <SEE P.34> Policy S.1 <SEE P.32> <See also response from IMS re non-designated significant buildings or managed landscape features></p>	<p><i>SDNP question this.</i> Suggest not assess indiv buildings as would be too long and detailed, but will add non-designated as suggested</p>
All			CDC Economic Development (CDC ED)	<p>POLICY LE.1 <SEE P.43> POLICY LE.6 <SEE P.44></p> <p>Other than these points, I am pleased with the level of detail included. Parish appears to have given a good deal of thought to the Economic policies, providing appropriate facilities for those who wish to live, work and visit their parish.</p>	<p>See below See below</p>
All			Southern Water (SW)	<p>Thank you for consulting us on the above document.</p> <p>Southern Water is the statutory water and sewerage undertaker for Milland. Southern Water has a statutory duty to serve new development, and is committed to ensuring the right infrastructure in the right place at the right time in collaboration with developers, the parish council and the local planning authority. The adopted Milland NDP and adopted Chichester Local Plan will inform Southern Water's investment planning. Adoption provides the planning certainty required to support investment proposals to Ofwat, the water industry's economic regulator. Investment proposals are prepared every five years through the price review process. Last year's price determination will find the investment programme for the period to 2020. There will be another price review in 2019, covering the investment period 2020 to 2025.</p> <p>Strategic infrastructure, such as extensions to wastewater treatment works, can be planned and funded through the price review process, and coordinated with new development. However, local infrastructure, such as local sewers, should be delivered by the development if specifically required to service individual development sites. To this end, the principle is that new development needs to connect to the sewerage and water distribution systems at the nearest points of adequate capacity. This may require off-site infrastructure if the nearest point is not located within the immediate vicinity of the development site.</p> <p>Please find following our response, which seeks specific policy provision to facilitate and support the provision of requisite infrastructure. We hope that you find our response useful and it will be taken into account in the next version of the NDP. We would be grateful if you could keep us informed of any future progress. <SEE SW detailed comments on relevant pages below></p> <p><<NOTE from Bob Cheesewright after 20.5.15 phone conversation with SW subsequent to their comments: "I did indeed speak to Ms Gibbons and greatly appreciated her time ... As I hope I made clear, this was as a individual seeking to understand the intention behind the official language of the policy statements and I was not expressing any opinions on behalf of the steering group. I will look again before the steering group meet but my 'top of the head ' understanding is that Southern Water: ☐ Would not want local policy to obstruct the legitimate attempts to maintain and improve water infrastructure for the common good</p>	<p>Points understood and taken in where appropriate in different sections below. Need project.</p> <p><i>In development feel incremental <requirement>too expensive</i></p> <p><i>? Quality control</i></p>

				<p>☐ Would expect to undertake such action in response to objectively assessed and prioritised need</p> <p>☐ Would take all appropriate measures (including choice of sites for their operations) to minimise the environmental and landscape impact of such action</p> <p>☐ Has no budget or plans to undertake such work here at present</p> <p>☐ Any development permitted in the area would need to finance themselves any enhanced water infrastructure needed as a consequence of that development (it was noted that this is not an area scheduled for development by SDNP).</p> <p>I forgot to ask but I assume Southern Water would expect to sign off any water infrastructure proposals from developers. Is this true?</p> <p>On the subject of the impact of past developments near the cross roads at Milland I commented that I had lived here since 1978 and noted that</p> <p>☐ The water table is always close to the surface here at the bottom of the valley and I will not be alone in watching any development proposals with great interest and in looking for expert advice from the professionals to prevent flooding.</p> <p>☐ Water only started to come up from the drains in our drive and flood my neighbours' garage in West Meade following prolonged rain once Pennels Close and Strettons Copse had been developed. This is surface water not sewerage.</p> <p>☐ <u>If the road drains are kept clean</u> West Meade is now only rarely troubled by heavy rain following work by Clancy DocWRA a few years ago.</p> <p>☐ There is still a big problem down the road at Lyfords Bridge. I suspect that is a completely different issue and a remains a frequent cause for concern"</p>	Yes
All			WSCC	No formal response at this stage but advise Milland to take into account County local plans on Waste, Minerals, Transport, School Placements etc	Okay
All			Milland Memorial Hall (MVMH)	In the draft edition of the recently circulated Neighbourhood Plan there are two subjects appertaining to MVMH. The Trustees have been asked to comment on them and at the MVMH meeting on Friday the Trustees present discussed the two subjects and our comments will be relayed back to Val Porter for inclusion in the finalised draft of the NP. <SEE sep. entries on appropriate pages re Doctor's surgery (p.37) and re enlargement of MVMH (p.46)>	See sep. entries below
All			Nigel Cartwright (NC)	Thank you for providing me with a printed copy of the draft Milland Neighbourhood Plan (MNP) at the Annual Parish Assembly last week. It is an exceptional and very impressive document which I have now read cover to cover and, in doing so, I have learnt a fair amount about our area - very interesting! Having gone through the document, I have a few, mostly minor, comments/observations. I do hope that you will take these comments and observations in the spirit in which they are offered and not as criticism. As I said at the beginning of this note, in my view this draft MNP is an excellent document, very well constructed and of very impressive quality in all senses of the word. <SEE separate entries on appropriate pages>	See sep. entries below
All			Bob Farwell (RF)	I would take you up only on the role of the churches, which you surely underplay. <SEE RF's sep. entry re churches, p. 12>There is no church at the crossroads, true, but the Rectory is there. Between them the churches at Linch and "up the hill" cover the whole of civil Milland, with Rake at the west and Linch/Redford at the east in addition, and in fact the Benefice is a more realistic Valley entity than the civil parish, stopping short as that does at the boundary of Linch, a Rutland among parishes. The two churches can and do serve the whole community, providing different styles of worship and each drawing people from the whole area, not just their nominal parishes. In short, I feel there is too much emphasis on boundaries and division in what you say.	Minor amendments accepted but this is not the place for more emphasis on role of churches (MNDP is supposed to be about

				<p>Also, the history does not reflect how (as shown by Leslie Lloyd) Tuxlithe, though in northern Trotton, functioned much as a Valley church until around the 1870s when St Luke's, Milland was built for the then new Milland and Rake parish divided out of Trotton, and the Good Shepherd, Iping Marsh was built as a chapel of ease to Iping parish church, for the northern parts of Iping and Chithurst. It became the Valley's church. As to Linch, it was seen as way off and anyway it was tiny until the Rev. Billingham took Redford and parts of northern Stedham into it in 1886. If people from the western part of the Valley had walked anywhere before Iping Marsh was built it would have been up to Tuxlithe or to Iping or Chithurst, their then parish churches.</p> <p>Things changed in 1958 when Linch with Iping Marsh parish was formed in the whole southern part of the Valley, and again when Iping Marsh was closed in 1975 and people from the Valley had to look to Linch, at the same time as they got used to the new Milland CP rather than thinking primarily of Iping. In 1987 Iain Gordon Cumming became the first Rector of the combined Benefice, completing the process.</p> <p>You won't want all this in your draft of course, but I do feel the church context should be right, specifically mentioning Redford as well as Rake, and the links with both schools. I have drafted up some changes on your page 12, as attached, and some handwritten notes on detail points.</p>	development, in planning terms)
All			Peter Hore (PH)	<p>Thank you for the plan, you've done a very good job and I hope we see it soon adopted. I have one small addition to suggest (and I note your related comment in the Milland Valley News about interested parties), that maybe you could add the poor digital radio signal in the valley. <SEE sep. entry, p. 35/6></p>	See sep. entry below
All			Turton (Trevor and Mary)	<p>Trevor and I have looked at the full version of the draft Milland Neighbourhood Plan held by Hollycombe School and were very impressed by it in every respect. We felt that the draft Plan captured all the relevant local issues and quite rightly stressed the importance of the current shortcomings in infrastructure which need to be resolved before any further residential development in Milland. We do not wish to propose any changes to the draft and wish you well with the next stage of the process.</p>	Okay
All			Caroline Hutton (CH)	<p>27.5: I am writing to explain how concerned I am still about the neighbourhood plan . There is no clear plan about what can be done just an awful lot of what can't be done . My understanding of the neighbourhood plan is it is meant to be about a vision for the community over the next 15 years . There is no Vision at all just a very clear message about NO CHANGE .</p> <p>When I set up the village shop with Andy Coe and Philips Watts and the rest of the crew we had an awful lots of resistance from members of the community who were very concerned about the idea yet we persevered and now have huge asset to our Village there were many concerns that we methodically overcame and the result I'd say was very successful many of those concerned originally now use the shop frequently ..</p> <p>We had a vision and discussed it, opened it up to an open positive dialogue and the shop grew into a positive asset for the community .</p> <p>The neighbourhood plan states numerous times about what may be possible but in no way opens up the dialogue and sates any vision of possibility about low cost housing for renters, family members of villagers, retirees who would like to down size and workers in the village.</p> <p><SEE CH's continued comments on housing in entries for pp. 38–41 below></p>	<p>See sep. entries below.</p> <p><i>But we don't want building.</i></p> <p><i>Policy = vision in SDNP <xxx>.</i></p> <p><i>I don't know what vision is?</i></p> <p><i><?aspiration> - it <?guides></i></p> <p><i>policy – specific practical forward looking. Re village shop': eh? A lot of loose ends only now getting fixed.</i></p> <p><i>Re low cost housing: comments in <?xxx?></i></p> <p><i>We have plenty about <u>affordable</u> housing</i></p>
All			Andy Coe (AC)	<p><Lengthy comments received as email 27.5.15 and as AC's own edited version of MNDP. Responded to direct by individual members of steering group and PC; answers to those responses received in a further email from AC</p>	See sep. entries below

				(8.6.15). AC's comments relate to pp. 4, 5, 16, 17, 21-23, 25-7, 35, 38, 40, 41, 45 – see sep. entries on relevant pages below>	
All			'Duncan' (anon.) 4.6 (actually Duncan Stump, of Lower Lodge, Fernhurst	After attending the last parish council meeting & a quick look through the neighbourhood plan I just wanted to convey my disappointment at the general short-sightedness & closed shop mentality that overwhelmingly came across. My wife & I live on the parish border & are active in the village & wider community but are dismayed at lack of affordable houses available for our small family. To ensure the village doesn't slowly decay a more progressive, forward thinking policy should be considered & less reticence adopted to change.	Does not live in or adjacent to parish. See also CH comments (same self-build group)
All			Mike Pendleton	Nothing to add, very well presented, job well done (tel. call rec. 4.6)	Okay
All			Matt Cusack	4.6.15: I fully read the NP (sorry NDP!!) over the weekend (rather than just skimming through as I have done previously) and thought you have done a fantastic job so far!! I only had a couple of comments which also seem to be in line with some of the SDNPA's recommendations (Appendix 3 ref: 1.5, 1.7, 6.1, 7.1, 7.6, 7.11, 11.2 – SDNPA para numbers).	See sep. entries below
All			Bob Cheesewright	5.6.15: I can understand that the over-riding plan is the SDNP plan but I thought the reason for us doing a plan was to fine tune the bold statements of their plan to our specific situation. I gather that at the planning meeting next week they will also be reviewing the next draft of the SDNP plan and even this is not their final draft. We are asked to delete from our plan anything which is covered in theirs but <ul style="list-style-type: none"> · This frustrates the intention to add relevant local detail · We are expected to make our plan subordinate to something which is not yet defined. – we don't know what we are agreeing to. As Barry rightly said months ago this process is flawed! OK end of rant. I understand the new SDNP draft plan has the same strategic intent as the consultation mk1. Good because our residents' aspirations aligned well. However, the devil will be in the detail as usual and amongst the know changes is the abolition of the tiered community categories which we found helpful. I'm told it has been replaced by something more flexible (vague?). I'm also told 'They' still agree that they are not looking to see development in Milland. May I suggest that we need to watch this debate about the SDNP plan closely and if we could get a copy of their latest proposals it might at least tell us which way the wind is blowing now that the chairmanship has changed.	Taken into account!
All			Jeremy Parker (JP)	The start point is that the NP must comply with the guiding principles of the NPPF (Box 2.2 on p.20); all our policies have to be tempered by this framework and also by the 2 SDNPA Purposes (p.25/6). Re the latter, it is worth noting that promotion of understanding comes before enjoyment and one could argue that the production of the NP itself is a way of promoting understanding. There is in fact no specific mention of tourism in the Principles. <SEE ALSO sep. entries on several pages>	See sep. entries below
All			Gillian Keegan, district councillor	I am supportive of the plan in general however the key point is the support of the community as it really is the residents plan. The plan provides an excellent overview of Milland and its history and issues and concerns. Less clear are next steps to address long standing concerns such as sewage, communications and electricity and it may be worthwhile at some point working with the	Will incorporate something more proactive about PC addressing infrastructure as

				<p>I really believe that the provision of a good school can contribute to the house prices, though, so it will be hard to maintain <i>affordable</i> housing if families move in primarily to get into the school. A vicious cycle I guess lots of areas are in, although I am sure the current residents would surely be happy if the house prices were high!</p> <p>I have to disagree strongly with the sentence on p.38 that “Adequate parking areas for use by parents dropping off or collecting their children from school should be provided by the school”. This isn’t accurate (legally) and if it was, it would be the Local Authority, not the school. However, the LA does not accept any responsibility for this. I have tried very hard indeed to find a solution (unsuccessfully) and so have passed on the last possible solution to the Parish Council as a community solution to the problem which fits very neatly into Objective 6 and Project 21 (and policy LE.13) of the Neighbourhood Plan.</p> <p>I did wonder if there should have been an extra project within the Community Facilities section, p.46, within which the school and its future was considered at a community level. For instance, location, size/state of buildings etc. However, this would need a lot of thought (which I couldn’t possibly do by Wednesday) and a lot of careful treading. I have upset enough people in the last week and the possible re-siting or expansion of Hollycombe is not necessarily a viable or desirable option – just one that I think needs consideration by the community in terms of what they really want for the future of the village.</p> <p>Basically I think what I am saying is that I really wish I had had the capacity to get properly involved in this project so that I could have championed the school a bit better. Not enough hours in the day, though.</p>	<p>See sep. entry below – text amended</p> <p>See sep. entry below – added as Project</p>
I	4	Intro	AC	<p>Bullets 2, 3, 7 and 9 are an opinion rather than an objective observation and need to be reworded as follows:</p> <ul style="list-style-type: none"> • The rural landscape is a mixture of open mixed farmland and forested escarpment. • There are open and extended views of the valley. • There is potential archaeological interest throughout the parish, which requires further researched to be identified and assessed. • Approaches to the valley from north and south are down the escarpment faces by way of narrow lanes, with more open approaches from the east and west. • <ADD> The built environment and village of Milland is centred on the crossroads in the middle of the valley and parish with a number of smaller outlying hamlets. 	Wording was in fact based on SDNPA suggestion!
I	5ff	Description of Milland and its History	SDNPA	<p><i>Section 1: Description of Milland and its History (pp5-18)</i></p> <p>2.1 <i>There is a lot of detail in this section. The relevance of some of this to the Neighbourhood Development Plan is questionable, for example the location of the District Council and SDNPA offices or area telephone code is not relevant. Evidence for some of the statements should also be provided. For example the impact of heavy vehicles is a recurring theme. What evidence can be provided that this is an increasing problem? Also, is there evidence to show there has been loss of smaller dwellings (e.g. census data & planning history)?</i> REC: Remove content which is not relevant to the Neighbourhood Development Plan. The key issues to be addressed by the NDP need to be supported by evidence</p>	<p>Will reduce for SDNPA version but retain for in-parish.</p> <p>Evidence added re impact of HGVs in appropri. sec., ditto evidence re loss of smaller homes (common problem other parishes)</p>

I	5	Summary	AC	<p>Bullet 1: revise second sentence to read 'It covers 10.5 square miles, 2700 ha, is lightly populated, with 890 People in circa 415 Households, with a central village of and a number of small scattered settlements, each with their own character.'</p> <p>Bullet 4: alter 'mansio' to 'mansion'. If this is the Roman Posting it is actually situated well away from the core village on the Iping Road. The site has unfortunately already been built on.</p> <p>Bullet 6: alter to 'Access to the valley is by steep narrow lanes from the North and south and more open roads from the east and west. ...'</p>	<p>Current wording okay</p> <p>'Mansio' is correct!</p> <p>Have adjusted slightly</p>
I	7	Natural setting	SDNPA	2.2 Page 7 – should read Sussex Downs Conservation Board. REC: Terminology correction	Done
I	9	Rural setting	SDNPA	2.3 Page 9 – See general comments on level of detail in this section. The dates regarding ownership of Liphook Equine Hospital are confusing. REC: Review content	Done
I	11	Old estates	SDNPA	2.4 Page 11 – recommend use of Historic England terminology 'Registered Parks and Gardens'. REC: Revise use of terminology	Will do
I	12	Churches	RF	<p><Original text in roman. RF's comments in italics></p> <p>Churches</p> <p><i>With no traditional 'village', Milland had no central church at the crossroads and the various parochial boundaries do not correlate with those of the civil parish.</i> <Delete: 'and the various ... civil parish'. <u>Replace with</u>: 'Nevertheless, the parish is well served by a United Benefice set up in recent years, based on two churches, below, both named for St Luke, and with the Rectory at the crossroads'></p> <p>By far the oldest church in Milland is Tuxlith Chapel in a numinous woodland setting at the top of Milland Hill close to the main <Delete: 'main'; <u>insert</u> 'old'> Portsmouth/London road and opposite Chapel Common (named for Tuxlith)... The chapel is still preserved but was replaced as a place of worship <Insert: 'serving the greater part of the Valley'> by the immediately adjacent and substantially larger and rather grandiose Victorian church of St Luke's Milland, built during the 19th century <Insert: for a new parish divided from old Trotton and paid for> by contributions from various local wealthy families in Hollycombe, Milland and Rake. The parochial boundaries for St Luke's Milland embrace the northern half of what is now the civil parish of Milland, almost down to the east/west (Fernhurst/Rake) road, and also include part of Rake, now <Delete: 'now'> in the civil parish of Rogate. <Comment: if this has heavy type the first part of the next paragraph, on Linch, needs it too; I would use ordinary type for both> Children from Rake School have close links with St Luke's Milland. The southern half of Milland <Insert: ', together with Redford in the civil parish of Woolbeding'> is served by St Luke's Linch, in the tiny adjacent <Delete 'adjacent', insert 'civil'> parish of Linch <Insert: 'at the eastern end of the Valley'>. This church ... has subsequently been extended ... but a change of architect and change of plan were accepted. <Add: 'The resulting award-winning building, named for Bettsworth the Churchwarden in 1705, is in constant use. As with Rake School, links with Hollycombe School at Wardley Green are maintained though it is not a church school.'></p> <p>For the convenience of those living <Insert: 'in the western part of the Valley, a long walk from their parish churches of Iping and Chithurst, a new church of 1878, the Good Shepherd or'. <u>Delete</u>: 'too far west to be able to walk easily to Linch for services, a'> too far west to be able to walk easily to Linch for services, a new Knapp Church was built as a 'chapel of ease' in 1878 in a field near some isolated almshouses at Iping Marsh (now in Milland civil parish and along the Roman road).</p>	<p>Done to very limited extent where appropriate to an NDP</p>
I	13	The village	RF	The Cartersland houses were faced with concrete panels as I remember them, not built of blocks	Amended accordingly
	13,14	The village	RF	Pub talk has been that Andy Coe is applying for a new close on his paddock. Is there any truth in it?	
I	14	Traditional	HRBW	P14 – analysis of iron forges deserves consideration.	Consider taking into projects

		industries			
I	14-15	Traditional industries	SDNPA	2.5 Page 14-15 – It would be useful for the MNP to set out the planning status of the brickyard and provide details of any heritage interest at the site. REC: Provide further details on brickyard	TO BE DONE but same as Titcomb's Yd
I	15	Traditional industries	RF	para 2: 'copper' → 'decorative ironwork and copper'.	Amended
I	16	Traditional industries	HRBW	P16 - agree online communications are essential but provision is poor. There is an argument for making Old Thorns, Wheathsheaf etc part of Liphook, to which they are topographically more aligned. But I realise re-drawing parish boundaries is not part of this appraisal!	Will consider as a 'project' for future boundary redefinition
I	16	Traditional industries	AC	'Otherwise businesses in Milland today tend to be on a small (micro) scale and local employment is very limited.' COMMENT: There are infact several big employers within the Parish. These include the Equine Hospital (80 people) Forest Mere (circa 70 people) Trippets Polo estate (100 people at busiest time of year). The village is also in close proximity to the employment centres of Liphook, Petersfield and Midhurst.	There are references to these larger employers elsewhere on same page. Comments taken into account where appropriate
II	17	Commy shop	AC	Community shop: alter 3rd sentence to read 'Thus Milland Stores is a commercially successful enterprise staffed by 3 to 4 employed staff and a large compliment of volunteers, again extending the opportunity for people to become involved in their community. It also sources much of its produces from local enterprises generating revenue for several village inhabitants.'	Incorporated (modified) 'some', not 'much'
II	19	Commy rights	SDNPA	3.1 Pg. 19 - Typo under 'community right to bid'. REC: Typo correction	Amended
II	19	Commy rights	CDC Housing	'Community right to bid' definition. Typo: second line should be 'of' rather than 'ov'.	Amended
II	19	Commy rights	NC	3rd bullet point "Community right to build" - the last part states " - - - agreement from more than 50% of local people through a community referendum". I believe that this means 50% of those who vote in a community referendum but suggest that this is made crystal clear by amending the phrase to say something along the lines of: " - - - agreement from more than 50% of those local people voting in a community referendum"	Amended
II	19	Commy rights	HRBW	Community right to build – does this include e.g. sewerage and fibre optic?	Poss put with projects
II	21	Changing communities	AC	Changing communities: Not sure exactly what this is trying to say. It again seems to be emphasising the need to preserve heritage which is fine, but where is the vision for the future enhancement and improvement???	Nearly got us to suburb of Liphook. Final sentence: to do <u>what</u> ?
II	21	Milland Parish Plan	SDNPA	3.2 The background to the preparation of the MNP here is helpful. Some of the commentary however regarding the preparation of other supporting documents is unnecessary and should be removed. REC: Remove unnecessary detail.	Will reduce for SDNPA version, retain for in-parish
II	22	Evolution	AC	'Subsequently ... sending in their responses.' These all need to be documented	In evidence base SDNPA
II	23	Timetable	SDNPA	3.3 The timetable is helpful but appears to be quite ambitious, particularly moving from Regulation 14 to Regulation 16. Sufficient time should be allowed for collating and revising the MNP in light of the comments made during the pre-submission consultation. REC: Review timetable	Amended
II	23	Pre-drafting consultation	AC	Pre-drafting consultation: Bullet 1 [re poor infrastructure] – Need to be explicit about what infrastructure shortfalls will 'put a	Evidence base will be provided to SDNPA for

				<p>restraint on development of any kind'. This kind of statement also needs to be evidenced.</p> <p>Bullet 3 [re tranquillity etc] – What data underpins this statement?? What percentage of the population is saying this?? Statements like this will need to be evidenced.</p> <p>Bullet 4 [re 'right size'] – Actually in many of the meetings held with local business (these included the Liphook Equine Hospital, Forest Mere, the Milland Business Forum said that there was a need for smaller dwellings and mixed use accommodation (work/live type units) for employees and for local families with small businesses based in the Milland Valley. This needs to be reflected in this statement.</p> <p>Bullet 5 [re 'value Milland for what it is'] – Again this seems like one perspective is being promoted. Is the data from surveys etc to back this statement?</p> <p>Vision: This "Vision" statement is basically saying that Milland will be kept the same as it is now. If that's what everyone has said they want then that's fine. I collected and have feedback from many others who would like to see a more progressive and positive future. There's huge opportunity for Milland to evolve further as an example to other rural communities in the SDNP. There's opportunity to grow the local economy and enhance the social well-being of the community as well as the local environment. The vision should be motivational, forward looking and make positive statements about what the future will look like and the policies should then underpin that Vision. What I see here is a document which has been written to promote reasons why there should be no change. The fact is change will happen. The Neighbourhood plan is an opportunity to put in place a framework to ensure that change is designed and managed to the benefit of the whole community.</p>	Reg 16 submission – and, no, it is not based on 'one perspective' but represents the wider view of the community. Steering group does not agree in general with some of these statements by AC and certainly challenges the use of the word 'many' in comments about Bullet 4 and about Vision feedback. The full evidence base suggests AC's is very much a minority view
II	23	Pre-drafting consultation	HRBW	Bullet 4: need vs desire for affordable homes. We should do our bit. But we need infrastructure	Okay
II	24	Pre-drafting consultation	HRBW	Bullet 5: As eloquent a summary (and indeed piece of prose) about Milland as one could wish to read	
III	25	Intro: N'hood	SDNPA	4.1 Pg. 25 - The Chichester Local Plan came into effect in 1999. <u>REC</u>: Typo correction.	Amended
III	25	Aim of the Plan	SDNPA	4.3 Aim of the Milland Neighbourhood Plan (pg. 27) The intention to periodically review the MNP is welcome. Rather than setting a 5 year requirement, the Parish Council could annually consider whether a review is required (for example at the AGM). This is more flexible and allows the MNP to respond to changes in local and national planning policy. <u>REC</u>: Reconsider MNP review requirement.	Amended, but need clarification on whether amendment would require further referendum
III	25/6	National Park purposes	AC	<u>National Park purposes</u> . I couldn't find any statement which says that the first principle has particular emphasis above the other??	This is from Milland's point of view, as stated
III	26	National Park purposes	AC	<p>'There is wide consensus within the community that the tranquil nature ... narrowness of the lanes ... major role in that protection (see Policy I.2)'. How many people were asked this question and in what format? How many responses were received. Did more than 50% of the population of Milland parish say this??</p> <p>Para 'It is appreciated ... Neighbourhood Plan'. Not sure why the phrase 'as far as possible' has been used</p> <p>Para There is concern that overemphasis on tourism ... alike.' What "over emphasis on tourism"</p>	See evidence base for SDNPA

				who has expressed this concern? Was there a survey done on this??	
III	27	Settlements	SDNPA	4.4 Settlements (pg.27) The SDNPA Settlement Hierarchy Study (now known as the Settlement Facilities Assessment) is being updated and no longer places settlements in a tiered hierarchy. <u>REC:</u> Remove reference to Settlement Hierarchy Study.	Amended What structure classification controls decision?
III	27	Context	SDNPA	4.5 Context (pg. 27) Emerging SDNP Local Policy SD4 Spatial Strategy and SD4 WW explains the distribution of development within the Western Weald area of the National Park. <u>REC:</u> Make reference to emerging SDNP Local Plan Spatial Strategy policy.	Amended but SDNPA hoist with own petard!
III	27	Context	SDNPA	4.2 Pg. 27 – Fernhurst and Rogate NDPs are still being prepared, better to say these are in progress. <u>REC:</u> Review content.	Amended
III	27	Context	JP	<u>Context:</u> Is the intention to consider the "needs" of Rake in our plan, or simply to take account of the potential impact of the Rogate NP on our plan? Project 1: I think that this is a very sound idea.	Slightly amended.
III	27	Context	AC	<u>Context:</u> 'It might be more appropriate for development to take place in some of these larger surrounding areas ... Milland'. Is this an appropriate statement to make in The Milland Plan?? It's an opinion (presumably the authors) about a neighbouring settlement!!!	AC is misreading. The 'authors' are stating the community's views, not their own. Also see SDNP
III	28	Future development	JP	<u>Future development (p.28):</u> I agree with the factors listed, although the last one may conflict with the SDNPA PolicyS.2 (p.32).	Policy will be checked
III	28	Future development	AC	<u>Future development.</u> 'The main factors ... are:', final bullet 'the desire to concentrate development, if any, within the core village.' This is a one sided and narrow account of the factors. Surely it should be a objective review of all the factors which holistically influence development of the community environmentally, socially and economically.	See evidence base!
III	28	Natural environment	SDNPA	4.6 Objective 1. This objective could be strengthened altering the final sentence to state "It is important that any form of development conserves and enhances both local and wider views of the landscape. This includes views from and to settled areas and the wider countryside." <u>REC:</u> Revise wording.	Incorporated
III	28	Natural landscape	SDNPA	4.7 Natural Landscape (pg. 28). Policy EN1 repeats much of the protection already provided by National Park Purposes and the NPPF - paragraph 115 which states: "Great weight should be given to conserving landscape and scenic beauty in National Parks..., which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks". NPPF paragraph 117 also goes on to state that impacts on biodiversity and geodiversity should be minimised. The reference to areas without a formal classification is difficult to implement for development management. The policy needs to conform to the principles of conserving and enhancing biodiversity set out in NPPF para 118. The policy also appears to overlap with CDC Local Plan saved policy RE7 – is the intention to replace this policy? There will be strategic policy in the SDNP Local Plan on this topic. Draft policy SD12 'Biodiversity and Geodiversity' should be reviewed to see where MNP policy can provide additional detail if necessary. The MNP can only set planning policy for development within the designated neighbourhood area. The SDNP Local Plan will provide landscape-wide policy which goes beyond individual parish	Milland wishes to stress. Will ref to NPPF but do not want to omit just because also stated elsewhere. MNDP is supposed to represent the point of view of Milland. Will check re CDC RE7 Will consider

				<p>boundaries. The Parish Council may wish to set itself a project to monitor and input into proposals in neighbouring parishes.</p> <p>REC: Review policy / need for policy having considered the existing policy context (National Park Purposes, NPPF & CDC Local Plan Saved Policies) and emerging SDNP Local Plan. Suggested alternative wording for policy EN1: "In accordance with the SDNP designation the natural environment, natural resources, landscape and tranquillity within the parish will be conserved and enhanced. Natural features such as geology and geodiversity, water courses, hedgerows, woodland and trees will be protected in order to conserve the character and natural beauty of the area. Existing designated habitats will be protected from all forms of intrusive development including recreational use."</p> <p>REC: Remove Dark skies from this policy as it is covered by policy EN2.</p>	<p>Yes as project</p> <p>Will review EN1 wording but also embracing comments from other sources</p> <p>Dk skies removed from 1</p>
III	28	Natural landscape	HE	<p>For example appropriate wording based on the aspirations set out in the first part of Policy 1 would be:</p> <p>"Policy EN1. New development will only be supported where it can be clearly demonstrated that it will conserve the high environmental quality of the South Downs National Park. Development that would result in loss of the parish's natural resources including its distinctive geological character, geo-diversity, the ecological character of its watercourses, woodlands and other sensitive habitats, or that would intrude on present dark skies and tranquillity will be resisted. Development that contributes to extending areas of priority habitat including [insert priority habitats] will be encouraged where it does not result in other harmful impacts."</p>	Combining with other bodies' comments on EN1
III	28	Natural landscape	SW	<p>Natural Landscape – Policy EN.1</p> <p>Page 28</p> <p>Southern Water understands the desire to protect areas of natural landscape. However, we can not support the current wording of policy EN.1 as it could create a barrier to statutory utility providers, such as Southern Water, from delivering their essential infrastructure to serve existing and planned development.</p> <p>Southern Water may have to provide wastewater infrastructure to serve new and existing customers or meet stricter environmental standards. It is likely that there would be limited options with regard to location, as the infrastructure would need to connect into existing networks. The National Planning Practice Guidance recognises this scenario and states that <i>'it will be important to recognise that water and wastewater infrastructure sometimes has locational needs (and often consists of engineering work rather than new buildings) which mean otherwise protected areas may exceptionally have to be considered'</i>.</p> <p>Paragraph 113 of the National Planning Policy Framework (NPPF) requires that <i>'Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks'</i>. Paragraph 116 of the NPPF states that consideration should be given to the need for development and mitigation measures.</p> <p>Proposed amendment:</p>	Combining with other bodies' comments on EN1 after discussion with SDNPA

				<p>To ensure consistency with the NPPF and National Planning Practice Guidance, we propose the following additional wording to policy EN.1: Existing designated habitats will be strongly protect, <i><u>unless the benefit of the development including mitigation measures outweighs any harm</u></i> and, where possible, proactively extended.</p>	
III	28	Natural environment + Appreciation of the environment	Edward Jenner	<p>8.6.15: I understand I have missed the official deadline to provide my views and comments for the proposed Neighbourhood Plan. I only managed to review the document over the weekend and am hoping that you have the flexibility to take my comments into consideration regardless.</p> <p><u>Intro</u> Having grown up and lived in Milland all of my life I have spent hours riding my mountain bike around the network of bridleways, byways and trails on privately owned land. I have subsequently undertaken a Master's degree in rural estate management which ended in an extensive study into 'Opportunities, Threats and the Management of Mountain Biking in the South East of England'. With this background I feel qualified to provide you with an evidence based argument to support development associated with 'trail biking' in opposition to the mention in Policy EN.1 of the proposed Neighbourhood Plan.</p> <p><u>Opposition to the Proposal</u> 'Organised' – I would like reasoning on why organised activities have been cited as a bad thing? Organised activities give the people organising a level of responsibility and purpose and creates opportunities for employment. It provides participants with a place to spend time with like-minded people doing something they enjoy, building connections and networks in the community. 'Exclusive' – In 2005, the International Mountain Bike Association (IMBA) estimated that 23% of the adult population in the UK own a mountain bike, this percentage is likely to have increased considerably with cycling being the fastest growing sport in the UK. A decent enough bike from a local cycle shop starts at around £200 pounds, alternatively a bike can be bought second hand from the internet for about £30. Once the bike is owned it can be ridden on bridleways, byways or most trails free of charge. In comparison to other outdoor activities this is cheaper than a membership fee and subs associated with any sports club, it is the price of 10 bales of hay to feed a horse and is the price of six pints in the pub garden. Cost is the only factor that I can see would lead to exclusivity and on this basis football, cricket, polo or horse riding of any type would appear infinitely more exclusive. 'Intrusive' – The main motivations for mountain biking reported in academic literature are novelty, enjoyment, exercise, escapism, for social interaction, and mastering a challenge. Trail preference is centred on people wanting to get out and enjoy views, mainly woodland terrain escaping from their everyday life to loose themselves in the countryside. By avoiding roads and getting away from settlements this activity is by nature non-intrusive. 'Noisy' – cycling doesn't make a noise. 'Damaging' - As with all recreational pursuits it is clear that mountain biking does contribute some degree of environmental degradation. Studies have shown mountain biking and hiking have similar impact on vegetation and horse riding has a greater impact on soil erosion. The impact on water quality is minimal and the impact on wildlife is primarily on the trail itself rather than the surrounding area.</p> <p><u>Context</u> I presume the opposition to trail biking has come as a result of the development of the trails at Rogate. This has become a facility providing a place for people of all ages to meet and recreate together. It keeps children and teenagers out of trouble, undertaking physical exercise in a society which has huge problems with obesity, alcohol and substance abuse. Any sounds that are a result of people enjoying themselves are dissolved into the woods rather than cast over the gardens of residential properties. The traffic is minimal as people will either cycle to the trails or drive with their bike in or on cars none of which cause the level of stress on our narrow</p>	Views incorporated where appropriate

			<p>roads that trailers and horse boxes do. My study found that low level development of recreational areas one of the best ways of alleviating the threats. For example provision of a car park would concentrate parking to a specific area at Rogate rather than having them spread down the hill and provision of a specific trail area concentrates any environmental impacts.</p> <p><u>Proposed Amendment</u></p> <p>I believe development for organised outdoor activities should be strongly favoured as a theme throughout the Neighbourhood Plan to be consistent with 'Promoting opportunities for the understanding and enjoyment of the special qualities of National Parks by the Public.'</p> <p>1. The Neighbourhood Plan states that priority will be given to the protection of the environment over promoting opportunities. Scientific evidence does not support an argument to suggest mountain biking has any greater impact on the environment than other trail users especially horses and dogs. If you would like a detailed review of the academic literature associated with the environmental impact of mountain biking I would be happy to provide you with this as I have it from my studies.</p> <p>2. The Neighbourhood Plan states that the understanding and enjoyment should be focused on the residents of the Parish. I do not believe this is how '... by the Public' is intended to be interpreted by the National Parks Authority. I believe the Plan should consider development which encourages people, who are not as fortunate as we are to live in the Parish, to come and share it with us - favourably. Milland will never be a major tourist attraction but encouraging visitors to come and understand and enjoy the Parish brings in money and increases employment opportunities to support a thriving rural economy.</p> <p>I hope this will enable you to review the plan for the 'Natural Landscape' and 'Appreciation of the Environment'.</p> <p><u><VP response to above, plus EJ response to response:</u></p> <p><i>Many thanks for your thoughtful comments, which will certainly be taken into account when the steering group meets later this week.</i></p> <p><i>In fact, as well as being a thoroughly well informed and sensible presentation of comments, we are particularly grateful to you for highlighting erroneous terminology. Policy EN.1 was aimed at including offroad MOTOR-biking, not mountain biking, and we shall certainly ensure that the policy wording is altered to make this clear. It is the MOTOR-bike trail riders that are noisy and therefore also intrusive, and it is the motorbikes (and other offroad motorised vehicles such as quadbikes and 4WDs) that cause damage to the trails – including green lanes, albeit they often have the right to ride on them. They can also intimidate other users such as walkers, cyclists and horse riders.</i></p> <p><i>There are plenty of mountain bikers in Milland who would thoroughly support your comments in relation to mountain biking, and they would have every right to feel miffed if the Milland Plan sought to suppress their enjoyment – which is not the intention. The Rogate courses in the Combe have never been mentioned or considered during the drafting of the Plan, by the way.</i></p> <p><i>Your comments also highlight that the wording of the Policy needs to be clearer more generally. First of all, note the stress on the term 'designated' habitats in Policy EN.1 ("Existing designated habitats will be strongly protected and, where possible, proactively extended."). This means, for example, areas protected by EU legislation as Special Areas of Conservation, Special Protection Areas and SSSIs (Sites of Special Scientific Interest), all based on conservation of wildlife habitats.</i></p> <p><i>Secondly, not <u>all</u> the adjectives used in Policy EN.1 apply to <u>all</u> the activities taken as examples, hence the word 'or' ("Existing designated habitats will be particularly protected from development for organised, exclusive, intrusive, noisy or damaging outdoor activities such as (but not limited to) golf, trail biking and clay-pigeon shooting."). Golf, for example, is exclusive in that other users of the land, such as walkers and horse riders, are deterred from using the land in practice, even if in theory they have every right to be there. This is especially the case with heathland courses on open-access commonland.</i></p> <p><i>Your second point under 'Proposed Amendment', concerning Appreciation of the Environment, is very fair. The</i></p>	
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				<p>underlying aim here was to ensure that over-emphasis on encouraging visitors does not destroy the very attractions that the visitors are seeking to appreciate, understand and enjoy, as has happened in some other national parks. The SDNPA, with whom we have been working very closely throughout the drafting of the Milland Plan, has already suggested some rewording in this respect.</p> <p>Once again, thank you for taking the time to set out your comments so succinctly and constructively. They are especially appreciated as coming from someone whose family has been an important part of life in the Valley for four generations and who knows the whole area so well.</p> <p>EJ response to VP response 8.6:</p> <p>Thank you for such a timely response.</p> <p>I did consider whether the trail biking was referring to motor bikes or mountain bikes. Thank you for clarifying this and yes I think the terminology needs amending.</p> <p>I am glad to hear my second point under 'Proposed Amendment' is a fair one and will be taken into consideration. I appreciate the underlying aim and have visited plenty of places where the point is demonstrated (Lands' End for example). I do believe the Neighbourhood Plan should have a positive emphasis on encouraging the understanding and enjoyment of the public (both visitors and residents). I trust that the SDNPA will have suggested suitable rewording to 'emphasise' without 'over-emphasising'.</p> <p>Thank you for your time and effort thus far.</p>	
III	28	Natural environment	IMS	<p>re: mountain biking - another active biking participant up at Ripsley vehemently against the ones who go off-road which is happening around Ripsley and pointed out that the damage caused by them is quite severe. The one at the end of the Combe is one such place even though the Forestry Commission have given their permission. The other case I noticed was a biker's blog or whatever you call it about using Chapel Common and talking about putting in jumps and obstacles to ride over. One of the replies was querying owner's permission first and another was to the effect 'it's only a common so doesn't matter'. The fact that it is a SSSI and not as such completely open to bike riders seems to have escaped their notice. Whether the guys on the management c/tee of Chapel Common know of this threat I know not. Anyway perhaps this needs to be clarified in the NP. We get quite a number of them coming through here and now they are riding at night which is quite scary. Once a year there is a big meet and we get up to a hundred or so of them.</p>	<p>Chapel Common SSSI already mentioned.</p> <p>Can incorporate something about damage by offroading bikes</p>
III	28	Appreciation of the environment	SDNPA	<p>4.8 Appreciation of the environment (pg. 28). The SDNPA has two statutory purposes and socio-economic responsibilities as specified in the Environment Act 1995: 'Purpose 1 – To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.' 'Purpose 2 – To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.' 'Duty – To seek to foster the social and economic wellbeing of the local communities within the National Park in pursuit of our purposes.' Only where there is an irreconcilable conflict between the statutory purposes, the Sandford Principle is statutorily required to be applied and the first Purpose of the National Park will be given priority. The MNP should not try to give priority over one Purpose than the other.</p> <p>Project 2 is just concerned with the local community. It may be possible to encourage visitors who would help maintain services within the village, and enable resources to be found which would benefit the residents as well as any visitors who might be attracted to the village.</p> <p>REC: Review supporting text.</p>	<p>Noted, but MNDP still wishes to stress Purpose 1.</p> <p>Noted, and project wording amended</p>
III	29	Dark skies	SDNPA	<p>4.9 Dark skies (pg. 29). There will be strategic policy in the SDNP Local Plan on this topic. Draft</p>	<p>Difficult to do this</p>

				<p>policy SD7 Dark Night Skies should be reviewed to see where MNP policy can provide additional detail if necessary, for example by identifying areas within Milland which are vulnerable to change from light pollution.</p> <p>Planning policy can only be applied where development requires planning permission. Domestic security lighting is not generally subject to planning control. The policy should not include the comment that floodlighting will require planning permission – it depends on the specific type of lighting and may not require planning permission. Flood lighting generally requires planning permission. It would be better to state these proposals will be subject to rigorous scrutiny to ensure the parish's dark night skies are protected.</p> <p>REC: Review policy having considered emerging SDNP Local Policy SD7. Remove references to lighting not subject to planning control.</p>	<p>identifying of vulnerable areas – will discuss with SDNPA.</p> <p>Point noted re PP, will amend where appropriate</p>
III	29	Dark skies	NC	<p>"Dark skies" - an observation - I believe I am correct in saying that under current planning rules/law, if something has been in place or in use unchallenged for more than 10 years (I think 10 years is the stipulated period) then in effect, whatever the "thing" is that has been in place for this length of time, it is subsequently treated as if it had been officially permitted. I am guessing that this is relevant to a number of properties in the Milland area - one such is Milland Place where the exterior sodium lighting is extensive and very bright, is on continuously once ambient light falls below a certain (quite high) level whatever the time of day and wrecks the local "dark skies". I believe this is a throw back to when Milland Place was an hotel. Last year the manager (Mr Lavangia) did briefly take the bulb out of the light which affects us most (shines straight into our main bedroom) but once the owner returned for his annual few months in the UK, it was instantly reinstated and has remained so ever since.</p> <p>My point is "informing and educating" is probably not going to be a strong enough incentive for some and the planning legislation may be ineffective in respect of situations that have been in existence for a certain period of time.</p>	Will re-examine, discuss with SDNPA
III	29	Green infrastructure	SDNPA	<p>4.10 Green Infrastructure (pg. 29) There will be strategic policy in the SDNP Local Plan on this topic. Draft policy SD11 Green Infrastructure should be reviewed to see where MNP policy can provide additional detail if necessary. Green infrastructure also includes public footpaths and bridleways. This policy could also cover sustainable drainage features (reference to Project 4) and appropriate planting species. References to 'any' new development is too broad and could not be implemented for development management purposes. Development includes a wide spectrum of land use changes and alterations which would not be relevant to green infrastructure e.g. shop signage is 'development'.</p> <p>REC: Review policy having considered emerging SDNP Local Policy SD11. Suggested wording for policy EN3: "Green Infrastructure (open spaces, woods, wetlands, meadows, watercourses, parkland, gardens, public footpaths and bridleways) is protected from direct or indirect adverse effects of development. New development should include new connections to existing GI features and allow sufficient space for sustainable drainage features such as swales, ditches, rain gardens and ponds. All new planting should be consistent with local character and unless special circumstances exist, should be of appropriate native species."</p>	<p>Will check project 4</p> <p>Policy adjusted</p> <p>Check SDNPA about 'all' new planting</p>

III	30	Renewable energy	SDNPA	<p>4.11 Renewable Energy (pg. 30, Policy EN.4). There will be strategic policy in the SDNP Local Plan on this topic. Draft policy SD59 Renewable Energy should be reviewed to see where MNP policy can provide additional detail if necessary. The use of the phrase 'in theory' is too vague and should be removed. Criteria 1 could be better worded as: "1. Proposals should not harm the landscape character, views or relative tranquillity of the SDNP". Criteria 2 should also include wildlife. In reference to Project 5 we suggest you contact Alan Tulfts at West Sussex County Council for their 'Your Energy' programme.</p> <p>REC: Review policy having considered emerging SDNP Local Policy SD59. Revise wording of criteria 1 and 2.</p>	<p>Policy criteria adjusted</p> <p>Will consider adding project re Your Energy programme</p>
III	30	Renewable energy	HRBW	<p>Unwise to reject development of a long-term renewable energy resource (e.g. solar) simply because of short-term construction irritations (e.g. lorries). Consider a brownfield site for solar farming to benefit the community? Cost of solar panels to shop roof? Given the option to develop land for either sustainable energy, light industry, or affordable housing, which will members of the community reject and/or actively encourage?</p>	<p>Will discuss community solar brownfield with SDNPA</p>
III	31	Renewable energy	NC	<p>point 3 under "Such enterprises would firstly need to meet the following criteria:" - propose a very minor change - add "be" so that 3. reads "The narrow lanes will not be used by heavy vehicles - - "</p>	<p>Amended</p>
III	31	Cultural heritage	SDNPA	<p>5.1 Cultural heritage, design and settlement strategy. Policy HD1 (pg. 31) This policy duplicates to some extent NPPF paragraph 128 and emerging SDNP Local Plan policy SD9 Historic Environment. The policy is also overly onerous and should require appropriate protection of heritage assets. As currently worded, the policy is unclear as to whether it is the survey evidence or heritage remains that should be protected. REC: Review policy having considered national policy and emerging SDNP Local Policy SD9</p>	<p>Policy reviewed, but Milland happy to have duplication re NPPF and SDNP LP Both.</p>
III	31	Cultural heritage	JP	<p><u>Cultural heritage (p.31)</u>: Should not the aim of Policy HD.1 be to ensure that the SDNPA is aware of potential heritage sites, so that in the event of a planning application, a Heritage Risk Assessment or archaeological assessment can be required as a planning condition? I am not sure that we can insist that applicants contribute towards understanding?</p>	<p>Will think! Contribute to cost of investigation</p>
III	31	Cultural heritage	SDNPA	<p>5.2 Policy HD2 (pg. 31) This policy appears to be in the wrong section, consider moving to 'Natural Landscape' section. The 1st sentence of this policy could be re-worded to provide greater clarity. REC: Move policy. 1st sentence suggested re wording: "All development should conserve and enhance the landscape character of the parish paying particular regard to the South Downs Integrated Landscape Character Assessment."</p>	<p>Will consider moving and will adjust wording</p>
III	31	Cultural heritage	HE	<p>Nevertheless we support both Policies HD.1 and HD.2 including the weight given to the South Downs Integrated Landscape Character Assessment as an evidence base document. We also strongly support the response to the character of each settlement area's character through policies designed to protect the features considered to contribute to the distinctiveness of each.</p>	<p>Okay.</p>
III	31-34	Cultural heritage, design and settlement	CDC CD	<p>The history section is fairly robust, but could be strengthened by an analysis or assessment of individual buildings, focusing on non-designated cultural heritage. Consideration could be given to local listing of significant building or managed landscape features (water meadows, historic fieldscapes etc), or the introduction of a conservation area (where appropriate). Policy HD8 focuses on listed buildings, however these are already afforded protection so it could be better to focus on</p>	<p>Project will be created and consult SDNPA if can be in policy. To be considered in detail. Can't protect everything.</p>

		strategy		non-designated heritage assets. Given the rural nature of the area parish could also look at guidelines for conversions of non-designated heritage assets.	<i>Decide what counts.</i>
III	31-34	Cultural heritage, design and settlement strategy	Isabella Morton-Smith (IMS)	<p>Historic build pattern (latterday) determined by transport routes, hence somewhat linear pattern of our 18th and 19th century cottages; and built with locally sourced stone and brick. Nature of our parish is scattered and seemingly slightly haphazard because of modern parish carve-out and now concentrated at a crossroads with modern housing estates.</p> <p>Currently undesignated built features that might be considered for local listing or protection in some way include: The Sheepwash (by Durrants Pond); Bridge over Milland Lane (from Milland Place); Kingsham Bridge, 2 bridges along Lambourne Lane, stream bridges on Trippetts Farm; the medieval 76 stone steps leading up from Church Lane to Tuxlith Chapel on Maysleith hanger; ironstone retaining banks along sunken lane sections such as in Milland Lane, Iping Road (leading down to Stubb Hill Farm) etc, retaining banks along to Chithurst etc, retaining wall of Milland House (both sides of road); limekilns (one just along from Hirtwell, another extant on top of Stubbs Hill, and one near Milland Church that is almost unrecognisable); water meadow sluices running from Milland Place lake down to Agecroft Mill (still in place) and in old Little/Great Kingsham Farm meadows; non-listed cottages worthy of mention and protection (Garden Cottage and walled garden at Milland Place; Waldergrove Cottages; Trippetts Estate workers cottages on corner – nos. 19 and 20; Durrants Cottages; Slathurst Cottage; Pier Cottages; Barracks at Wardley Green; Rondle Wood cottages; Primrose and Meadow Cottages, Milland Lane; original Star Cottages in Milland Lane; Titty Hill Cottages; Robins Bottom Cottage; all examples of remnants of different estate labourers/workers cottages built by Lords of the Manor using pattern books of 19th and late 18th century local vernacular stone-and-brick build; Blacklake House facade of Old Wardley Stores with local brickwork and older construction behind should be protected from demolition/rebuild.</p> <p>Conversion of non-designated heritage assets (the ones we still have left): resist loss of semi-detached cottages and ensure any extensions are sympathetic, using sympathetic materials and perhaps encourage use of oak framing.</p> <p>Barn conversions to retain barn appearance, without chimneys; resist extensions and out-of-keeping window openings and doors, or roof solar panels visible from vantage points. Resist any additional buildings being put up at a later date and over-planting with ‘suburban’ garden and ‘twee’ tree planting.</p> <p>Barns not listed but which are historically important, e.g. Northend Farm (some of the barns/buildings are not listed), Hurst Farm (ditto and as yet unconverted), Trippetts farm buildings with midden (not listed).</p> <p>Possible Conservation Area designation: Borden Village (strong resistance possible from inhabitants but it really should be protected as a hamlet with its own charm)</p> <p>Managed landscapes more difficult. Possibly Dunner Hill, Stubbs Hill, lower slopes of Dog Kennel Hill south of the historic Hollycombe parkscape; Hatch and Maysleith hangers (clear felling would radically alter landscape); the sort of parkscape of Ripsley (originally thought to be a parkland) and not least Forest Mere and its environs (beautiful landscape).</p> <p>Historic fieldscapes: we have lost many hedgerows but there are ones that still exist and some</p>	<p>Consulting SDNPA re protection of undesignated features (built and landscape). Comments re damage to sunken lanes added to Plan</p> <p><i>Good stuff, but at risk? Generic policy – audit of valued assets? = project?</i></p> <p><i>Not so sure about ‘value’ of some of these</i></p> <p><i>Re chimneys, not my view, need a chimney for using fossil fuel. Re solar panels: depends where and what you use; low profile, colour consideration look okay to my eye. Very different view on an old clay roof vs. on a modern mass produced tile roof</i></p>

				<p>have been replanted. Some remnants of historic boundary banks and hedges (e.g. old long-parish boundaries); rather a lot of banks or bunds to be found near Milland Church and in Forestry Commission woodland east of Tuxlith Chapel and running along sections of their land southwest of Hatch Farm (would benefit from historical/archaeological investigation to understand the pattern). Local bluebell woods, e.g. Trippets Farm, Kingsham Woods</p> <p>Wild daffodil areas, e.g. bridleway past Borden Lodge, woodland near lane at Keepers Farm, copse of Kingsham Old Farm, and in other notable stretches, including along Hammer Stream.</p> <p>Also need to be aware of possible archaeological impact of ground-source heat-pump systems being put in and more boreholes being sunk. Also need to consider whether such boreholes might be detrimental in the long term for local water resources.</p> <p>Addendum:</p> <p>Picking up on a couple of the comments made by SDNP:</p> <p>Lost semis (etc) in parish - Titty Hill Cotts., Pier Cotts, Black Fox Cotts., Slathurst Cotts., Durrants, and the ones below Stubb Hill.</p> <p>Lost houses in Parish (absorbed into large estates) - Little Trippetts, Canhouse, Cartersland, Hatch Farm, Durrants.</p> <p>Equine Hospital was set up in the very early 60's but always rented off owners of Home Park Farm. Their present tenancy agreement runs out in 15 years time.</p> <p>Traffic problems – our sunken historic lanes being eroded by hgvs and large tractors trailing wide loads which catch the banks and pull out the stonework resulting in loss of ironstone/sandstone retaining walls. The banks of these support a large variety of flora etc. (Bruce did a survey of our lane some years ago). The surfaces of them are also suffering from lorry tracks and gentle sinking.</p> <p>Other possible building sites (we talked). Slathurst, approach track privately owned and unmetalled, clay seam running through site. No infrastructure. Lambourne Lane narrow with bridge which occasionally suffers. Keepers Cottage site. Historic medieval site next to Roman road. Low lying prone to flooding and difficult access, the Pottery track owned by M-H. Entrance to cottage compromised by the shed next to it.</p> <p>Iping Sawmill – ancient monument site. Field next to it to north already had application for housing thrown out. Mathew Pike owns it now to stop anyone thinking of building on it.</p> <p>All other possible places e.g. Hurst Farm, Waldergrove would only possibly support conversion of barns but again sewerage etc. difficult and listing status. Mill Farm barns but again access etc and low lying.</p> <p>Bungalow beyond Recreation Ground a possibility. Maybe the best one of all other than Titcombes and chicken shed plot. And of course Mr. Coe, but he has already had a rebuttal from planners.</p> <p>I know that the field next to Chorley Common Cots. is fancied by the owners as a suitable location. They are sitting tight hoping a good offer comes their way. Possible one to put forward. But 11 units seems rather a lot in one place.</p>	<p><i>Factory architecture – move to <? farm></i></p> <p><i>True but too late?</i></p> <p><i>No sign of seeking to sell off – does have big garden (also Rectory). What about pulling down some of unsightly 1930s big houses on Milland Hill! or on the 20th century encroachment of Wheatsheaf?</i></p>
III	32	Settlements	SDNPA	5.3 Settlements (pg. 32). Policy S1. There is no established 'built up area' for Milland Core Village.	See SDNPA'S 11 June

				<p><i>Remove reference to this as it does not provide clarity for decision makers. It is unlikely that infill development will provide any affordable housing as the sites will be too small. On site affordable housing can only be required on sites of 11 or more new homes. The designation of Local Green Space status precludes new development other than in very special circumstances (NPPF para. 76) and does not need to be repeated in this policy This policy could refer to agricultural land quality in the suitability of land for development or otherwise (see also NPPF para.112).</i></p> <p>REC: Review policy wording and supporting text.</p>	<p>decision re. boundary map.</p> <p>Re LGS, happy to keep in, to strengthen</p> <p><i>Nor is there any proven demand (for affordable housing) other than a few recent incomers</i></p>
III	32	Settlements	SW	<p>Settlements – Policy S.1 Page 32</p> <p>Southern Water understands the desire to protect green spaces. However, we cannot support the current wording of the above policy as it could create a barrier to utility providers, such as Southern Water, from delivering its essential infrastructure required to serve existing and planned development.</p> <p>Southern Water considers that should the need arise, the provision of essential wastewater or sewerage infrastructure (e.g. a new pumping station) required to serve new and existing customers or meet stricter environmental standards, would constitute special circumstances whereby our development should be allowed. There are limited options available with regard to location, as the infrastructure would need to connect into existing networks. The National Planning Practice Guidance (NPPG) recognises this scenario and states that ‘<i>it will be important to recognise that water and wastewater infrastructure sometimes has locational needs (and often consists of any engineering works rather than new buildings) which mean otherwise protected areas may exceptionally have to be considered</i>’.</p> <p>We made similar representations in respect of the Arundel Neighbourhood Development Plan and the Examiner agreed that utility infrastructure can represent very special circumstances. A similar policy to our proposal is included in page 13 of Locality’s recently issued ‘guide to writing planning policies which will address the issues that matter to your neighbourhood plan’ by Tony Burton called ‘Writing planning policies’.</p> <p>Proposed amendment:</p> <p>To ensure consistency with the NPPG, we propose the following additional wording to policy S.1: <i>Building development on green spaces (including but not limited to allotments, sports/recreation grounds, woodland, significant landscaped areas, designated wildlife sites, agricultural fields, paddocks and orchards) will be unacceptable, unless the development meets specific necessary utility infrastructure needs and no alternative feasible site is available. This policy applies even in cases where the site has not been formally designated as a Local Green Space.</i></p>	<p>Comments accepted and taken into account where appropriate. Still to check ref to p.13 of writing planning policies guide</p> <p>Minimal impact</p>
III	32	Settlements	SDNPA	<p>5.4 Policy S2 – this policy should reflect the wording in para 55 of the NPPF. The policy then appears to want to also deal with the issue of ribbon development and coalescence. A separate policy would be more effective. REC: Policy S2 should conform with the wording of NPPF 55. Separate policy on ribbon development and coalescence.</p>	<p>Sep. policy created for ribbon dev.</p> <p>Will revise S2 cf NPPF wording</p>
III	33	Settlement	SDNPA	<p>5.5 Policy S3 Wheatshaf Enclosure. An adopted NDP policy can only be modified or reviewed by the Qualifying Body (Milland Parish Council) as part of a NDP review. REC: Remove 1st sentence of</p>	<p>Wording revised, rather than removed</p>

				supporting text.	
III	33	Settlements	SDNPA	5.6 Project 8 – Conservation Area status is the responsibility of the SDNPA although the Parish Council may wish to contribute to a Conservation Area Appraisal and Management Plan. REC: Consider contributing to CAAMP if undertaken by the SDNPA	Create new project re CAAMP
III	33	Settlements	JP	Project 8: (p.33): Why should Conservation Areas be reviewed, and why with local residents' agreement?	Local agreement as a matter of courtesy!
III	33	Settlements	RF	The open-plan layout of Mill Vale Meadows front gardens has simply not been respected, especially at the east end, and the fact might as well be admitted. (Too many are unimaginatively paved over for car parking anyway.)	Noted <i>Better than road parking</i>
III	33-4	Design	SDNPA	<p>5.7 Design (pg. 33-34) While the intention of these policies (HD3-7) is clear, the wording requires some further work to ensure sufficient clarity that a decision maker can apply them consistently and with confidence when determining planning applications. The multiple policies on design could be combined to be more effective. Also references to vernacular character should be strengthened by drawing in examples of vernacular architecture and materials into the policy. References to sustainable design need to conform to national policy NPPF paragraph 55.</p> <p>REC: Revise wording of policies and supporting text. See suggested alternative policy wording in comments. Some pictures in the supporting text would also be helpful. Suggested alternative supporting text and policies:</p> <p>“Retaining and enhancing the vernacular style of design found within both the public realm and architecture of Milland is a priority to ensure that the parish maintains its unique character. The importance of this approach is set out in Section 1.2 and has already been established through the Parish Plan (2007) and the Supplementary Design Statement (2009) (See Appendix 3). “In addition to this need to be sensitive to the defining characteristics which form the local vernacular is the recognition that Milland must effectively embrace the need for sustainable and contemporary development approaches within its built fabric. However this must be achieved in a way which respects the vernacular character of the area and will significantly enhance the overall character of the parish (see NPPF paragraph 55). Well designed development which emphasises sustainability will be supported provided it also contributes positively to the local character. Examples include the use of ground source heat pumps in the oak framed community shop and solar panels on the Milland Valley War Memorial Hall. Similarly contemporary design which combines vernacular materials and forms with other materials will be supported provided that a clear rationale and high quality design is at the core of the development.</p> <p>“The suburbanisation of the parish, and in particular the ‘core village’ will be resisted, and in particular the use of generic features and ‘cluttering’ of the public realm. The use of high quality finishes and street furniture is expected within any proposal, and contributions to improvement of adjacent streetscape through boundary treatment improvements are actively encouraged.”</p> <p>“Policy HD.3 Built Form & Materials: New development should focus on using vernacular materials. These are identified as local sandstone (principally Bargate), brick quoins, brick chimneys, and clay roof tiles. The inclusion of hung clay tiles on upper floors is also encouraged where appropriate and wooden frame buildings in the ‘Sussex’ style is also acceptable. The use of</p>	<p>Wording of all HD policies being reviewed and policies will be combined. (Slightly surprised at request to add examples in policy - it's why we have all the background documents in the Plan!)</p> <p><i>Does it have a character?</i></p> <p><i>1930s houses even less sensitive than 1970s!</i></p> <p>Agree</p>

				<p>contemporary design and alternative materials must enhance the immediate setting, be sensitive to the defining characteristics of local area and not detract from the overall character of the parish.”</p> <p>“Policy HD.4 Sustainable Design: All new buildings and extensions to existing buildings should demonstrate high levels of sustainable design through the inclusion of appropriate energy efficiency, and for new build properties the provision of onsite renewable energy is encouraged. Proposals which include the production of onsite renewable energy should ensure that installation of any associated equipment does not detract from the character of the individual property or the area as a whole. (See also Policy EN.4 concerning commercial renewable energy enterprises).”</p> <p>“Policy HD.5 Public Realm Design: All development, and particularly within the ‘Core Village’ must make a positive contribution to the public realm. This includes the use of high quality materials and street furniture, and improvement to existing facilities, specifically de-cluttering of signage and street furniture and design features which promote and support all forms of sustainability such as recycling and encouraging walking and cycling.”</p>	What about section preferring modern material of sensitive appearance.
III	34	Design	RF	Policy HD3: Is the south elevation of the shop ‘innovative design’, ‘enhancing the immediate setting’? Bah!!	
III	34	Design	JP	Policy HD.4 (p.34): This issue is covered by Building Regulations and the parish cannot influence the matter, so this should be deleted.	Will reconsider
III	34	Design	JP	Policy HD.6 (p.34): I am not sure that this is a practically enforceable policy	Will reconsider
III	34	Design	RF	Policy HD7: A laugh! The area is infested with street furniture of all kinds – stand in the pub car park and see how many items you can count. There should be a rigorous policy of assessing every item and clearing nine-tenths of them. Suburbanisation? It has happened.	
III	34ff	Accessibility and infrastr	HRBW	Fully agree with Section 3.3	
III	34-5	Accessibility and infrastr	SDNPA	<p>6.1 Accessibility and Infrastructure. Objective 3 and Policy I.1 (pg. 34 & 35). This objective and policy is too restrictive. Development can be required to demonstrate there is sufficient utility infrastructure capacity for the development or that it can be provided in time to serve it. However, development can not be made to make good existing deficiencies. The views of key providers including the water company and Highways Authority on implementing these policies must be sought or else it is likely that there will be insufficient evidence to support this policy area. The level detail on recent planning applications within the supporting text is unnecessary and inappropriate.</p> <p>REC: Review objective, policy and supporting text. If not done so already, seek the input of key infrastructure providers.</p>	See also SW comments. Being reviewed
III	35	Infrastructure: electricity	JP	Electricity (p.35): This para needs to be re-jigged - the first sentence under the heading Electricity refers to gas supply and oil.... The PC considered supporting the provision of a generator, but decided against the idea - costly to buy, expensive to maintain and keep fuelled up and subject to significant depreciation. A better solution would be to arrange a call-off contract with a plant hire company.	Amended
III	35	Infrastructure:	JP	Sewerage (p.35): I think that even more could be made of this issue as a limiter on future	Reconsidering whole

				<p>Developments can achieve this additional capacity by making a connection in the sewerage network at the nearest points of adequate capacity. This approach must be supported by planning policies so that the necessary infrastructure is delivered by the development when it comes forward.</p> <p>Accordingly, please find following our suggested amendments:</p> <p>Proposed amendments:</p> <p><u>Policy I.1: There should be no Further building development, whether for housing, business or other purposes, <u>will be permitted only if sufficient infrastructure capacity is either available, or can be provided in time to serve it . unless and until certain aspects of the parish's infrastructure have been addressed and made adequate and reliable, preferably by the relevant supply companies.</u></u></p> <p><u>This</u> ese includes the main sewerage system, mains water system, mains electricity supply.....</p> <p><u>There are longstanding major problems with the parish's sewerage system, which has been frequently overloaded during times of prolonged rainfall since the increased density of housing in the core village.</u> For many years this has resulted in unacceptable eruption of raw sewage flooding, especially in the lane (Iping Road) immediately adjacent to one of the main streams at the Lyfords Bridge pumping station, with subsequent watercourse pollution as well as the <u>amenity issues</u> health hazard and unpleasantness of sewage on a quiet lane that is used by horse riders, cyclists and walkers as well as vehicles. There have been many pleas for improvements to the sewerage system over the years, especially as all the sewage has to be pumped until tankers could be assembled to deal with the problem; over the next 24 hours there were fleets of 3 tankers per hour travelling on the narrow lanes to and from the pumping station. Southern Water admits <u>recognises</u> that Milland <u>has experienced</u> is one of the worst problems on their entire network, that resolution of the situation would require very high expenditure and that there is <u>no investment scheme planned</u> budget to remedy the situation. There are serious local concerns that a disease outbreak might ensue. The entire sewerage system must be radically improved <u>Before any new development on any scale can take place in the parish, it must demonstrate that there is sufficient capacity in the sewerage network or additional capacity can be provided in time to serve it .</u></p>	Why is this deleted? It is true
III	35/6	Infrastructure, esp. sewerage	SW	<p>New policy on the provision of infrastructure</p> <p>We can find no policy provision to support the delivery of new or improved infrastructure. Southern Water is the statutory water and sewerage undertaker for the area covered by the Neighbourhood Development Plan (NDP). Southern Water has a statutory duty to serve the development, and is committed to ensuring the right wastewater infrastructure in the right place at the right time in collaboration with developers, the parish council and the planning authority. The adopted Milland NDP and adopted South Downs National Park Local Plan will inform Southern Water's investment planning. Adoption provides the planning certainty required to support investment proposals to Ofwat, the water industry's economic regulator. Investment proposals are prepared every five years through the price review process. Last year's price determination will fund the investment programme in the period to 2020. There will be another price review in 2019, covering the investment period 2020 to 2025.</p> <p>Although there are no current plans, over the life of the NDP it is possible that we will need to</p>	<p>Text being reviewed</p> <p><i>Is only big develop. get a slice of a build ...</i></p>

				<p>provide new or improved infrastructure. Page 8 of the National Policy Statement for Wastewater states that ‘Waste water treatment is essential for public health and a clean environment. Demand for new and improved waste water infrastructure is likely to increase in response to the following main drivers: More stringent statutory requirements to protect the environment and water quality; Population growth and urbanisation; Replacement or improvement of infrastructure; Adaption to climate change. The Government is taking measures to reduce the demand for new waste water infrastructure to complement these approaches and ensure that the natural and man-made systems are able to function effectively together to deliver a wide range of ecosystem services and other benefits to society’.</p> <p>Accordingly, we seek policy provision to support new or improved utility infrastructure. Such policy provision would also be in line with the main intention of the National Planning Policy Framework (NPPF) to achieve sustainable development. For example, one of the core planning principles contained in paragraph 17 of the NPPF is to ‘proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs’. Also paragraphs 157 and 177 of the NPPF require positive planning for development and infrastructure necessary in an area.</p> <p>Proposed amendment:</p> <p>To ensure consistency with the NPPF and other government guidance and facilitate sustainable development, we propose the following additional policy:</p> <p><u><i>New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community, subject to other policies in the development plan.</i></u></p>	Any development proposal will include utility infrastructure proposals
III	35	Telecoms	HRBW	Agree entirely	
III	35/6	Telecoms	PH	<p>I have one small addition to suggest (and I note your related comment in the Milland Valley News about interested parties), that maybe you could add the poor digital radio signal in the valley. Here at the White House we listen to FM radio on one side of the house and digital radio on the other. One mornings like today the digital signal is intermittent - making it very difficult to listen to the news or to Radio 3. Without improvements to the signal, the valley would be very greatly disadvantaged if the government, as suggested, were to run off the FM signal. So, improvements to the quality and reliability of the digital radio signal should, please, be mentioned somewhere in the plan in your discussion of broadband etc.</p>	Digital radio added
III	36	Access	SDNPA	<p>6.2 Access (pg. 36) <i>The narrow lanes are at one time considered the most crucial factor in resisting development within the area, and yet they are often referred to as being a ‘problem’. If it’s a problem then developers may look to find a way to get over the problem. The narrow lanes should be celebrated and seen as essential to conserve and enhance in their own right, and as helping to conserve and enhance the communities that they connect. REC: Review approach to narrow lanes. Consider policy to conserve and enhance narrow lanes as part of defining local character.</i></p>	Agreed adjust to ‘celebrated’, text amended
III	36-7	Access	JP	<p><u>Access (p.35/6):</u> The narrow lanes are described as a problem (green text) - not for most local residents - they are a protection against significant development. I suggest another word that does not suggest the need for a remedy.</p>	See preceding
III	36-8	Access	Highways	Highways England, formerly the Highways Agency, has been appointed by the Secretary of State for	Text amended to include

			England	<p>Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.</p> <p>In the case of this Neighbourhood Plan our interest is in the A3, specifically the junctions A3/ B3004 and A3/ Longmore Road.</p> <p>We have reviewed the Pre-Submission Neighbourhood Plan and have the following comment.</p> <p>In relation to the policies in “Part 3.3 Accessibility and Infrastructure” we suggest some mention of the SRN, in order to be consistent with the NPPF. If new developments are proposed then traffic movements associated with the proposals need to be demonstrably sustainable in terms of the potential impact on the operation of the SRN. If there is any severe impact on the SRN then mitigation should be proposed by the developer compliant with the Design Manual for Road and Bridges.</p> <p>I hope the above information is of assistance and please do not hesitate to contact me if you have any queries. Thank you again for consulting Highways England and we look forward to continued involvement as the plan progresses.</p>	mention of SRN
III	37	Access	SDNPA	<p>6.3 Policy I.2 (pg. 37) <i>This policy is too restrictive and is unclear about the traffic impacts it refers to (are these during and/or post construction?). Is there evidence to support the commentary on the impact of larger vehicles?</i> REC: Review policy and supporting text. Ensure there is sufficient evidence to support the overall approach. REC: Review policy and supporting text. Ensure there is sufficient evidence to support the overall approach.</p>	Evidence incorporated re damage to sunken lanes. Will add project for continued monitoring of traffic, esp. heavy
III	37	Access	HRBW	<p>A designated (rather than guesswork) passing place on Milland Hill should be investigated and considered by the parish council and then suggested to the relevant landowner, for the benefit of local traffic.</p> <p>Question: if we put a blanket ban on larger lorries down Milland Hill how can we possibly develop the village’s infrastructure over the next half century? A better way might be to accept such vehicles along the valley’s broader avenues, such as Fernhurst Road for an agreed and limited period of construction time.</p>	Now incorporated as project. 2 or 3. With danger point at brow and blind bend Refer to PC’s traffic plan directing HGVs along east/west roads
III	37	Access	SDNPA	<p>6.4 Organised events (pg. 37) <i>The comment about local horse riders having priority on highways is not a legal requirement. This section could perhaps be better worded that event organisers work with the local community to ensure that events impact as little as possible on residents whilst maximising any benefits. Please note this is also not a land use planning matter.</i> REC: Review supporting text.</p>	Yes, we know it’s not legal requirement, but are requesting consideration and courtesy. Slight amendments made to text
III	37	Access	MVMH	<p>Project 12 (surgery sessions in Hall): The first subject was that of having a regular (ie. weekly or monthly) Doctor's surgery in the Committee Room(apparently a facility that was available to the village some 30 years ago)The Trustees thought that this suggestion was regrettably impracticable not only due to the problems arising from the lack of suitable back up medical facilities available to a doctor within the confines</p>	Text of project amended accordingly <i>Not realistic given DoH requirements for GPs</i>

				of the Hall, but also lack of privacy and suitable waiting areas. However if members of the community felt they could persuade one of the local surgeries to set up such a facility, the Trustees would endeavour to find an appropriate time slot which would be provided free of charge.	
III	37	Access	JP	Project 12 (p.37): Is this practicable, bearing in mind the specialist requirements of a modern GP surgery / consulting room? I suggest that the focus should be on building the community transport network, rather than trying to get a GP here for a few hours a week.	See amended text
III	37	Access	HRBW	Would happily pay a premium for in-parish GP medical care for the Milland community, if only so that the elderly or less able do not have to struggle with (rare) public transport in order to reach a treatment centre	See amended text of Project 12
III	38	Access	JP	Project 13 (p.38): The final sentence suggests a cycle route to Liphook - not if it involves going up the hanger! I suggest that this is a non-starter.	It's downhill coming home! Discuss SDNPA.
III	38	Access	JP	Area in the north of the Parish (p.38): Should mention be made here of plans to develop a major equine centre around Home Farm? It may be appropriate to consider that the development should include low-cost housing, not least to accommodate the many people likely to be working at the site.	Mention has been made in the text. Will add suggestion about including low-cost housing there but will need to discuss with SDNPA first <i>Would they want to live there?</i>
III	38	Access	HRBW	Sound suggestion of developing North Milland area for housing as it is closer to developed infrastructure (A3 and railway)	See preceding
III	38	Parking	SDNPA	6.5 Parking (pg. 38) <i>The SDNPA emphasis on tourism is part of fulfilling one of the purposes of the National Park to promote opportunities for enjoyment and understanding as well as contributing to our duty to foster community social and economic well being. The SDNPA also promotes sustainable transport and is not seeking lots of new car parks. REC: Review supporting text.</i>	Supporting text amended but to suit Milland <i>Demand cycle not practical to have a scheduled service</i>
III	38	Parking	Hollycombe School	I have to disagree strongly with the sentence on p.38 that "Adequate parking areas for use by parents dropping off or collecting their children from school should be provided by the school". This isn't accurate (legally) and if it was, it would be the Local Authority, not the school. However, the LA does not accept any responsibility for this. I have tried very hard indeed to find a solution (unsuccessfully) and so have passed on the last possible solution to the Parish Council as a community solution to the problem which fits very neatly into Objective 6 and Project 21 (and policy LE.13) of the Neighbourhood Plan.	Accepted. Text amended. With new project still in discussion, probably not appropriate to describe in detail here
III	38	Parking	JP	Parking (p.38): The reference to parking to be provided by the School should be deleted and reference made to a proposal that parking should be provided on the sports ground, with a permissive path constructed on private land to connect the parking to the road up to the School.	See preceding
III	38	Housing	JP	Housing - Objective 4 (p.38): I suggest that the review should be annual as the situation can change very quickly - cf the self-build group. See also Project 14 (p.39) and 15 (p.41).	Altered to annual
III	38	Housing	AC	Objective 4 (re poor infrastructure): Again, has this been professionally assessed? What is the evidence to back this statement?	See evidence base and PC project
III	38	Housing	Simon Pudge	As you may know I am a new parish councilor, lived in Miland 25yrs etc. I think you may know my	Accepted. Text adjusted

				<p>wife Connie who used to be a parish councilor.</p> <p>You have done an excellent job on the plan and I found it a really interesting read, although I understand that it has to be shortened and made more pro forma to fit in with the Rules....</p> <p>I only have one comment, which is specifically relevant to para 3.4 Housing, Objective 4 but I think would bear repeating in some other parts. I also understand that this point is within the standard points which can be made in Neighborhood Plans:</p> <p>Milland is only 2 miles away from Liphook, a town with new housing, including affordable housing, being built and more planned. It is also outside of the national park. It has excellent transport links, jobs, shops, schools etc all within walking distance of the centre. Development in Liphook rather than Milland means less traffic on narrow country lanes, less need to buy a car and less development in the National Park.</p> <p>It is therefore a much more suitable location for new housing and affordable housing than Milland, and given its only 2 miles away, those with close links to Milland would be able to maintain those links.</p> <p>I hope this is helpful.</p>	<p>here and there to emphasise point re Liphook</p>
III	38-41	Housing	CH	<p>The neighbourhood plan states numerous times about what may be possible but in no way opens up the dialogue and sates any vision of possibility about low cost housing for renters, family members of villagers, retirees who would like to down size and workers in the village.</p> <p>It's obvious if you already own a home in the village that you would prefer no change the NIMBY attitude if very prevalent but we must as a community open up a creative dialogue about ideas and continue to have a housing supply to support all demographics of our village.</p> <p>The Plan has not done this in anyway !</p> <p>I know you have stated you have been to as many houses as possible to ask what peoples needs are but I have spoken to 7 or 8 people in the village none of whom received a visit and all of whom are very concerned about the Plan</p> <p>What I would really like to see is a more open dialogue without the negative can't do's and see what creative Ideas people can come up with .. One major problem that is often voiced as a block to any future development is infrastructure yet not once have I read or heard any solutions to the problems and there is nothing in the plan to suggest any solutions ...</p> <p>It would be useful to see the results of the housing surveys over the last few years and know a clearer picture of the housing needs of the village. theses needs have not been clearly stated in the plan .. I know village families who would like an affordable low cost home in the village !</p> <p>I know everyone says where is the land well if we get discussing and designing something that is inspirational rather than uglis boxes blighting the landscape then maybe landowners would be willing to help .</p> <p>The plan has a few ambiguous comments like 'there are not enough small houses in the village' but again no solutions</p> <p>A village needs a gentle inflow of young families to keep it vibrant it is not possible if there is no housing ... I look forward to hearing your comments.</p> <p>31.5 (in response to request for details of self-build proposals):</p>	<p>Under discussion, but general view is need for smaller affordable for local people in perpetuity.</p> <p>All households receive Milland News and have been kept fully informed throughout.</p> <p>Concerns understood and there is a project for PC to look closely at all the infrastructure problems and come up with realistic solutions</p> <p><i>Obviously if you have a 'good life' aspiration you want to move in. Why are one person's arguments more valid than anybody else's? I could self-build a dwelling and then sell it for a large profit.</i></p>

				<p>I cannot send any 'proper' details as we are still very much in the early stages of our plan what I felt was most important that it was recognised in the village plan that there is a need for smaller low cost family housing in our Village.</p> <p>There are 6 local families who are very keen to self build small low cost family homes in the village. We would like these to remain at a lower price to market price in perpetuity yet we are not sure how this is going to look and are researching many new models that are popping up all over the country in and out of national parks . This is really all I can tell you at this stage I,m afraid.</p> <p>My wish is that the housing need is acknowledged and a positive discussion and open minded debate is set up to discuss how the housing needs of the village are addressed .</p> <p>It would be so great to see the results of the housing need survey as I,m told there has been one done quite recently .</p>	<p>MNP consistently states possible need for small affordable homes, and will clarify difference between 'affordable' and 'low cost'. Assurance needed re 'in perpetuity'</p> <p>December 2008!</p>
III	39	Housing: Loss of smaller homes	SDNPA	<p>7.1 Loss of smaller homes (pg. 39) <i>The ambition of this policy to maintain smaller homes is welcome but can the MNP support this policy with evidence on the loss of smaller homes in the parish? There are also limits to what can be achieved, permitted development rights exist for some extensions and there is no control over the amalgamation of 2 into 1 unit. What is defined as a smaller home/unit? The requirement to re-provide a small home will be unviable in many instances. Question also the legality of giving preference to residents over potential purchasers.</i></p> <p>REC: Review policy and supporting evidence</p>	<p>Points accepted and will discuss further with SDNPA (including definition of smaller). Ambition of policy remains</p>
III	39	Housing	JP	<p><u>Loss of smaller homes (p.39):</u> Mention should perhaps be made here of encouragement of development to create secondary accommodation (granny annexes) in properties, to encourage multi-generational occupation of properties, thereby relieving pressure on demand for starter and sheltered housing. See Policy H.14 (p.42).</p>	<p>New text added re granny annexes (plus NPPF definition)</p>
III	40	Housing dev sites	SDNPA	<p>7.2 Policy H2. <i>This policy restricts housing development to brownfield sites in the core village, or to limited infill sites. How will it be determined that no further brownfield sites are available? The opportunity to seek sites that could deliver affordable housing through the MNP does not appear to have been progressed. Rural Exception Sites may provide an opportunity to deliver some limited affordable housing.</i></p> <p>REC: Review MNP approach to affordable housing.</p>	<p>Very good question (raised by others too) re how determine no further BF available. Whole question of affordable housing being discussed SDNPA.</p> <p>Re not appearing to have progressed opportunity to seek sites for affordable homes: see Government and CPRE on subject of brownfield sites with the onus on the local planning authority (i.e. SDNPA) to identify sites, not the parish (gov. dept for communities and local</p>

					<p>gov. brownfield consultation paper 'Building More Homes on Brownfield Land' Jan 2015 re SHLAA) Same paper implies site for affordable homes on brownfield needs to accommodate 5 or more homes (Planning Practice Guidance to LPAs). See also CPRE Removing Obstacles paper 2014 – min housing density 30 dwellings per hectare in national planning policy (i.e. min 30 houses on 2.5 acres, or 12/acre), much too high for Milland to cope with</p> <p><i>Definition of rural exception was rural need – now someone who feels the desire to move in ... or is it?!</i></p>
III	40	Housing dev sites	SDNPA	<p>7.3 Policy H3. Some repetition of Policy S2. Policy wording could be improved by stating Ribbon development... will not be allowed. <u>REC: Revise policy wording</u></p>	Revising
III	40	Housing dev sites	SDNPA	<p>7.4 Policy H4. Move policy to section on cultural heritage. <u>REC: Move policy</u> 7.5 Policy H5. See comments on infrastructure. Also this is unnecessary repetition of policy I.2. <u>REC: Remove policy.</u> Policy H6 – see comments on Policy H2 7.6 Policy H7. Criteria 1 needs clarification – what constitutes limited development in the parish context? Evidence is needed to justify a requirement for smaller dwellings only. Second part of criteria 3 should be removed, agreement of neighbours is not a planning consideration. <u>REC: Review policy wording</u> 7.7 Policies H8 & H9. There is unlikely to be development of the scale to meet the requirements of these policies. <u>REC: Remove policies</u></p>	Will revise all H policies to take points into account and clarify after further discussion with SDNPA
III	40	Housing dev sites	AC	Housing development sites. 'There are potential brownfield sites ... scale of development ... too small to be attractive to a developer' Again this is speculation. Needs to be evidenced	See SDNPA and evidence base
III	40	Housing dev sites	NC	Housing development sites: I am sure that you and the 'final steering group' had many a discussion on this topic and that finding language to express your collective position was probably quite a	See also comment above re SDNPA – need further

			<p>challenge. I have a number of concerns with this section which fundamentally centre on the potential for a wide range of interpretations to be applied to what is written and what therefore would/would not be acceptable to the community. I fully understand that under this MNP, infrastructure considerations have to be satisfied before development would be permitted and that this is likely to be a significant constraint for some time to come. Similarly I recognise that once adopted, the Parish Council is to review the MNP every 5 years. I also recognise that to some, looking at language in this manner may sound "picky" but the whole topic of development is clearly right at the heart of what has the potential to change the nature of the environment of our area so, I hope you will take these comments as they are intended - not as being awkward but seeking to prevent/limit the scope for conflict/misunderstanding in the future:</p> <p>In the second half of the first paragraph under the topic heading (ie: in light type - not bold) there is a statement "- - - - the number of units on any site will be restricted." Who by? and what constitutes "restriction"? I appreciate that there are some criteria set out which would constitute a restriction such as 'communal green space' but again, even just in this example, there are potential issues relating to what sized area would constitute "communal green space"?</p> <p>POLICY H.2: "Where no further brownfield sites are <i>available</i>, consideration <i>might</i> then be given to - - - - -". What defines "available"? For example, brownfield land may be available for purchase but just not at what a developer/housing association etc. regards as an economic price. Is "availability" to be determined by economic criteria or some other measure and who would make this determination? If land is deemed "unavailable" then when does "consideration might then be given to - - - - -" become "infill sites will be permitted" and who decides this?</p> <p>POLICY H.7 item 3. "- - - - - infill sites <i>strictly controlled</i> in placing - - - - -" Who will exercise the strict control?</p> <p>Final couple of lines on this policy "- - - - - infrastructure is <i>adequate</i> to meet additional development". Again, what is "adequate" to one person may be totally inadequate to another. Taking what I hope is an extreme example: It might be argued by a developer/group that people have learnt to exist with the present frequency of sewage overflow - certainly it seems that Southern Water are effectively saying that people have to learn to live with it as there are no funds to remedy the situation. For the sake of argument, let's say that the frequency of overflow is then reduced to an average of once per year. A development is then proposed and it is estimated that there is a risk that the frequency of overflow could increase to twice per year. Given what people had previously learnt to live with, could the potential for 'only' two overflows per year be argued as the infrastructure being "adequate"? Accepted that this is an extreme example but used to try to illustrate my point!</p> <p>POLICY H.9 - two issues: a) what is "ample" green space and b) the site will include a communal green space - how much green space is "ample" and how much is enough to constitute a communal green space? Perhaps there should be definitions based on the square meterage of green space versus the size of the whole area of development and the internal area of the housing?</p> <p>POLICY H.10 As you commented on at the Parish Assembly, the Conservatives are proposing that people living in housing association homes should be allowed to purchase the homes they are living</p>	discussion with SDNPA to tighten wording of all these H policies
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				in and Labour are talking of capping rents etc. Given that it now seems possible for politicians to compel housing associations and the like to sell what was meant to be 'protected' housing, I believe that any Neighbourhood policy statement relating to Community Land Trusts, housing association homes etc. etc. is capable of being over-ridden by the government of the day and we should therefore be extremely careful and cautious about what goes in to the MNP in this regard.	
III	40	Housing dev sites	CDC Housing	<p>Page 40 Policy H.2 Although Policy H.6 would permit an exception site on a greenfield site, this policy refers to all development only being permitted on brownfield sites. Therefore it is recommended for clarity that this policy only refers to market development.</p> <p>Page 40 Policy H.8 With recent changes to national planning policy, affordable housing can only be delivered on market sites with 11 or more units. A commuted sum can be sought on developments of 6-10 units in lieu of an on-site contribution.</p>	Need further discussion with SDNPA re market vs social and re brownfield, greenfield etc. Also beware of continuing changes in government policy
III	40	Housing dev sites	JP	Policy H.4 (p.40): Development should be permitted only subject to extensive archaeological investigation.	Agree but will check with SDNPA whether this can be demanded
III	40	Housing dev sites	JP	Policy H.5 / I.1 / H.7 (p.40): Can we include something explaining the problems from the utilities providers in support of these policies?	Working on this
III	40	Housing dev sites	SW	<p>Policy H.7: New open-market houses Page 40 Southern Water welcomes the recognition that adequate infrastructure should be available to serve proposed development, however, if capacity does not currently exist, it can be provided in parallel with the development. This approach is endorsed by government advice and guidance, including the paragraph 45 (Reference ID: 41-045-20140306) of the National Planning Practice Guidance (NPPG) that states 'Infrastructure is needed to support development and ensure that a neighbourhood can grow in a sustainable way. The following may be important considerations for a qualifying body to consider when addressing infrastructure in a neighbourhood plan: * what additional infrastructure may be needed to enable development proposed in a neighbourhood plan to be delivered in a sustainable way'. The delivery of any requisite local infrastructure to serve development is also supported by paragraph 17 of the National Planning Policy Framework. Accordingly, we propose the following amendments to policy H.7: <i>Such development will only be permitted where it can be shown that the infrastructure is adequate to meet additional development or can be provided in time to serve it (see Policy I.1).</i></p>	<p>Noted; see responses to other SW comments</p> <p><i>Who pays?</i></p>
III	40	Housing dev sites	JP	Policy H.8 / 9 (p.40): These policies describe a development scenario ("estate") rather dismissed at the top of the page. Are they relevant?	See above re general review of H policies
III	41	Affordable housing	SDNPA	<p>7.8 Affordable Housing (pg. 41) Chichester District Council is the Housing Authority responsible for keeping a Housing Register. The aspiration of project 16 is unrealistic and should be removed. REC: Remove Project 16.</p> <p>Policy H11 – any affordable housing requirement should conform to adopted strategic Local Plan</p>	<p>Milland wants to keep this project</p> <p>Agree clarification needed</p>

				<p>policy. The policy should clarify what 'smaller homes' includes – 1, 2 and 3 bed? See comments elsewhere on the need for evidence to justify smaller homes requirement. A person either meets the local connection criteria of Policy H12 or not, emphasis on 'strong' local connection is unnecessary and should be removed. The final sentence of this policy is unnecessary as the policies of the MNP will be applied as a whole. REC: Review policy wording</p> <p>Policy H12 – remove word 'strong', unnecessary emphasis. Criteria 3 could be expanded to include those who have retired from work in the parish or in immediately adjacent parishes. REC: Review policy wording</p>	<p>(see earlier). Local connection has now been defined in the policy</p> <p>Agree include retired – policy wording amended</p>
III	41	Affordable housing	JP	<p><u>Affordable Housing (p.41)</u>: Is not the problem at Strettons Copse that there is just not the local demand for rented accommodation - hence the houses being offered to a wider population? In this section I think that we should stress the importance of the principle that people should not be able to profit from special treatment ie by the Council providing support for affordable / self-build homes that then enter the open market. If we <u>are</u> to create a benefit by supporting a planning application, then that benefit should remain with the parish, rather than accruing to the first owner when they sell - unless they are required to sell at a much reduced price, in which case they will not be able to move up the housing ladder. I like the idea of the Parish maintaining a (voluntary) housing register. Incidentally, do we have any existing affordable housing (Policy H.11)?</p>	<p>Yup – see email from CDC in 2011 (which also gives details of current affordable housing). Will reconsider policy wording to ensure benefit remains within parish <i>Where is the evidence of local need as opposed to a lot of Country Living readers?</i> <i>Re 'do we have any existing affordable housing': sadly no longer considered affordable, but actually no local demand</i></p>
III	41	Affordable housing	HRBW	<p>Comment re Right to Buy is well made – it potentially eradicates affordable (i.e. council) housing overnight</p>	
III	41	Affordable housing + Land-based occupations	AC	<p>Several things here: Affordable homes (as in those run by CDC) are only one option. There are other models and social economic groups which need homes in the area. The meetings I had with businesses in the village and wider parish clearly expressed a frustration at not being able to find rental accommodation for their employees or indeed family members. There are other models such as shared equity , low-cost (not Affordable) housing association models which could be used to provide housing for people working in the local economy. Transport is a different issue. Most people have their own transport. Many attempts have been made to encourage the greater use of public transport but have failed because of lack of uptake. However this is not generally a blocker nor should it be used as one against providing housing for people working in the local economy.</p> <p>Policy H.11(1st sentence, 'New development for ... housing in the parish'): As already mentioned this is a narrow view</p> <p>Policy H.13 (last sentence, 'To retain an adequate supply ... and farms will be resisted.')</p> <p>How can private owners be stopped from selling their properties. This cannot be dictated or controlled by the neighbourhood plan.</p>	<p>See others' comments re availability in Liphook etc. Note that consideration is being given re other low-cost models but concern that these should remain for locals (see JP comments above and NC comments in general and below) <i>See no evidence of this ('expressed a frustration ...') in notes of meeting.</i></p>
III	41	Land-based occupations	SDNPA	<p>7.9 Policy H13 – consider separate policy on equestrian workers housing as this has not traditional been considered an agricultural occupation. What does 'limited additional housing' mean? REC: Review policy wording</p>	<p>Will review possible separate policy in consultation with SDNPA</p>

III	41	Land-based occupations	JP	Policy H.13 (p.41/2): Could this policy be used to apply pressure on any development north of the B2070 to provide affordable or rented accommodation for workers?	Good suggestion – will review policy
III	41	Affordable housing	CDC Housing	<p>Page 41 Affordable housing text Reference to the government manifesto regarding increasing the provision of ‘right to buy’ on housing association stock should be removed as this would not apply to such properties that were built to remain in perpetuity such as Strettons Corpse.</p> <p>Page 41 Policy H.11 As Milland is within a Designated Protected Area, any affordable rented housing built would not be subject to the right to acquire and shared ownership units would be restricted to a maximum 80% ownership to ensure the properties remain affordable in perpetuity.</p> <p>Page 41 Policy H.12 This section of the plan is not in-line with the Councils adopted “Allocation Scheme”:</p> <ul style="list-style-type: none"> • CDC manages the Chichester Housing Partnership Register on behalf of our Registered Provider (RP) Partners by processing the housing application forms and providing advice and support to applicants and the RP’s throughout the process. <p>It is the policy of CDC and its RP partners to operate a choice based lettings scheme. An allocation scheme is a legal requirement under the terms of Section 167 of the Housing Act 1996. It sets out the priorities and procedures for letting of all forms of affordable (social) housing and our nominations to the RP’s. The scheme applies to existing RP tenants wanting to move (transfer) and to new applicants applying to the housing register for the first time.</p> <p>The Council’s adopted “Allocation Scheme” includes a “Rural Allocations Policy”. When an existing affordable home within a rural area (not part of an exception site) becomes available for re-let, preference will be given to households that:</p> <ol style="list-style-type: none"> 1. Are able to demonstrate (to the reasonable satisfaction of the council) a local connection to the parish in which the property is located, and; 2. Have “reasonable preference” on the housing register (i.e. those households that are in bands A-C). <p>N.B All other eligibility requirements for the property (e.g. bedroom need) must be met. If no eligible households bid, the property will be allocated to households that has the greatest assessed housing need, regardless of local connection to the parish.</p> <p>On 1st lets of all schemes CDC review the sensitivity of the site and in most cases devise a Local Lettings Plan with the Registered Provider; which considers the housing need near the time of letting and in some cases consider prioritising local households in bands A-D on 1st lets depending on the sensitivity and need.</p> <p>With regards to exception sites priority will be given to households with a local connection to the parish in bands A-D, and then if there are no household’s priority will be given to the surrounding parishes. In the case that there are no households from the surrounding parishes preference will be given to any household who has a local connection to the District.</p> <p>Chichester District Council considers applicants to have a local connection to a parish if they are able to prove that at least one of the following statements applies to at least one adult applicant (listed in order of priority):</p> <ol style="list-style-type: none"> 1. They currently live in the parish and have done so continually for 10 years or more. 2. They currently live in the parish and have done so continually for 5-10 years. 3. They currently live in the parish and have done so continually for a minimum of 12 months or they are currently permanently employed in the parish for a minimum of 12 months and at least 20 hours per week – paid or unpaid. 4. At least one of the adult applicants has a member of family (defined as grandparents, parents, siblings or 	Very grateful to CDC for this much needed clarification and reassurance. Will take into account in revision of all the H policies

				<p>children of the applicant) who currently live in the parish and have done so continually for 5 years or more.</p> <p>5. They are an ex-resident of the parish having been forced to move away due to lack of affordable housing within the parish.</p> <p>They currently live in the parish and have done so continually for at least 6 months (N.B. This category only applies to exception sites).</p>	
III	41	Affordable housing	NC	<p><u>Affordable housing</u></p> <p>The opening statement is a clear statement of fact and, logically, therefore calls in to question whether it is appropriate to include the provision for, or propose favourable treatment of proposals for, affordable housing within the MNP. It is also stated on p42 that "there has been a noticeable and welcome increase in incoming young families over the past 10 years, - - - - -" which tends to negate some of the arguments used by some people for the provision of affordable housing. I appreciate that <u>POLICY H.11</u> and <u>POLICY H.12</u> seek to strictly limit the scope and scale of affordable housing but my earlier comments concerning the ability to adequately protect housing from governments overturning restrictions/limitations/covenants on who can provide or live in such housing apply equally here.</p> <p>Some of the definitions of "local connections" seem very broad and potentially open to a myriad of interpretations eg: (2) have family relationships within the parish or in the immediately adjacent parishes. How far do you take a "family connection"? Parents, son or daughter, brother or sister, fiancé, grandparents, 1st cousin, 2nd cousin etc. etc?</p> <p>I have considerable sympathy with people wanting to live close to where their "connections" are and/or where they work etc but I am rather less comfortable with the concept that, ergo, there should be a requirement on a community to provide a specific type of housing or space to facilitate a specific type of housing as a consequence of this desire and some people's inability to afford housing in a particular location.</p> <p>Another somewhat extreme example by way of illustration - if I have wealthy parents or, say, a highly successful brother living in Belgravia, would it be reasonable for me to expect the City of Westminster or the Royal Borough of Kensington and Chelsea to provide me with a home that I could afford in Belgravia? Similarly, if I worked in a shop in Belgravia, would it be reasonable for me to expect to be provided with a home in Belgravia or even within a mile or so of where I work?</p> <p>The argument for the need for affordable homes would indeed be very much stronger if a reasonable proportion of the housing stock in the area covered by the MNP comprised second homes used only at weekends and/or for holidays but as I understand it, this is not the case.</p> <p>I do not oppose homes that are affordable as such but I do not accept the train of thought which says that because a person or family has some kind of connection with an area, the area/village must therefore, by right, provide homes for such a person or family that they can afford. Life in general does not work like that!</p> <p>What I fervently believe is that affordable housing should be of good architectural design inside and out, should blend in with the surroundings and should be well built with good quality materials ie: not the modern day equivalent of the concrete blocks used at Cartersland in 1948!</p> <p><u>POLICY H.13</u> - my only concerns here are that a robust enough form of words can be devised which</p>	<p><i>Is this because not available or no demand?</i></p> <p>See action above re incorporating CDC definitions of local etc. Have incorporated requirement for good design and materials.</p> <p><i>Or worse yet, if I rented a room (in a hostel) for 6 months, would I qualify?</i></p>

				gives full protection against subsequent change of use/purpose and that quality of design and materials/construction can be ensured.	
III	42	Young families	SDNPA	7.10 Policy H14 – it is difficult to control any subsequent sale of sub divided or separate units as described in this policy. Emphasis should be on ensuring the sub division or separate unit are ancillary to the main property. Reference to infrastructure being adequate before development – how will this be implemented? REC: Review policy wording.	Have incorporated wording with ‘ancillary’. Point re infrastructure is recurring theme ...
III	42	Young families	JP	Young families (p.42): Is the first sentence true? I thought that most of the increase was due to "outsiders" from Liphook, etc? I fully support Policy H.14 because I do believe that we should look after our own and I would like to see some sheltered housing in the village.	‘Outsiders’ who commute and don’t want to live here due to station parking +/- ½ hour extra travel See Hollycombe School details for school postcodes
III	42	Young families	HRBW	Young families and the older generation – excellent observation re future desires – people would stay longer and contribute more if they felt their needs (e.g. healthcare) could be met within the locality	Will incorporate direct ref to e.g. sheltered housing
III	42	Caravan parks	SDNPA	7.11 Caravan parks (pg. 42) The comments here are unnecessary and inappropriate for a statutory planning document. REC: Remove comments on caravan parks	Matt agrees with this point but there are ramifications that need to be discussed
III	42	Local economy	JP	3.5 The Plan - Objective 5: I suggest that we should support <u>small-scale</u> enterprises and development on existing commercial premises, especially those that do not generate significant traffic. I think that this latter point is important. Link to Policy LE.1	Agreed and incorporated
III	42	Community	JP	Objective 6 (p.42): We need to be careful not to create so much community infrastructure that we fall into a different development category!	SDNPA has just done exactly that anyway ...
III	43	Employment	SDNPA	8.1 Policy LE1 (pg. 43) – the criteria to demonstrate a business will be viable is overly onerous and should be removed. REC: Remove criteria 2. <i>Policy LE2 – 1st part of this policy appears to be a project for the parish council rather than land use policy to be used in development management. REC: Review policy wording</i>	<i>And ineffective too</i> Both points accepted and text revised
III	43	Employment	CDC ED	POLICY LE.1 2) – How will this be measured, especially for a start-up business? 3) – Suggest inclusion a definition/example to make this clearer. As it stands, it is subjective 4) – Again, any definitions for appropriateness - can be subjective. 5) – It is likely that any new development will increase local traffic, even if only for the period of construction. Depending on the type of business, the likelihood is that there will be a minor increase in traffic, although it is agreed that the suitability of the area for higher traffic/larger vehicle businesses is limited to the northern part of the NP area.	Criterion 2 will be omitted. Criterion 3 seems to chime with SDNPA 7.111 and SD28 Criterion 4 – see SDNPA 7.122 and SD27 Criterion 5 – that’s exactly the point. Will look again at this policy (see also SDNPA above) but mostly ok

III	43	Land-based businesses	SDNPA	8.2 Policy LE4 (pg. 43) – <i>Diversification on farms should be supported where alternative uses are complimentary to the main use of the farm for agriculture purposes and does not prejudice its continued use as a farm.</i> REC: Review policy wording <i>The wording of this policy needs to be reviewed to provide clarity for the decision maker e.g. uses will be 'supported' rather than encouraged and 'any' adverse effect is too broad, suggest using 'an unacceptable adverse affect'.</i> REC: Review policy wording to provide clarity for development management.	Accepted, text amended
III	43	Land-based businesses	JP	<u>Land based businesses (p.43)</u> : In the intro para, should we say that "there is concern in the village at the dominance of equine enterprises and the loss of more traditional farming activity, though contractorisation of the latter now brings with it road use problems associated with very large agricultural machinery"? I do not think that there is a means of forcing these contractors to respect the lanes other than getting the landowners firmly on side. How do Policies 3,4 and 5 stack up against the planned equine centre north of the B2070? Should this be mentioned here?	(Thinking!) <i>Demise of traditional agriculture as economically nonviable</i>
III	43	Land-based businesses	HRBW	Local concern re development of equine services. Is this anecdotal or substantiated?	See concerns re Home Pk
III	43	Land-based businesses	HRBW	Biomass to be encouraged – anything that reduces fossil fuel extraction etc	<i>But not centralised</i> Reconsidering
III	44	Land-based businesses	SDNPA	8.3 Policy LE5 (pg. 44) – <i>See emerging SDNP Local Plan policy SD52 on Equestrian uses.</i> REC: Review policy in light of emerging Local Plan policy	To discuss SDNPA (their policy doesn't cover it)
III	44	Community businesses	SDNPA	8.4 Policy LE6 – <i>the requirement to demonstrated viability of a community business is too onerous and should be removed.</i> REC: Review policy wording.	To reconsider
III	44	Community businesses	JP	<u>Community businesses (p.44)</u> : I do not think that you should talk of Vales "failing" - "cease trading" might be better? I do not think that we should be encouraging expansion of garages, nor do I think it practicable to restrict HGV access to businesses other than by getting the owners on-side.	Agreed re Vales – text altered. Make HGV access Project
III	44	Community businesses	HRBW	Depressing reading re prospects for Vale's Garage – what would it cost to make the petrol pump viable again? Could the community contribute towards making it so – as with the Village Shop?	Considering as possible Project but see above
III	44	Community businesses	CDC ED	POLICY LE.6 How can parish ensure minimum HGV use by their suppliers? It is something parish can request, but whether or not it something that can be ensured? Other than these points, I am pleased with the level of detail included. Parish appears to have given a good deal of thought to the Economic policies, providing appropriate facilities for those who wish to live, work and visit their parish.	Probably has to be Project (persuasion) rather than policy
III	44	Community businesses	JP	<u>Project 17 (p.44)</u> : I do not see this as a realistic proposition - not only is there not enough room in the Stores, but there is certainly not the demand to make a post office profitable. I suggest that this is deleted.	Could be reconsidered later if enough demand. Project will be reworded
III	45	Leisure pursuits	SDNPA	9.1 Policies LE7 & LE8 (pg. 45) – <i>these could be a single policy.</i> REC: Combine policies	Accepted. Text amended
III	45	Leisure pursuits	AC	Policy LE.8 (re clay pigeon shoots): Why have these been singled out when game shooting is a major rural industry in the valley??	Game shooting is traditional, clay isn't, but

				Policy LE.10 (Tourist facilities such as caravan parks ...): Why not? If they encourage the enjoyment of the Park which is one of the major reasons it exists??	text amended per Jenner comments. Caravan parks under discussion (ramifications)
III	45	Leisure pursuits	JP	<u>Leisure pursuits (p.44)</u> : Shoots - if shoots are actively deterring users of public footpaths, that is a matter for the law, not a planning document! The PC should become engaged with offending landowners as part of its normal business, so I do think that Project 18 is unnecessary. (I am not a shooter!) I do agree with Project 19 (p.45) and think that the Parish should support the creation of permissive paths.	Project 18 is there to encourage PC to engage with them (it doesn't at the moment). See SDNPA comment below
III	45	Leisure pursuits	SDNPA	9.2 Project 18 (pg. 45) – <i>this is not set out as a project for the parish council to pursue, rather a request on the actions of shoot organisers. It is recommended that the project is reviewed and instead set out what the parish council will seek to do.</i> REC: Review project.	Project 18 reworded
III	45	Leisure pursuits	Jenner, Rob and Kim	Project 18 (re game shooting): Apologies for our comments being last minute and just to say how much we appreciate all the hard work you have put in. Our comments relate to the paragraph about shooting where it is considered noisy and "by its nature exclusive". Firstly that maybe so on some shoots but this could not be further from the truth at the one on our land at Slathurst, and several others in the area. It is run and managed by a retired builder, the keeper is a part time book keeper and the guns include a dustman, prison warden, car salesman, several landscapers and other builders. They are all local. The shooting noisy part is only on maximum 12 days a year the rest of the time the work of a shoot, as you know, is feeding the birds, planting and maintaining the game covers which themselves have considerable benefit for wild bird life. They keeper the ground, controlling vermin and they ensure the woods rides and often footpaths and bridleways do not get overrun. I hope you will be able to moderate the current rather biased view that is presented in the plan, shoots are a traditional countryside activity and should not be denied or even questioned in the valley and certainly not portrayed as elitist.	Fair comment: was aimed at big commercial shoots (which are exclusive through cost etc). Project 18 reworded (see above)
III	45	Leisure pursuits	SDNPA	9.3 Policy LE9 (pg. 45) – <i>which SDNPA guidelines is this policy referring to? See emerging SDNP Local Plan policy SD20 (Tourism) and SD47 (Barn conversions).</i> REC: Review policy in light of emerging Local Plan policy.	Ref to SDNPA guidelines deleted. Will review re emerging SDNPA but can't do this forever
III	45	Leisure pursuits	SDNPA	9.4 Project 19 (pg. 45) – <i>This project should set out how the parish council intends to work with West Sussex County Council (responsible for PRow). PRow enhancements could be funded in part by any CIL collected within the Parish should any development take place.</i> REC: Review project.	Surely a general project is appropriate – can't lay down specifics here
III	45	Leisure pursuits	SDNPA	9.5 Policy LE11 (pg. 45) – <i>the intention of this policy is understood however as currently worded it is too restrictive and can not be implemented. Golf courses may be considered 'major development' and will need to meet the exceptional circumstances and public interest tests of NPPF paragraph 117. It is recommended this policy is reviewed (see emerging SDNP Local Plan policies SD21 – Recreation, SD3 – Ecosystem Services) and the criteria for any such development is closely linked to protecting and enhancing the special qualities of the National Park. You may also want to see Exmoor National Park Local Plan policy on Golf Courses.</i> REC: Review policy wording	Policy has been reworded taking NPPF, SDNPA and Exmoor into account. Main thrust is new heathland courses
III	45	Leisure pursuits	JP	<u>Golf (p.45)</u> : I don't think that we can be so dismissive of golf (I am not a golfer either) and suggest	See SDNPA above

				something along the lines of "Golf is already very well catered for in the parish and surrounding area, with 7% of the area of the parish already taken up by this activity. Further expansion, especially on wildlife-rich habitat such as heathland, would be resisted."	
III	46	Community facilities	SDNPA	10.1 Community facilities (pg. 46) - there is too much detail included here in the supporting text. REC: Reduce level of detail included in this section.	Will reduce for SDNPA version, retain for PC
III	46	Community facilities	JP	Community facilities (p.46): There is a non-sequitur in the first 2 sentences - described as vulnerable in the first, the second describes a solid base! I think that the hall, shop, rec, tennis courts and sports ground are very firmly established and no more vulnerable than any other facility. The only dodgy item in your list are the allotments.... You might make reference to use of the Rec Field for privately run events such as the Food and Drink Festival last week - the PC is generally averse to such activities because they restrict use of the field by locals, generate lots of traffic and disturbance. We are concerned that the Rec is becoming known as a dirt cheap venue and the last thing we would want is a string of entrepreneurs lining up shows, festivals and fairs, even if they contribute to parish coffers.	Not a non-seq – first is allusion to businesses, second to facilities. <i>Pub is worse – can now stage noisy events to 11pm every week</i> Suggest leave subject of use of Rec for private events for a little as it's very sensitive just now – it's a project for PC and could be worded as such
III	46	Community facilities	MVMH	Project 20: The second subject was the suggestion of enlarging the Hall to include a secure archive storage room preferably with an adjacent area for the public to study the archive should they wish, this could possibly also provide a 'meeting room' for the Milland business community which would be quiet and private and available throughout the week (unlike the Committee room with its proximity to the Nursery school and sports groups etc.) The Trustees advise that this matter was discussed at length Sept 2012 - May 2013 when a Heritage Lottery Grant became available to commemorate WWI (as A War Memorial Hall we would have been eligible). Four outline plans of various complexity were drawn up incorporating the rear of the Hall into a two storey building (thus also eliminating the problems of the existing flat roof area). The estimate for the most comprehensive design was £ 150,000 of which (if successful) £100,000 would be available from the Heritage lottery but still leaving £50,000 +VAT to be found thus requiring considerable amounts of fund raising. The Trustees at the time felt that this was too ambitious a project especially as such a building open to the public would require disabled access which would mean installing a lift.	Points accepted but will retain as Project for the future
III	46	Community facilities	RF	Project 20: This is a very low-key mention of the parish archive idea. Your stuff, and mine, needs a permanent home. The storage area at the back of the hall could surely be made two-storey with minimum visual impact overall – a sort of mansard-style roof with a big central skylight would improve the present dull flat roof in fact. It should be the next village project.	See above
III	46	Community facilities	Hollycombe School	I did wonder if there should have been an extra project within the Community Facilities section, p.46, within which the school and its future was considered at a community level. For instance, location, size/state of buildings etc. However, this would need a lot of thought (which I couldn't possibly do by Wednesday) and a lot of careful treading. I have upset enough people in the last week and the possible re-siting or expansion of Hollycombe is not necessarily a viable or desirable option – just one that I think needs consideration by the community in terms of what they really want for the future of the village.	Have included as a vague project for future discussion
III	47	Community	SDNPA	10.2 Project 21 (pg. 47) what is the actual project for the parish council to pursue? REC: Review	Possibly omit project but

		facilities		project	needs to be borne in mind
III	47	Community facilities	JP	Project 21 (p.47): The cost of laying a new cricket table and football pitch plus a new clubhouse would effectively rule this project out. Could you mention here the use of the Sports club car parking area for school drop-offs, with a permissive path on the filed sie of the hedge to jon up with the road to the School? This was discussed at the last PC meeting and met with strong support. Support could be provided to the sports club to improve its car parking facilities in return - this would also enable use of the sports pitches by the school and hopefully grow young membership of the club.....	See above SDNPA. Suggest do <i>not</i> mention school parking as this is still a little touchy just now but could generalise the sports project
III	47	Community facilities	JP	Project 22 (p.47): Could allotmenters join in with the school garden? The allotments are likely to disappear fairly soon, so an alternative arrangement needs to be identified in the Plan....	Interesting idea – have added text
III	47	Community facilities	HRBW	Allotments – how do we energise interest? Cost is clearly outrunning investment	See above
III	47	Community facilities	SDNPA	10.3 Policy LE12 (pg. 12) – <i>this policy doesn't appear to add anything further to what is already set out in national policy regarding the support for community facilities (NPPF para.70). Also the requirement to be viable is out of place e.g. how would this apply to a school? REC: Review policy; remove if not necessary</i>	Stet as policy (or as project) but delete ref to viability (a non-viable school would be e.g. one with hardly any pupils ...)
III	47	Community facilities	SDNPA	10.4 Policy LE13 (pg.47) – <i>recommend that this policy allows for development only where alternative equivalent green space provision is provided. REC: Review policy.</i>	Accepted – reworded
III	47	Community facilities	SW	Policy LE.14 Page 47 Southern Water understands the desire to protect green spaces. However, we can not support the current wording of the above policy as it could create a barrier to utility providers, such as Southern Water, from delivering its essential infrastructure required to serve existing and planned development. Southern Water considers that should the need arise, the provision of essential wastewater or sewerage infrastructure (e.g. a new pumping station) required to serve new and existing customers or meet stricter environmental standards, would constitute special circumstances whereby our development should be allowed. There are limited options available with regard to location, as the infrastructure would need to connect into existing networks. The National Planning Practice Guidance (NPPG) recognises this scenario and states that <i>'it will be important to recognise that water and wastewater infrastructure sometimes has locational needs (and often consists of any engineering works rather than new buildings) which mean otherwise protected areas may exceptionally have to be considered'</i> . We made similar representations in respect of the Arundel Neighbourhood Development Plan and the Examiner agreed that utility infrastructure can represent very special circumstances. A similar policy to our proposal is included in page 13 of Locality's recently issued 'guide to writing planning policies which will address the issues that matter to your neighbourhood plan by Tony Burton called 'Writing planning policies'.	Accepted, taken into Sewerage section and policy SE.1 <i>No intention to create barriers but utility provision must be delivered sensitively and with minimal upset other than inevitable construction activity</i>

				Proposed amendment: To ensure consistency with the NPPG, we propose the following additional wording to policy S.1: <i>Open spaces such as local commons, woodland, village greens and community green spaces, including future designated Local Green Spaces that are not already protected under other legislation (e.g. as registered commons, registered village greens, SSSIs etc.), will be strongly protected from building development and from use for organised or exclusive recreation such as golf course, unless the development meets specific necessary utility infrastructure needs and no alternative feasible site is available.</i>	
III	47	Community facilities	RF	Project 22: 'the' primary school. Is this Rake or Hollycombe?	Only Hollycombe is within MNDP area Could it be used after school? How?
III	47	Community facilities	SDNPA	10.5 Policy LE15 (pg. 47) – it is necessary for clarity to include maps of the proposed Local Green Spaces alongside this policy. REC: Include maps of Local Green Spaces	Will finalise list and consider appropriate map
III	47	Community facilities	SDNPA	10.6 Project 23 (pg. 47) – Local Green Space status is a specific designation that can be identified for special protection green areas of particular importance for local communities through a Neighbourhood Development Plan or Local Plan. As NPPF para. 77 states this designation will only be appropriate in specific circumstances. The other designations mentioned in this section will have their own protection criteria and all will be afforded the general protection of being in a National Park. REC: Review approach to Local Green Space designations	Will review
III	48	Community projects	SDNPA	10.7 Community projects (pg. 48) – these should be moved to an appendix. REC: Move to appendix	Will move
III	48	Community projects	HRBW	Community logs – in our house supply sometimes overwhelms demand – it would be great if the community could flag up supply/demand ... and thus help each other out. Website?	Will incorporate into project description
III	48	Summary of policies	SDNPA	10.8 Summary of policies (pg. 48) – there are number of inconsistencies between the summary of policies and the actual policy wording. This could be misleading for anyone looking only at the summary. It's recommended that the summary of policies is removed. You may wish to include a list of policies at the start of documents (including policy titles) to help with navigating the document. REC: Remove summary of policies.	Inconsistencies a peril of much redrafting. Will ensure consistency. Will establish list of policies at start as suggested
III	48	Summary of policies	CDC CT	It would be helpful to have the 'Summary of Policies' p48 in the index and beneficial if there was an Infrastructure Business Plan or a list in the Appendix identifying their projects.	See above re summary. Will devise an infrastructure business plan (not sure of meaning here) as a project and coordinate with other projects concerning infrastructure
App	53	Milland YTT	VP	Alter date to 1989 (not 1999)	Will do
App	60ff	Milland Parish	SDNPA	11.1 Appendices – the inclusion of part of the Milland Parish Vision and Plan (2007) and the Parish Heritage and Design Statement within the appendices of the NDP could be confusing, particularly if	Will do this for SDNPA version but poss retain for

		Plan & Design Statement		<i>there are conflicts between the documents. It would be better to refer to these documents in a list of Evidence Base. <u>REC</u>: Remove Parish Plan extracts from Appendices</i>	PC version
App	60ff	Maps	SDNPA	11.2 Maps – <i>Maps 9a & b Land use appear to be at different scales which makes comparison between these maps difficult. <u>REC</u>: Resize map.</i>	Will do. (However, note several SDNPA maps on different scales!)