

MILLAND NEIGHBOURHOOD DEVELOPMENT PLAN

2015–2030

REGULATION 16 CONSULTATION VERSION (AUGUST 2015)





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LIST OF POLICIES

The following labels are used for Milland Neighbourhood Development Plan policies:

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

- EN.1** Natural environment
- EN.2** Dark 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
- S.3** Ribbon development
- S.4** Wheatsheaf Enclosure
- S.5** Mill Vale Meadows
- HD.3** Built form and materials
- HD.4** Core village design
- HD.5** Historic buildings
- HD.6** Heritage assets
- I.1** Infrastructure
- I.2** Lanes
- H.1** Enlarged homes
- H.2** Affordable housing
- H.3** Community land trusts
- H.4** Market housing
- H.5** Housing for rural workers
- H.6** Granny annexes and sheltered housing
- LE.1** Commercial development
- LE.2** Live/work dwellings
- LE.3** Rural industries
- LE.4** Farm diversification
- LE.5** Equine enterprises
- LE.6** Community businesses
- LE.7** Leisure pursuits
- LE.8** Visitor accommodation
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- 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

COMMUNITY PROJECTS:

- Community road lengthsman
- Community handyman
- Community renewable energy schemes
- Community transport
- Community log yard
- Woodland apprenticeships
- Workshops
- Village market
- Recreation Field equipment
- Sheltered housing project
- Youth Club or Youth Enterprise group
- Infrastructure business plan

INTRODUCTION

The Milland Neighbourhood Development Plan (**MNDP**) is in three main sections.

- **SECTION 1** provides essential background information about the parish.
- **SECTION 2** gives background information about the development of the Plan.
- **SECTION 3** is the Plan itself, with planning Policies and Objectives.

Milland Neighbourhood Development Plan: Evidence Base

The substantial supplementary document referred to in the MNDP as ***MNDP Evidence Base*** is held by the South Downs National Park Authority (**SDNPA**) and by members of the MNDP Steering Group and Milland Parish Council. It provides all of the evidence upon which the MNDP is based, with background facts and statistics about the parish and details of all the views that have been expressed by residents, local businesses and other local, regional and national stakeholders and consultation bodies during the drafting of the Plan.

MNDP Evidence Base includes:

- a detailed description and history of the parish of Milland, along with census data;
- details about earlier parish surveys and parish plans;
- full history of the development of the MNDP;
- community engagement: full details of how neighbourhood planning was publicised; how views and comments were solicited and collected, with details of all those comments and who made them and notes of meetings held; how the comments and views were addressed and taken into consideration during the drafting of the Plan, both before the first draft (April 2015) and before the final draft (August 2015);
- community matters and publications;
- database of sources consulted;
- supporting maps and illustrations.

MNDP Evidence Base also takes in the whole of the original Regulation 14 pre-submission first draft MNDP (April 2015) for reference and comparison with this final submission draft (August 2015) to show how Regulation 14 comments were addressed.

SECTION 1:

DESCRIPTION OF MILLAND



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MAP 1: Neighbourhood Area – the Parish of Milland

Milland is a rural parish of scattered small settlements and farms, influenced in the past by major landowning estates. There is a strong **sense of place** and community spirit. The supporting maps referred to below are in Appendix I. Photographs on the covers of this document and within the text give an idea of the landscape and the vernacular buildings. There is a detailed description of the parish and its settlements along with its unusual history in the supplementary document 'Milland Neighbourhood Development Plan: Evidence Base' (*MNDP Evidence Base*) and the following is a brief summary.

1.1 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).

1.2 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, SNCIs, BOAs, registered commons and ancient woodland (**Map 4: Designated nature conservation sites; Map 5: Open Access areas; Map 6: Woodland**).

1.3 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.

1.4 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, 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).

1.5 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 1: 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)



Figure 2: The churches. Ancient Tuxlith Chapel; St Luke's Linch at night; St Luke's Milland; Milland Evangelical Church

1.6 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.

1.7 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**).

1.8 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.

1.9 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**).

1.10 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.

1.11 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.

1.12 The parish’s **infrastructure** is poor in terms of utilities, telecommunications and access.

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’. 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 within its own neighbourhood over a suggested period, 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. These policies form part of the local authority’s overall local development plan. It may also describe the community’s wider aspirations and priorities and suggest how relevant initiatives might be delivered practically and on what timescale.

Part of the preparation of a Neighbourhood Plan incorporates the requirements of the European Union’s **Strategic Environmental Assessment** Directive. On 17 March 2015 Milland submitted a Screening Opinion request to its local planning authority, South Downs National Park Authority (**SDNPA**), for the Milland Neighbourhood Development Plan (**MNDP**) and was advised that, after consultation with Natural England, the Environment Agency and English Heritage (now Historic England), no Strategic Environmental Assessment (SEA) was required.

The Localism Act 2011 also provided a new set of rights for communities that include ‘Community right to challenge’, ‘Community right to bid’ and ‘Community right to build’ (see Glossary).

2.1.2 Independent examination

Neighbourhood plans must be submitted to an independent examiner, who will test them 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 Plan.

2.2 MILLAND PARISH PLANS

Milland is a self-sufficient and proactive community and in the past 25 years it has undertaken several surveys to compile parish plans of various kinds. These are described in the supplementary document *MNDP Evidence Base* and include *Milland: Yesterday, Today and Tomorrow* (1988), *Milland Parish Vision & Plan* (2007) and its addendum *Parish Design Statement* (2009) and, since then, parish council surveys on traffic management, housing and community needs. Relevant parts of the 2007 *Milland Parish Vision & Plan* and the 2009 *Design Statement* form part of the evidence base for the MNDP. In broad terms, the MNDP supports most of the statements in these two documents, but with certain provisos or qualifications and change of emphasis, especially as Milland has since become part of a National Park.

Milland has also published three books about the parish, the most important being *Milland: The Book* (2003), a comprehensive description and history of the parish (430 pages); it is essential reading as part of the background to the MNDP.

2.3 MILLAND NEIGHBOURHOOD DEVELOPMENT PLAN

The evolution of the Milland Neighbourhood Development Plan (MNDP) is described in full in the supplementary document *MNDP Evidence Base*. In brief, the first MNDP Steering Group was formed in February 2013, followed by wide community consultation through various direct and indirect means. All of these consultations form part of the Evidence Base and were taken into account in creating the first draft of the MNDP, published in April 2015 for Regulation 14 pre-submission consultation within the community and with a large number of statutory bodies. Responses to the April 2015 draft were taken into account for this second (August 2015) draft, which is now submitted to the local planning authority (SDNPA) for formal Regulation 16 consultation. The Milland Steering Group has worked closely with SDNPA throughout the drafting and consultation processes. The aim has been to ensure that the whole community is aware of the MNDP at every stage and has proactively been given every opportunity to influence its proposals.

2.3.1 Pre-drafting consultation

Several points had already become clear from the public response during detailed and widespread consultation within the parish that led up to preparation of the first (April 2015) draft of the MNDP.

- However desirable and theoretically sustainable future development might 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** is that their narrowness, especially the north/south routes, should be retained to protect the area from further increases in traffic.
- There is a strong desire to conserve and enhance the existing **tranquillity and beauty** of the natural and managed environment and there is resistance to any form of development that might jeopardise it.
- The community feels it is more or less ‘**the right size**’ and has a good social and generational balance. There is little enthusiasm for increasing the number of dwellings, unless there is a proven need for smaller affordable homes for those with local connections.
- 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 scattered **small settlements** in a beautiful rural setting, along with the fact that there was no central village a century ago. The village itself likes being a small well-knit community and is comfortable in its own skin.

2.3.2 Vision

The MNDP 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 a place for future generations to cherish and in which they can thrive.

SECTION 3

THE PLAN

3.0 INTRODUCTION

3.0.1 Neighbourhood

The 'neighbourhood' for the Milland Neighbourhood Development Plan (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 and SDNPA is the local authority for 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 existing Chichester District Council (CDC) Local Plan, which came into effect in 1999. A new CDC Local Plan was accepted in July 2015 but excluded areas that were in the National Park, such as Milland. Thus the 1999 CDC Local Plan continues to apply to Milland until the SDNPA Local Plan is accepted. The 1999 CDC Local Plan yields to government policies for National Parks.

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. It describes the community's views as to how the parish can meet the challenges of the future, including what changes should be made in the parish, and lays out proposals and priorities in relation to those changes. Milland Parish Council will annually consider whether any review of the MNDP is required, to ensure continued compliance with national and local planning strategies and also to reflect the changing needs of the community.

3.0.3 Objectives, Policies, Projects, aspirations and principles

Section 3 sets out a series of planning policies which, if adopted, will form part of the SDNPA Local Plan. The **Objectives** set the tone for each subsection. The **Policies** set out below should be seen against the background given in Sections 1 and 2 and in more detail in the supplementary document *MNDP Evidence Base*. The Policies are in conformity with the National Planning Policy Framework (NPPF) and in general with the emerging policies of the SDNPA Local Plan. Also mentioned in this section are projects, aspirations, proposed actions and principles not directly related to land use (i.e. not used in decision making on planning applications). The **Projects** are described in detail in Appendix II.

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 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 (see **Policy EN.1: Natural Environment**). There is concern that disproportionate emphasis on visitors might jeopardise precisely the qualities that are valued by Milland residents and visitors alike.

There is also wide agreement 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 (see **Policy I.2: Lanes**).

While a Neighbourhood Plan should not conflict with the relevant Local Plan, the emphasis within the MNDP must reflect above all the parish's own situation. 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 noted 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.

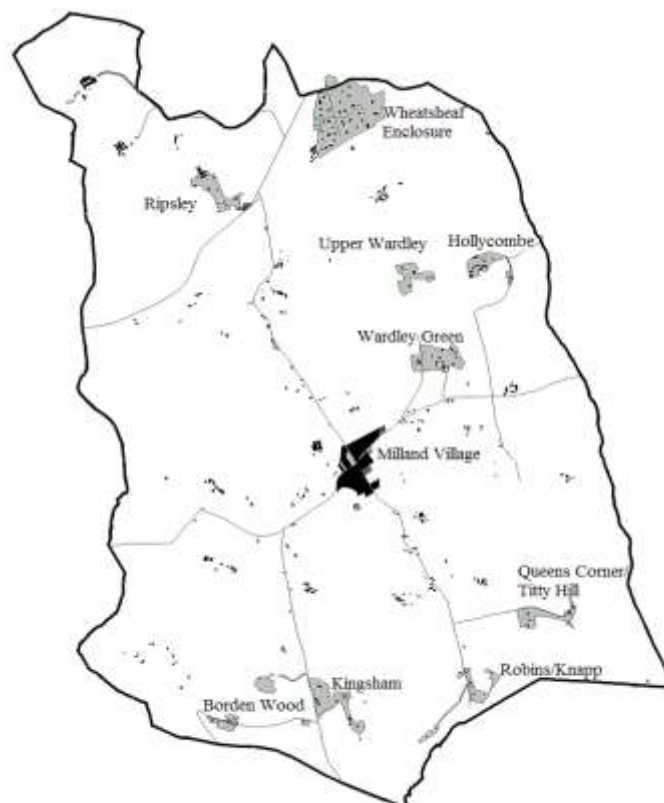
3.0.5 Maps

Maps referred to in the following paragraphs are reproduced in the Appendix (some are also reproduced within the text) and are listed at the beginning of this document for quick reference.

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**') but equally might refer to each of the separate and much smaller scattered settlements and hamlets ('**small settlements**') in the rest of the parish, where appropriate. Each of these broadly self-contained areas is identified in **Map 7 (Settlement areas)**. There was no village of Milland until the mid 20th century, when it began to be developed as a matter of deliberate local government policy from a few scattered cottages near a pub.

At the request of SDNPA, the built-up area of the core village is now defined as the '**settlement boundary area**' (**Map 19: Settlement Boundary Area**) as delineated by the MNDP Steering Group 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**). SDNPA defines a settlement boundary area 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).

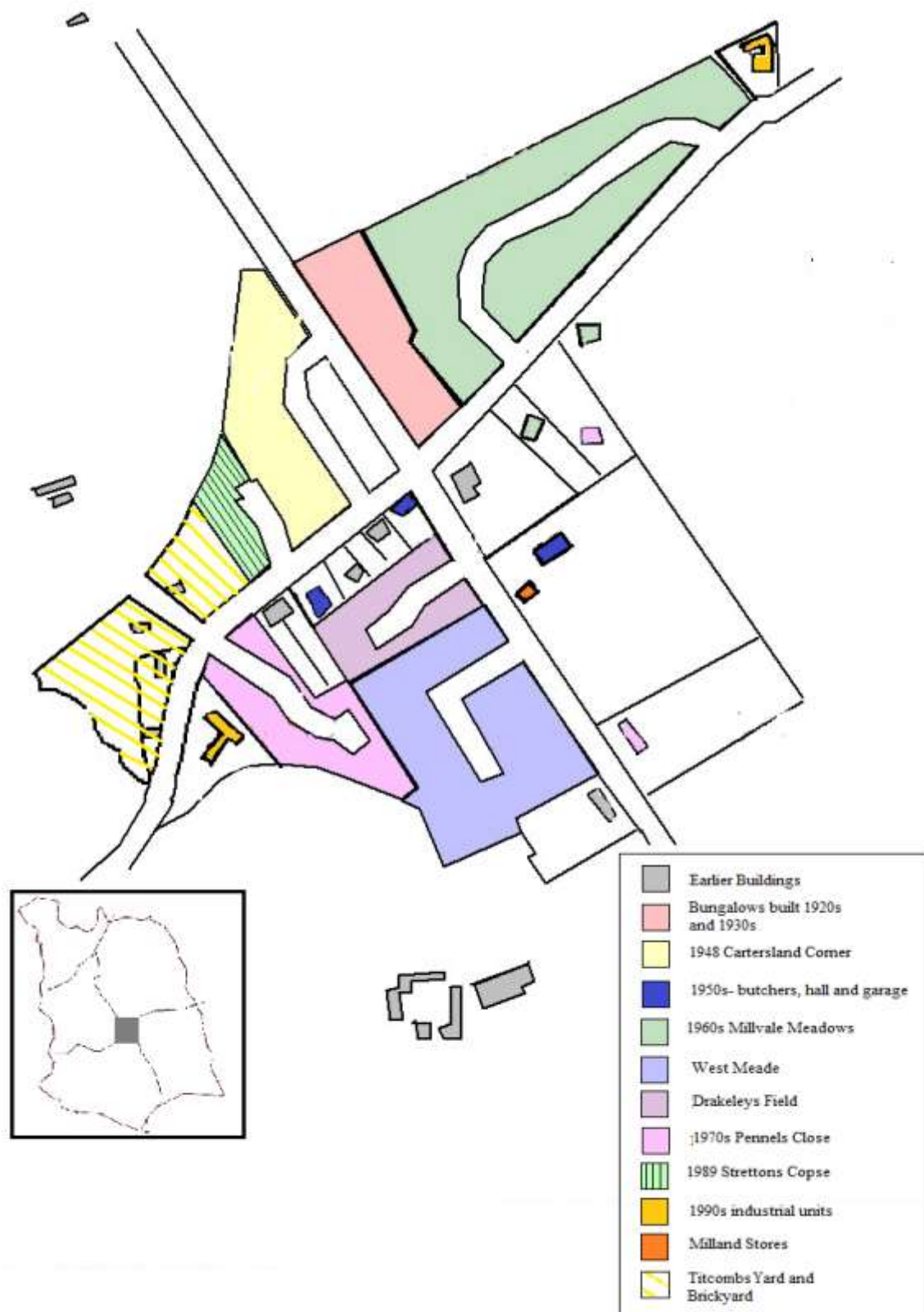


MAP 7: Settlement Areas



Figure 3: The heart of the village

Chichester District Council had never included Milland as a settlement area suitable for development and, until the end of the MNDP Regulation 14 pre-consultation draft period, no part of Milland was listed in the emerging SDNPA Local Plan strategic housing policy as being within a settlement boundary area. Instead, the parish was placed within the SDNPA's 'Weald and dispersed settlement' Broad Area and was covered under 'general countryside policies', with a presumption against development for the whole parish. This situation was altered when the SDNPA Planning Committee decided (11 June 2015) that Milland's core village should have a settlement boundary. 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' (see Glossary) for affordable homes for local people. There appear to be potential brownfield sites (see Glossary) immediately adjacent to the settlement boundary area that might be suitable for very limited development of some kind in the future. The use of brownfield sites, and the possibility of altering their current designations (where these 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**; see also para 3.4.3: *Housing development sites*).



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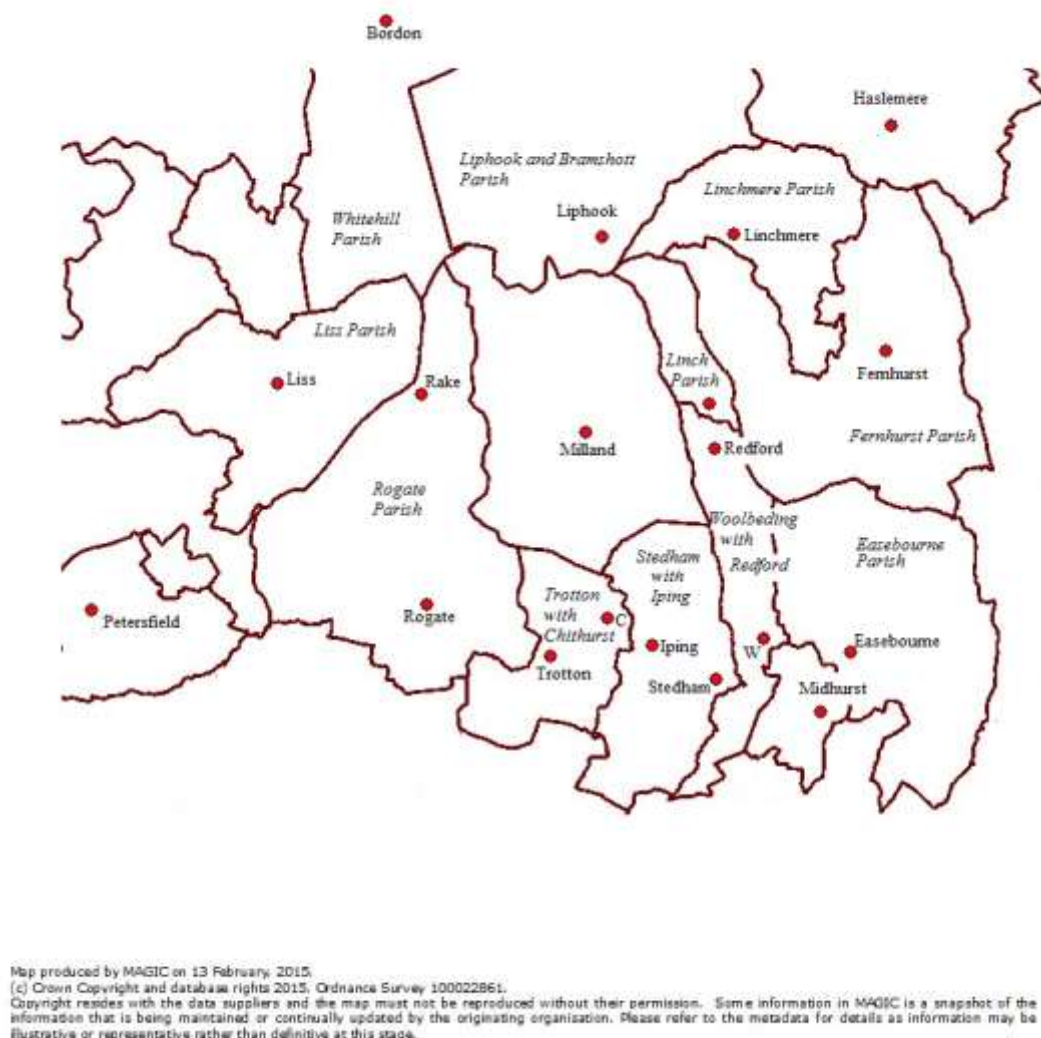
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MAP 8: Development of the core village

3.0.7 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 SDNPA Local Plan emerging policy on Spatial Strategy; and **Project 2: Liaison with neighbouring parishes**). The surrounding areas are shown in **Map 11** (Surrounding parishes, towns and villages).



MAP 11: Surrounding parishes, towns and villages

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), direct access to the major road network and housing of all kinds. There are also substantial development plans for nearby Liss 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 centres 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.

3.0.8 Future development

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

- the importance of conserving and enhancing the **natural beauty**, largely **medieval landscape** and **cultural heritage** of this rural parish within the National Park (including protection of important **views** across the valley from its surrounding hills);
- potential **archaeological** interest throughout the parish requiring further research to avoid unintentional site damage;
- the desire to conserve the scattered nature and individuality of the parish's various **small settlements**;
- concern about the decreasing availability of **smaller dwellings**;
- pressure for **leisure development**, particularly within the Greensand Hills landscape area in the north of the parish;
- narrow north/south **lanes**;
- problems with poor **infrastructure**; and
- the preference for concentrating new development, if any, within the **core village**.

3.0.9 Sections of the Plan

The Milland Neighbourhood Development Plan is divided into five 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

3.1 NATURAL ENVIRONMENT AND COUNTRYSIDE



Figure 4: Valley arable glenland fields (top left, looking towards the northern hangers); Weavers Down heath and grassland (top right); and views over the Valley from Older Hill

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.

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 (**Map 2: Landscape types and soil types**). Beyond the hangers are large expanses of open heath (**Map 5: Open Access areas**). The hangers offer a wide view over the whole valley. The tranquillity is noticeable: all of the parish, including the core village, is distant from main A-roads.

Policy EN.1: *Natural environment* will embrace adjacent land beyond the parish borders wherever it is possible to have an input for decisions concerning that land (**Project 2: Liaison with neighbouring parishes**).

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, enjoy and share the special qualities of the parish (**Project 3: Environmental stewardship**).

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, are of particular relevance and should be taken as read in Policy EN.1.

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.

3.1.2 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. In the case of security and other outside lighting on private and public premises, encouragement will be given to ensure that it is neighbourly in its use (**Project 4: Dark night skies**).

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.

3.1.3 Green infrastructure

The parish has a balanced combination of woodland, agricultural land and open heathland and includes several protected or designated sites (**Map 4: Designated nature conservation sites**; **Map 5: Open Access areas**). There are large areas of ancient woodland and some fine specimen trees, including individuals that are 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**).

A major feature of the parish's green infrastructure is its extensive water network of streams, ponds and lakes (**Map 3: Watercourses, ponds and lakes**; **Project 5: Streams and ponds**). These features necessarily limit further development, partly to avoid detracting from the beauty of the landscape and partly because the Valley is on damp claylands, with historical names for several areas including the word 'Marsh'. There have been construction challenges for builders on these 'marsh' areas, such as the core village (formerly 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.



Figure 5: Folly Pond, the largest lake in Milland parish

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.

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.

3.1.4 Minerals

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. Whilst activities such as oil exploration 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 inappropriate for the increased HGV and heavy plant use that would accompany the relevant exploration, structural installation and servicing of such sites, whether the actual sites are within or beyond the parish boundaries.

3.1.5 Renewable energy

Thought has been 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 commercial renewable energy facilities.

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 affordable community electricity supply based on solar energy.

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, heritage features and vernacular styles and materials (**Project 7: Heritage**) are described in detail in the supplementary document, *MNDP Evidence Base*.

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.)

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.



Figure 6(a): Aerial photograph (1947) of the centre of the parish. It was from this series of photographs that the Roman road and man-sio were first discovered. The photograph also shows that the present village of Milland did not exist in the 1940s.



Figure 6(b): Aerial photograph (1990s) with parish boundaries for the whole of Milland and (to the east) Linch



Figure 6(c): First edition Ordnance Survey map (1813) showing undeveloped crossroads area as Milland Marsh



Figure 6(d): Gardner and Gream map (1795) showing undeveloped crossroads area as Leget Heath

3.2.1 Settlements

The parish includes several small settlements (**Map 7: Settlement areas**) in addition to the core village. The settlements are broadly defined in the supplementary document, *MNDP Evidence Base*, which includes their population sizes. About one-third of the parish's electorate live within the core village, which 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. Further development should be concentrated in the core village (**Map 19: Settlement Boundary Area**), though a limited case can also be made for the northern part of the parish beyond the B2070.



MAP 19: Settlement Boundary Area

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

POLICY S.1: CORE VILLAGE DEVELOPMENT

In general, for the core village as defined by the settlement boundary (**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 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 acceptable 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 (**Project 8: Neighbour consultation**).

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, it is proposed and accepted by the current residents through Wheatsheaf Enclosure Residents’ Association (WERA) that the original concept of the Enclosure, conceived in the 1930s as a rural development of properties in large plots, should continue to be respected.

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.



Figure 7: Wheatsheaf Enclosure; Mill Vale Meadows

For **Mill Vale Meadows** within the core village, the formal residents' association (Mill Vale Meadows Road 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. The back gardens are small and there is no space for infilling, nor would this be deemed desirable. Most of the dwellings are bungalows. 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.

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 (**Project 9: Conservation areas**). This settlement includes several cottages (two of them listed), Hollycombe Primary School and a registered common (CL.301) (**Map 14: Designated heritage assets**).

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 character. The vernacular style for local buildings 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. The core village, being modern, did not follow this style: 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. 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.



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 isolated older cottage (lower right) is one of the parish's few remaining examples of a timber-frame dwelling.

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, is subservient to the landscape and significantly enhances the overall character of the parish (see NPPF paragraph 55). The suburbanisation of the parish, and in particular the core village, will be resisted, including the ‘cluttering’ of the public realm (**Project 10: Signs**).

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**).

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.

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.

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.

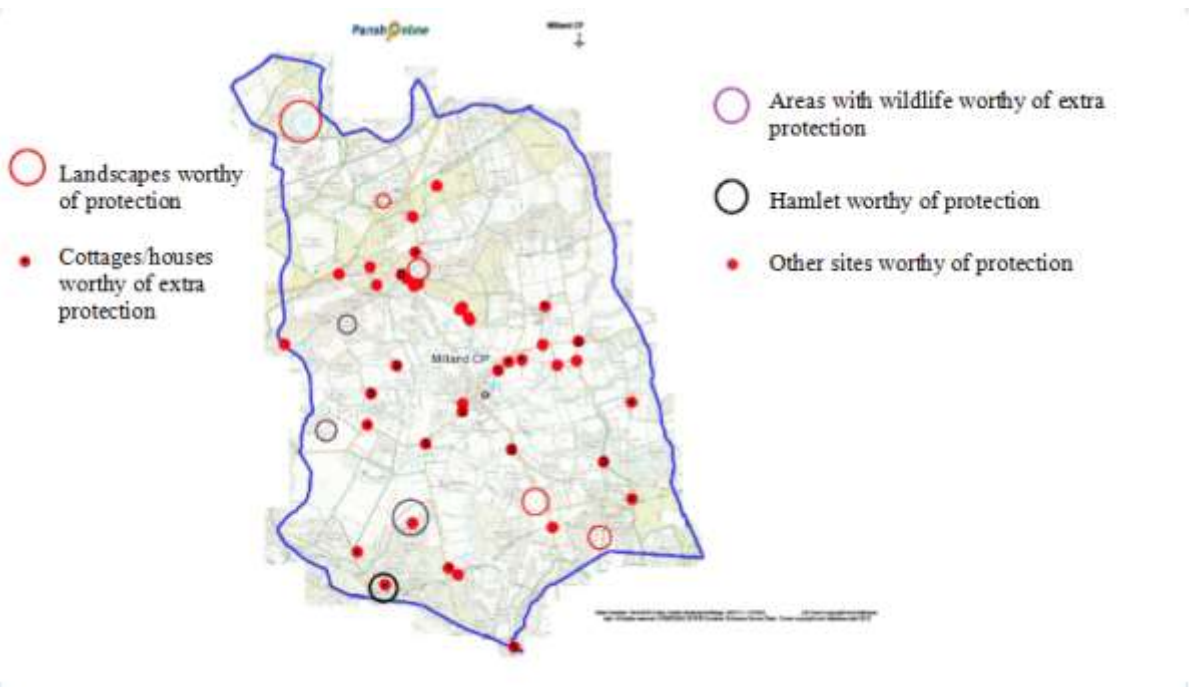
Undesignated heritage assets (significant buildings or structures and also managed landscape features) are in the course of being identified through the parish council with a view to putting in hand the necessary processes to achieve more formal local heritage listing via SDNPA (**Project 11: Local heritage assets**). In the meantime the local significance of these assets should be honoured where any planning application for development might affect them (**Map 20: Undesignated heritage assets**). They are listed below for reference and described in more detail in Appendix II.

- Bridges: Milland Place road bridge; Kingsham Bridge; New Bridge; other old stone bridges
- Medieval steps at Maysleith Hanger

- Iping Marsh graveyard gig shed and walls
- Estate workers' cottages
- Borden Village Hall
- Brickyard structures
- Sheepwash at Durrants Pond
- Ironstone retaining banks on sunken lanes
- Historical water meadow management systems
- Managed landscapes and parkscapes: Dunner Hill, Ripsley, Forest Mere, large ponds
- Historical boundary banks and markers

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.



MAP 20: Undesignated heritage assets





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 brickyard hack houses and moulding shed are now largely overgrown and hard to discover but these old photographs are reminders of what had been a thriving industry at the heart of Milland until the late 1930s.

3.3 ACCESSIBILITY AND INFRASTRUCTURE

OBJECTIVE 3: *There should be no major 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.*

3.3.1 Utilities and communication systems

Milland is not well served by its existing infrastructure. There is no mains gas supply, i.e. there is no mains alternative to electricity. Major weaknesses for many years have included the sewerage system, power supplies and telecommunications (**Map 21: Services**; **Project 12: Infrastructure**), details of which are given in the supplementary document *MNDP Evidence Base*.

To summarise:

- The parish's **sewerage system** is frequently overloaded. Before new development on any scale can take place, 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. Should the need arise for the provision of essential wastewater or sewerage infrastructure 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 from development by MNDP policies.
- After many years of frequent mains **electricity** power cuts, Southern Electricity Power Distribution undertook a major programme of tree-cutting in the eastern part of the parish and the installation of new equipment in August 2015 to reduce the incidence and duration of power cuts. The ongoing success of these measures will be closely monitored in the parish.
- There have been recent improvements by British Telecom (BT) to strengthen overhead **telephone** cables, but many parts of the system are underground and landline breakdowns remain common. This includes the **broadband system**, which relies largely on the BT network. In the summer of 2015 BT installed fibre optic cables to improve broadband speeds within the core village. However, broadband speeds for the wider parish remain unacceptably low for the local economy, especially for businesses and the growing number of people who work from home.
- The topography of the area frequently causes poor or non-existent reception on the **mobile phone** network in many parts of the parish. There are also problems with the poor quality of **digital radio** signals in parts of the parish.

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 supply 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.

3.3.2 Access

The problems with the parish's road network (**Map 12: Roads in the parish**), including blockages by HGVs, are described in supplementary document *MNDP: Evidence Base*. The narrow north/south lanes are a crucial factor in any future development within the parish (**Project 13: Milland Lane**). Milland wishes to conserve and enhance its narrow lanes in their own right and as a means of helping to conserve and enhance the identities of the communities that they connect.

The east/west lanes in the Valley have pinch points that do not allow two larger vehicles to pass each other and also a woodland crossroads and several chicane bends where traffic accidents are increasingly frequent.



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.

The combination of the narrow local lanes, poor mobile reception and closeness to county borders has sometimes resulted in delays in the arrival of emergency services (**Project 14: Health**). In addition, centres large enough to have main hospitals are distant (see supplementary document *MNDP Evidence Base*) and access to hospitals is always a concern for residents. The narrowness of the lanes also affects the provision of public transport (**Project 15: Sustainable transport**). In contrast to the Valley, the area in the north of the parish beyond Milland Hill has the benefit of direct access to the B2070, with easy access to Liphook and thence to the A3. There is also a mainline railway station at Liphook. In the context of access, it might be more appropriate for limited development to occur in this northern part of the parish than within the Valley. This might include low-cost housing for those employed by the northern area's larger employers, though 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 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*. For Milland, the relevant part of the SRN is well outside the parish but includes the junctions of the A3 with the B3004 (Headley Road) 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. Longmoor Road includes the entrance to the Old Thorns Manor Hotel and golf course complex.

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.

3.3.3 Parking

The only designated public car park in the parish serves Milland Valley Memorial Hall and Milland Stores in the core village. Community businesses such as pubs and shops will be encouraged to provide adequate customer parking within their own curtilage (see **Policy LE.6: Local retail and service outlets**). 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.

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 that are better suited to development and have better facilities. With its poor infrastructure (including services and access), Milland is unlikely to be suitable 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.

At intervals over the past 30 years, Milland Parish Council has undertaken surveys to assess the need for more housing in the parish and to identify potential sites should such a need be demonstrated. In each of these surveys, the perceived need (though not quantified or verified) has been for smaller affordable homes on a very limited scale, if any. Sites considered for such housing in the past were not necessarily realistic and were not drawn up in consultation with site owners (see supplementary document *MNDP Evidence Base*).

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 accords with the views expressed by local residents in Milland during the drafting of the MNDP.

3.4.1 Loss of smaller homes

House prices have risen sharply in the parish, especially over the past decade and even more rapidly since the parish became part of the new National Park. In addition, in common with many communities, there has been a marked decrease in the availability of smaller homes. There has been an influx of house buyers who extend or demolish an existing dwelling and replace it with a larger one. To ensure a balanced community, this trend needs to be modified where possible. Homes suitable for single people or couples without children are in limited supply compared with family-sized homes with 3 or more bedrooms.

POLICY H.1: ENLARGED HOMES

Because of the depletion 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 should 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 Affordable housing

The lack of smaller homes affects affordability. There is a diminishing pool of affordable homes in the parish. It has been noted that housing association rents in Strettons Copse (*Map 8: Development of the core village*) have become beyond the means of several long-resident local people wishing to downsize from family-sized social housing and they have had to move to Midhurst or Liphook. 'Affordable' (see Glossary) is generally defined as up to 80% of local market rates but the latter are very high in Milland, and rising. Space for new housing of any kind within the core village (the preferred location) is limited and Milland does not have the capacity to continue to provide affordable housing for those with no local connections (*Project 1: Housing supply and housing sites; Project 16: Housing Register*).

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 within 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.

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 but 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).

3.4.3 Housing development sites

Within the SDNPA Spatial Strategy, development is in principle excluded on green spaces such as agricultural fields, paddocks and orchards, unless entirely surrounded by a built-up area. Within the core village's newly defined settlement boundary (**Map 19: Settlement Boundary Area**) there is now a presumption in favour of development albeit on a very small scale (see Section 3.0.6). In terms of the policies set out in the MNDP, the only potential sites for new housing are brownfield or infill sites within the settlement boundary, subject to such sites being made available by their owners (**Project 1: Housing supply and housing sites**). For affordable housing for local people in perpetuity, the housing authority in consultation with the parish council might seek **rural exception sites** (see Glossary), but such sites would not be made available for other types of housing. There are potential brownfield sites (i.e. windfall sites; see Glossary) within or immediately adjacent to the core village that might be suitable for limited housing development but only if all of the following criteria are met: infrastructure problems can be overcome; any existing constraints limiting those sites to use for light industry are lifted; the landowner is amenable (i.e. the site is deliverable); the sites are affordable; and MNDP and SDNPA Local Plan policies are applied (**Policy S.1: Core village development**).

In order to retain a good balance of development that will not overwhelm the existing built environment, the number of units on any site will be restricted and, in line with the SDNPA Local Plan's emerging policies, will be limited to affordable housing in perpetuity. 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 on greenfield sites will be resisted unless for rural exception sites. Ribbon development between the settlements will not be permitted (**Policy S.3: Ribbon development**).

The priority in Milland is for small affordable housing. New **open-market housing** is unlikely to be acceptable.

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**).

3.4.4 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 workers. Many agricultural cottages have been sold off as private homes and the agricultural occupation restrictions have been lifted. With the fast 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.

POLICY H.5: HOUSING FOR RURAL WORKERS

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**.

3.4.5 Young families and the older generation

There has been a noticeable and welcome increase in incoming young families over the past 10 years. The present mix of housing does cater for growing families, though the rapid rise in house prices could be a problem in the future.

There is a tendency for couples to remain in Milland after their children have left home. 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. The creation of secondary accommodation (e.g. 'granny annexes' as defined in the 2011 Census dwelling count; see Glossary) in existing properties to encourage multi-generational occupation could help to ease this situation.

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 and remain 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 will be viewed favourably.

3.5 LOCAL ECONOMY AND COMMUNITY

OBJECTIVE 5(a): 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 5(b): 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.

3.5.1 Employment

There are many thriving small businesses in the parish and these are 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 make a considerable contribution to community activities and structures and all possible support will be given to them (**Project 17: Home working**).

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 (**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.

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.

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 some concern that too much agricultural land is now being used for major equine enterprises. The SDNPA Local Plan's emerging development management policy on equestrian uses is welcomed.

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.

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.

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

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

Milland 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 reluctance to accept more intrusive and more organised leisure pursuits. Policy RT9 of the Exmoor National Park Local Plan seems appropriate: '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.'

The existing network of **public rights of way** (**Map 13: Public rights of way**) for peaceful enjoyment is highly valued and could be extended if landowners and the County Council were willing (**Project 18: Shoots; Project 19: Rights of way network**).

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

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.

There is a long tradition of supplying **bed-and-breakfast accommodation** for visitors to the parish and this will continue to be encouraged as a useful contribution to the local economy.

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 visitors' caravans do not cause problems in the narrow lanes.

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. This is especially true on open-access heathland in the parish, 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 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 there is no need for new or extended courses.

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

There is a solid base of community facilities in the parish (**Map 15: Community meeting places**). Every encouragement and protection will be given to these facilities and they should be enhanced where possible, including by the use of sites that are not already community facilities (**Project 21: Hollycombe School**; **Project 22: Local green spaces**; **Project 23: Parish room**).

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, community shops and medical centres will be supported where there is evidence of local need and direct local benefit to parish residents as a priority.

As well as the Recreation Field at the heart of the core village, there is a **Sports Club** pavilion and Sports Field about 1km from the core village's crossroads. These are on a short-term lease (albeit regularly renewed over many years), which means that it has often been difficult for the Club to raise funds to improve its facilities, including drainage of this wet site (**Project 24: Sports facilities**). There is another cricket club (Liphook & Ripsley) with its own grounds within the northern part of the parish on the northern side of the B2070.

Recently there has been markedly less enthusiasm to take up the parish council **allotments** along Milland Lane and their future is not promising (**Project 25: Allotments and community orchards**).

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), 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.

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 parish council projects already suggested above, consideration might be given to some of the other suggestions submitted by parishioners during consultations in the development of the MNDP (see Appendix II) which might in some cases be funded by developers (e.g. through CIL).

APPENDIX I

MAPS

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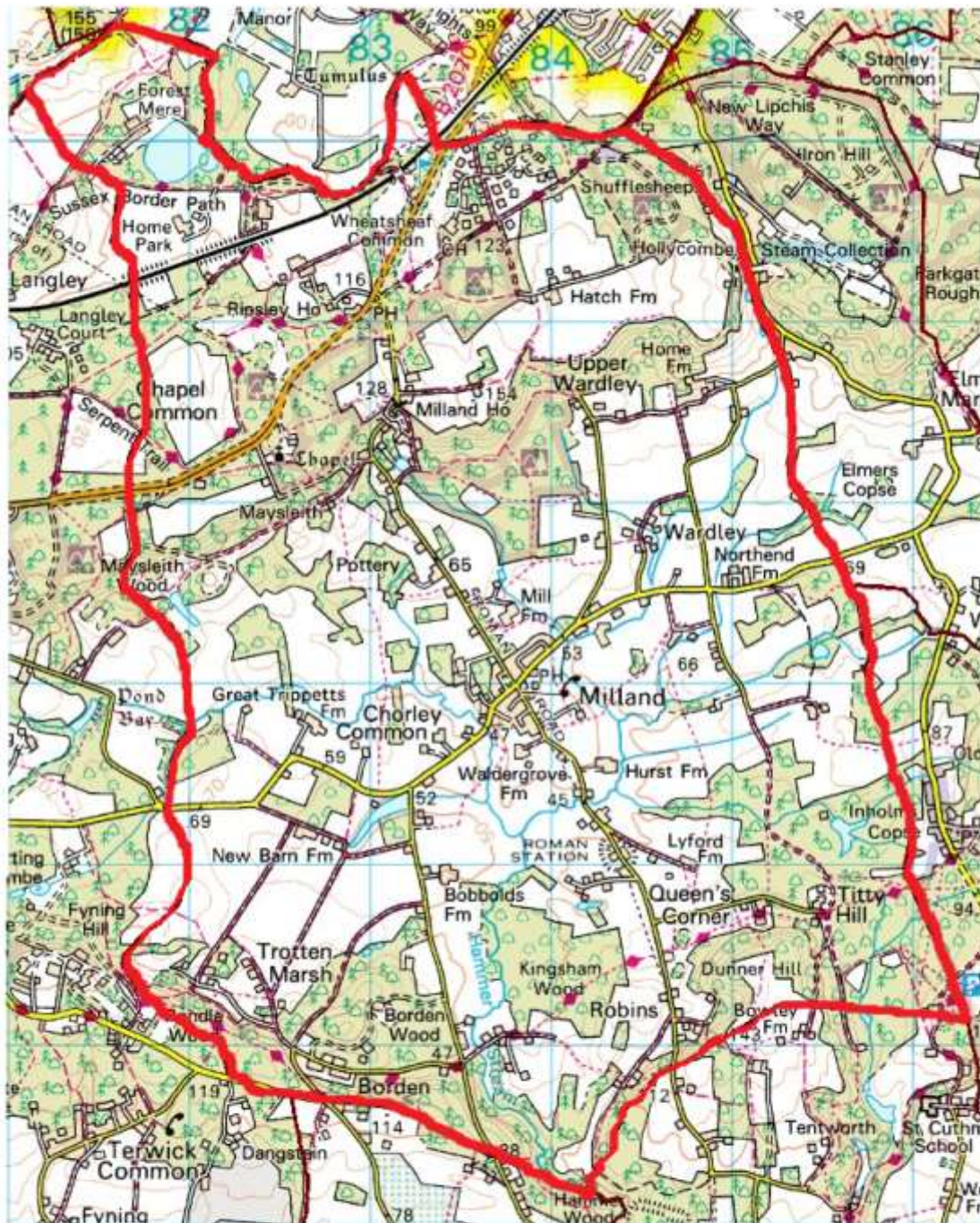
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Maps have been researched and designed for the Milland Neighbourhood Development Plan by Isabella Morton Smith, Robin Quinnell and Lorraine Grocott BEM. The maps are as follows.

- Map 1:** Neighbourhood Area – the parish of Milland
- Map 2:** Landscape types and soil types
- Map 3:** Water courses, ponds and lakes
- Map 4:** Designated nature conservation sites
- Map 5:** Open Access areas
- Map 6:** 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
- Map 17:** Land use
- Map 18:** Employment areas
- Map 19:** Settlement Boundary Area
- Map 20:** Undesignated heritage assets
- Map 21:** Services

MAP 1: Neighbourhood Area – the parish of Milland



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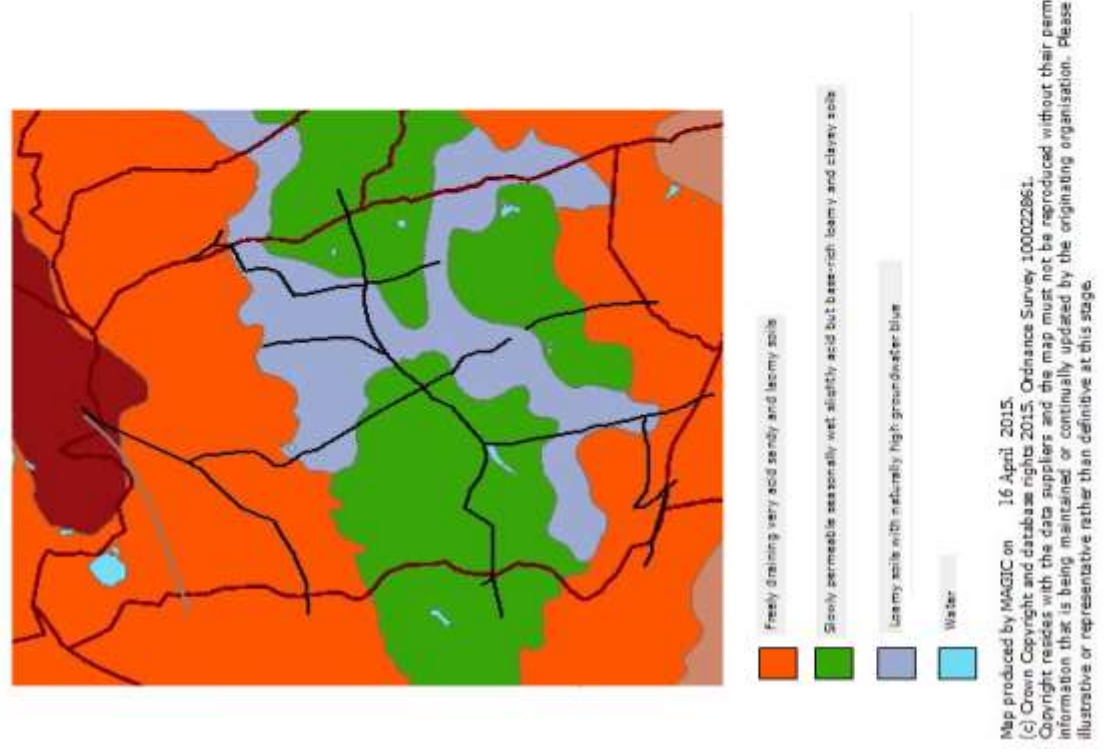
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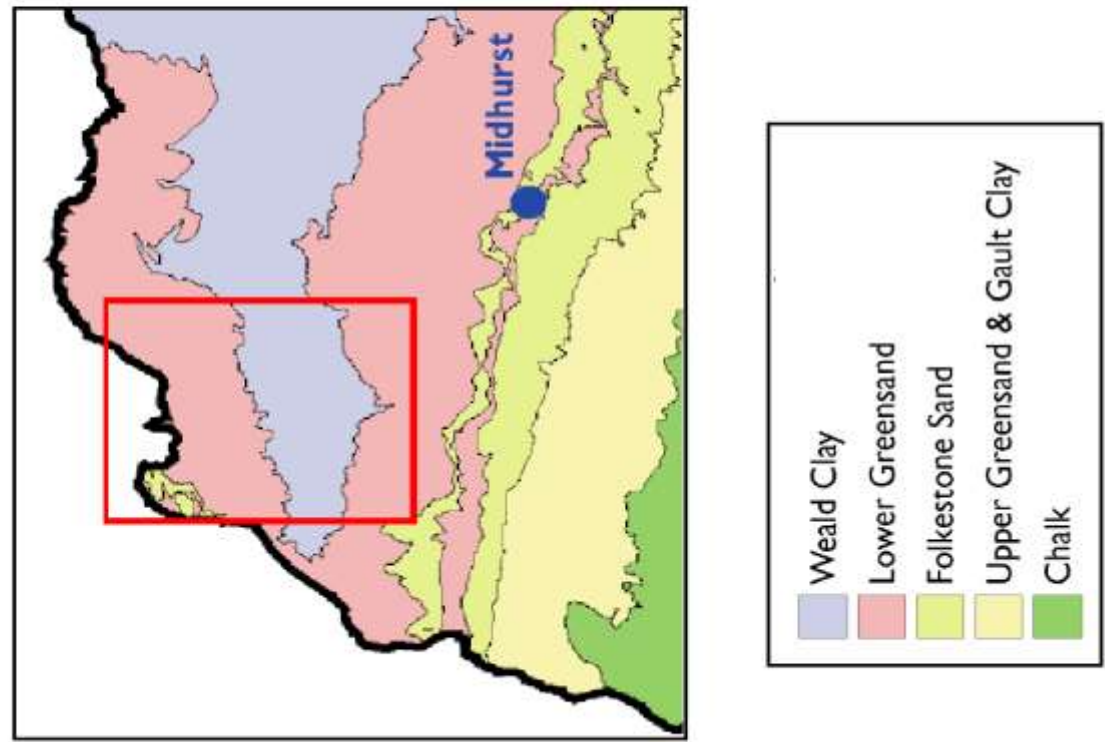
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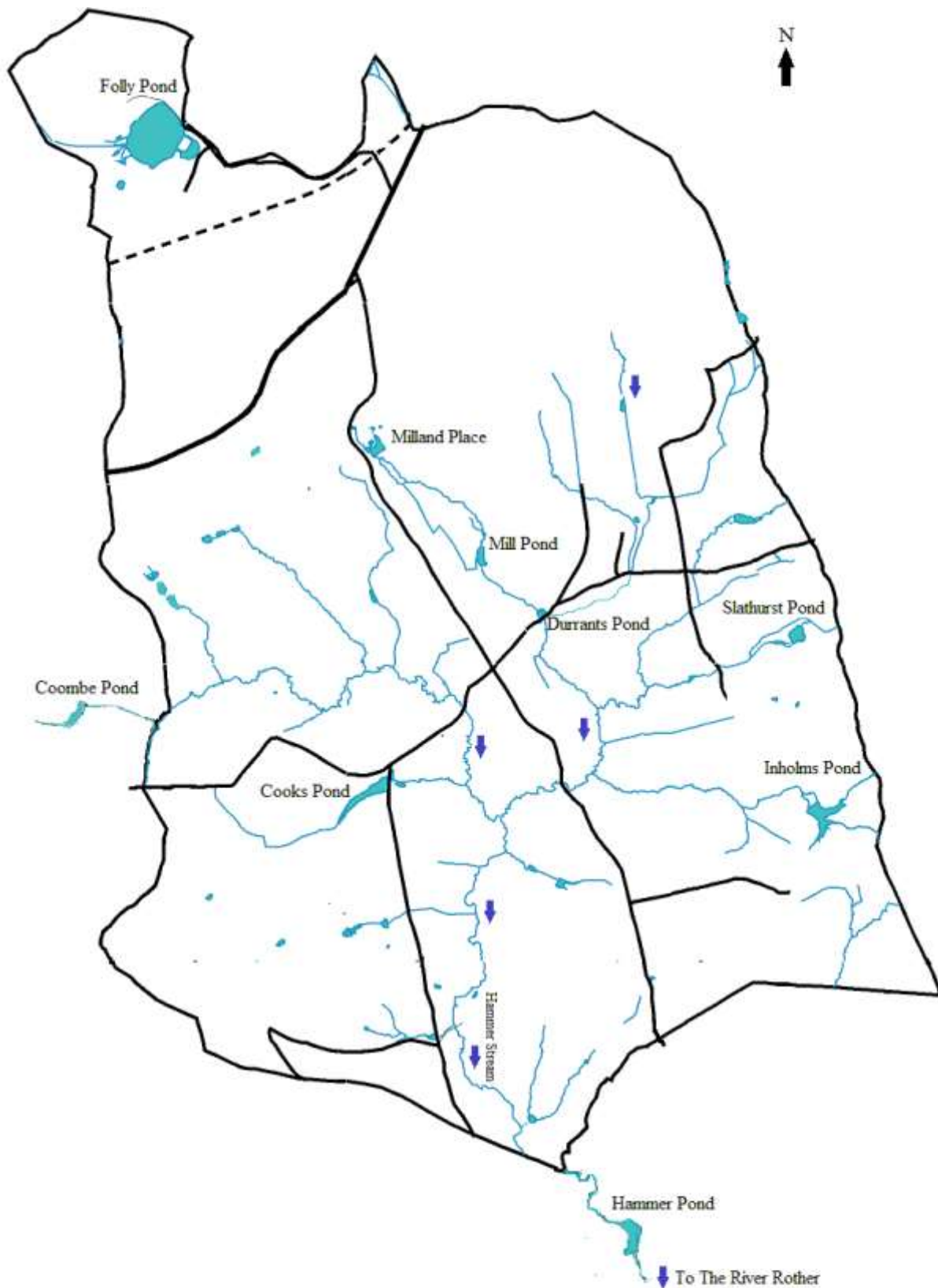
MAP 2b: Soil Types



MAP 2a: Landscape Types



MAP 3: Water courses, ponds and lakes



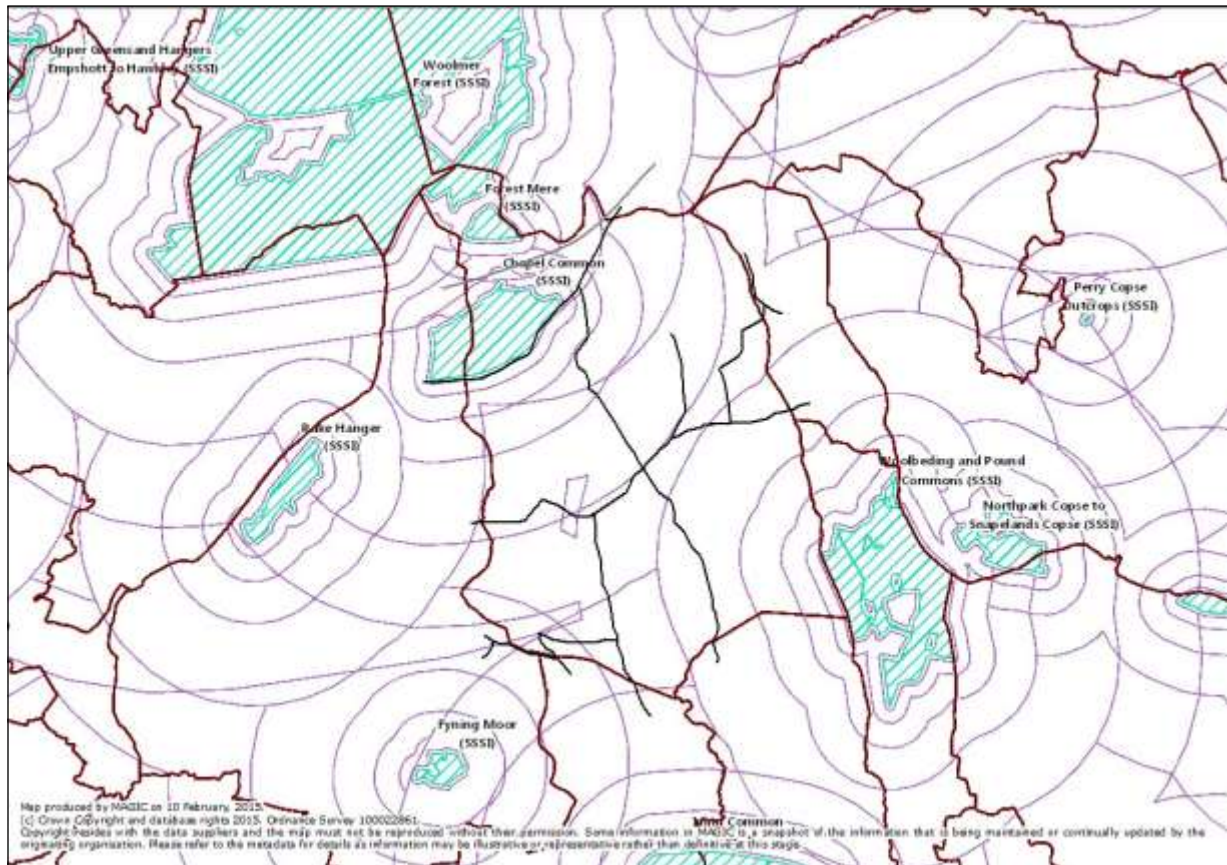
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MAP 4a: Designated nature conservation sites

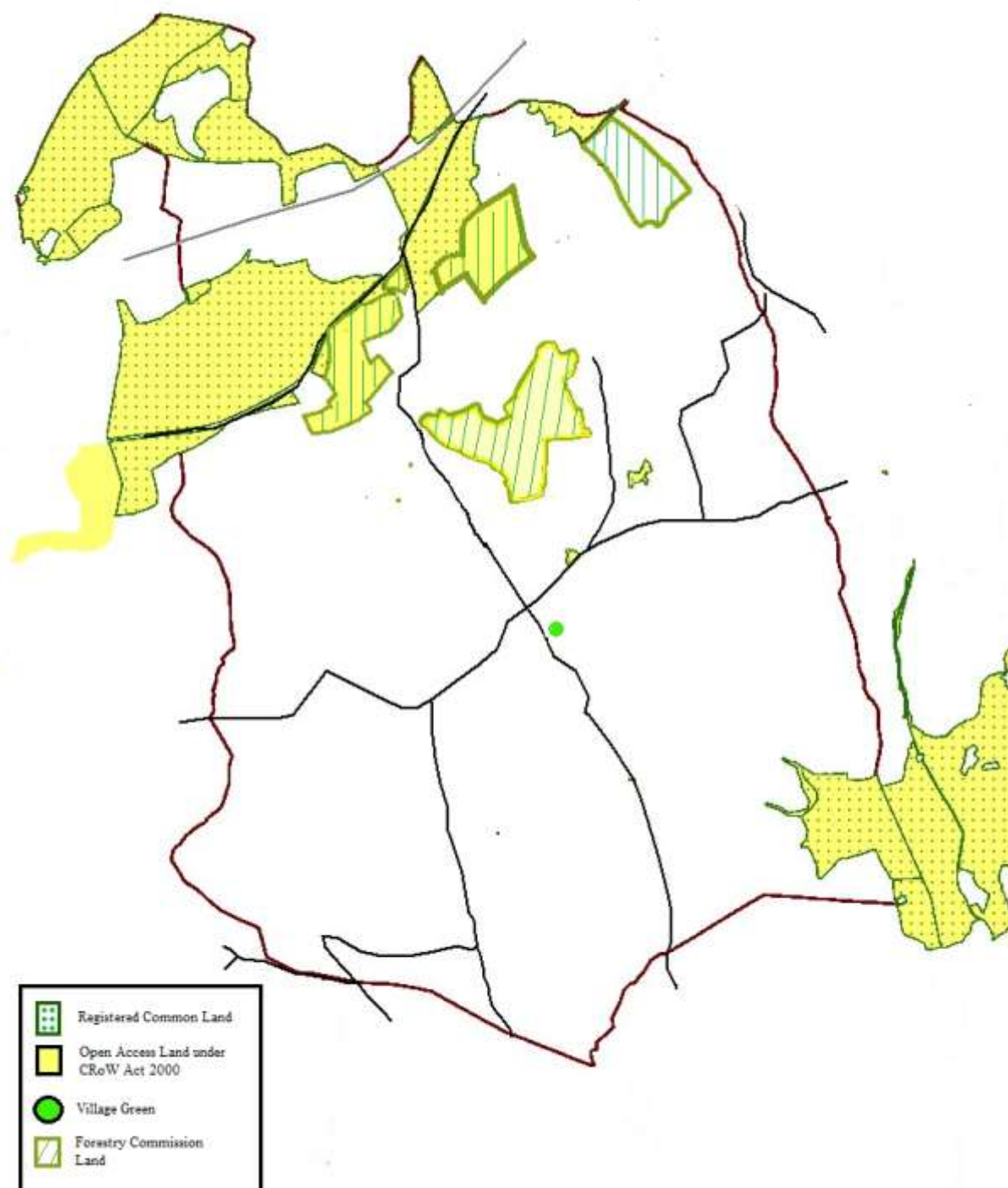


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MAP 4b: Risk zones radiating around designated sites



MAP 5: Open Access areas

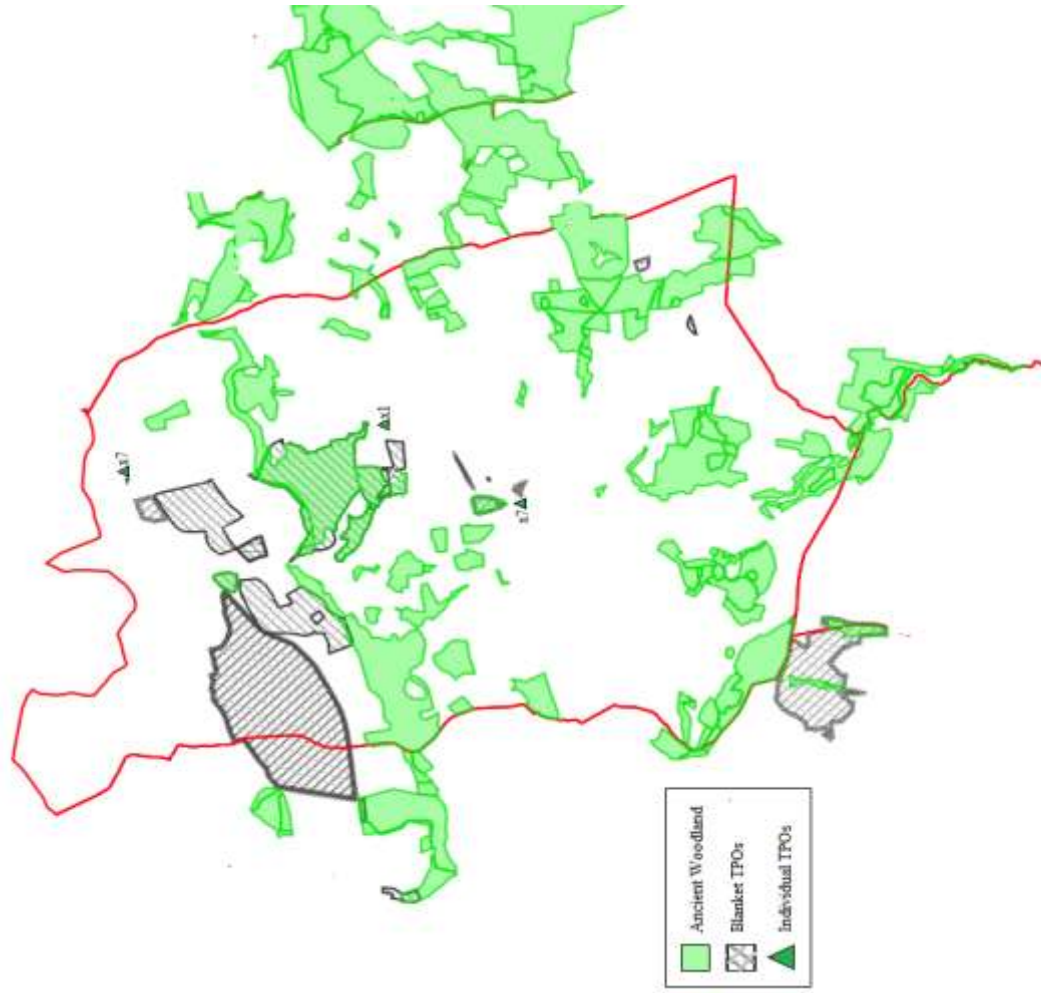


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MAP 6b: TPOs and Ancient Woodland



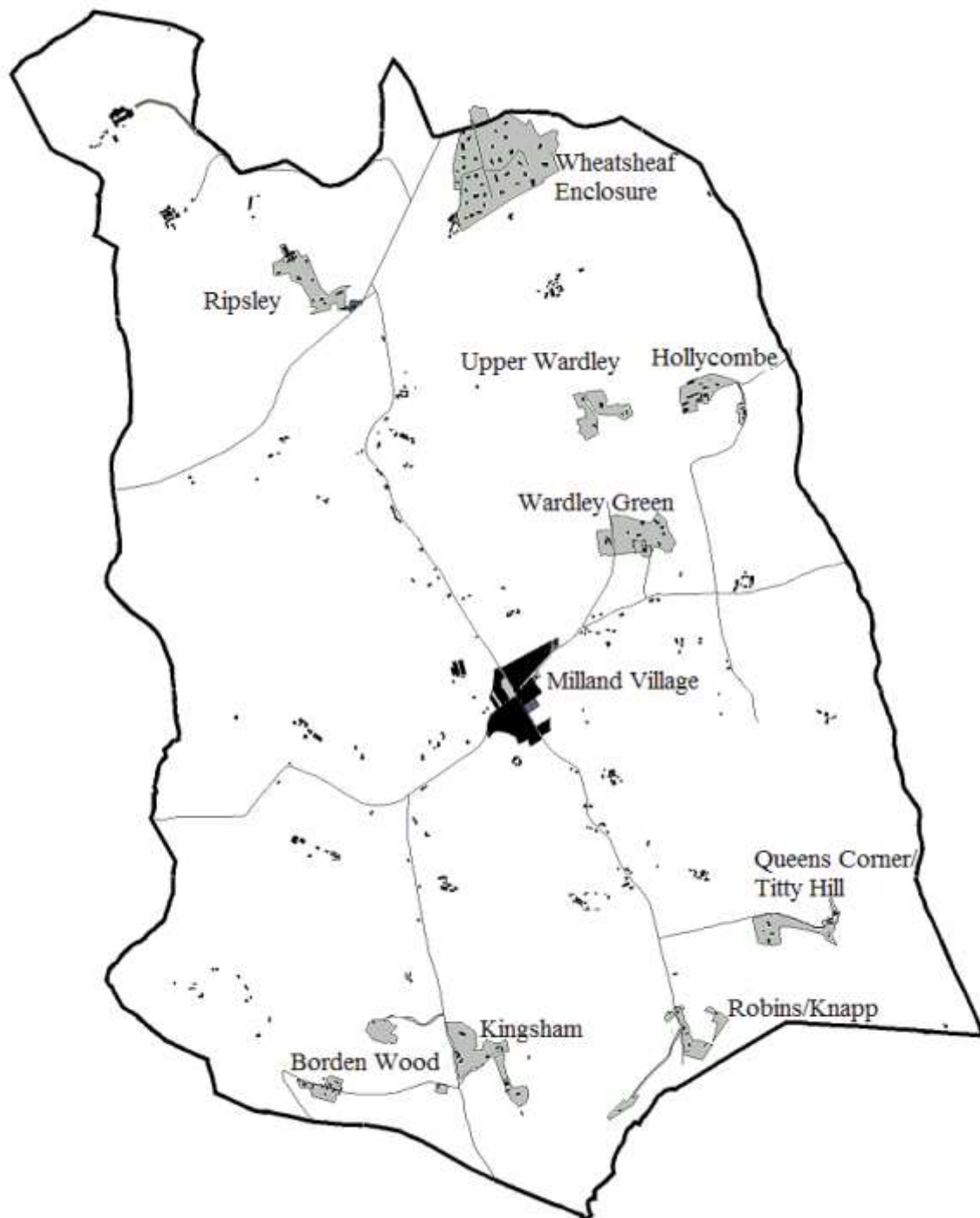
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MAP 6a: Woodland habitats



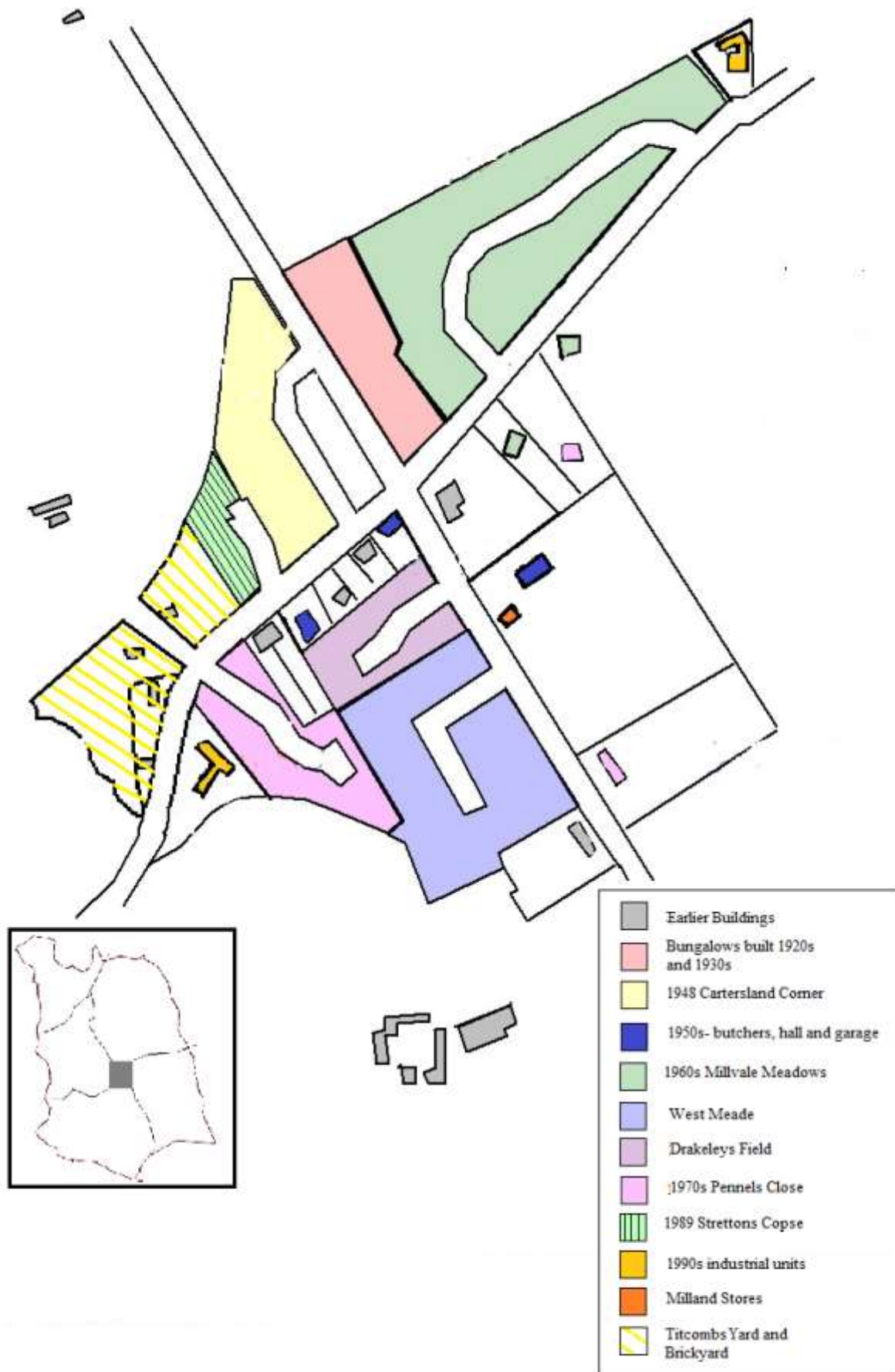
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MAP 7: Settlement areas



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MAP 8: Development of the core village

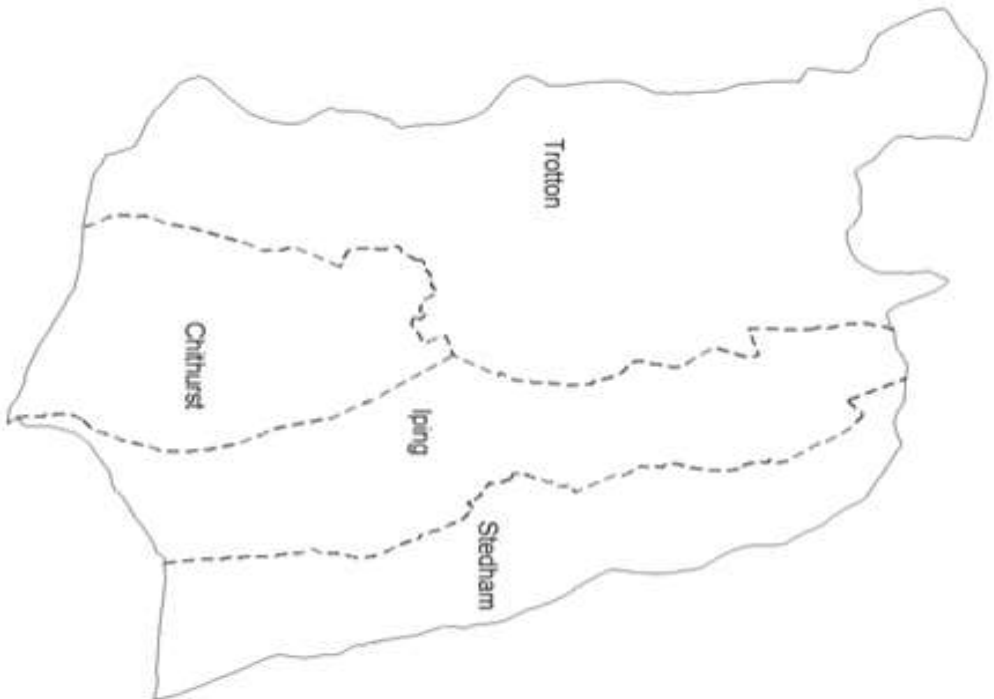


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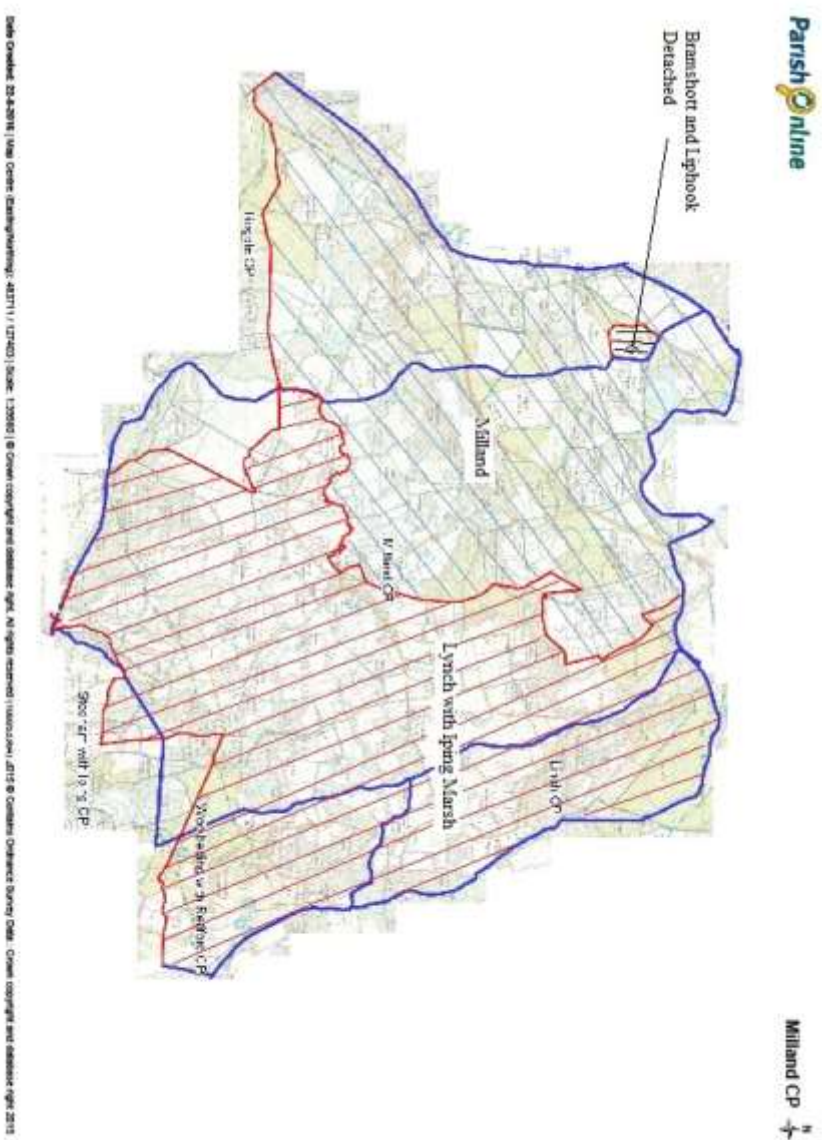
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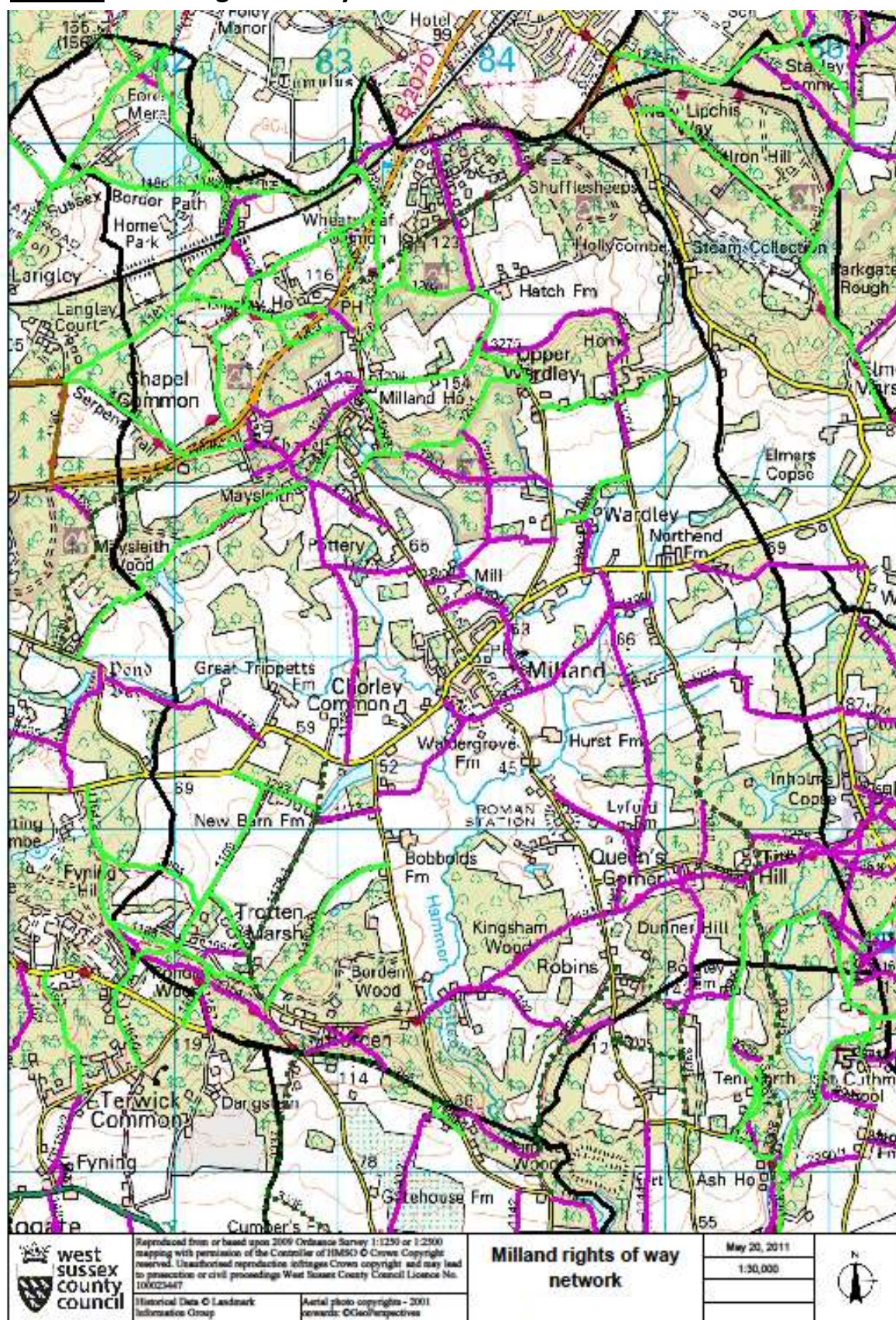
MAP 9: The old long parishes



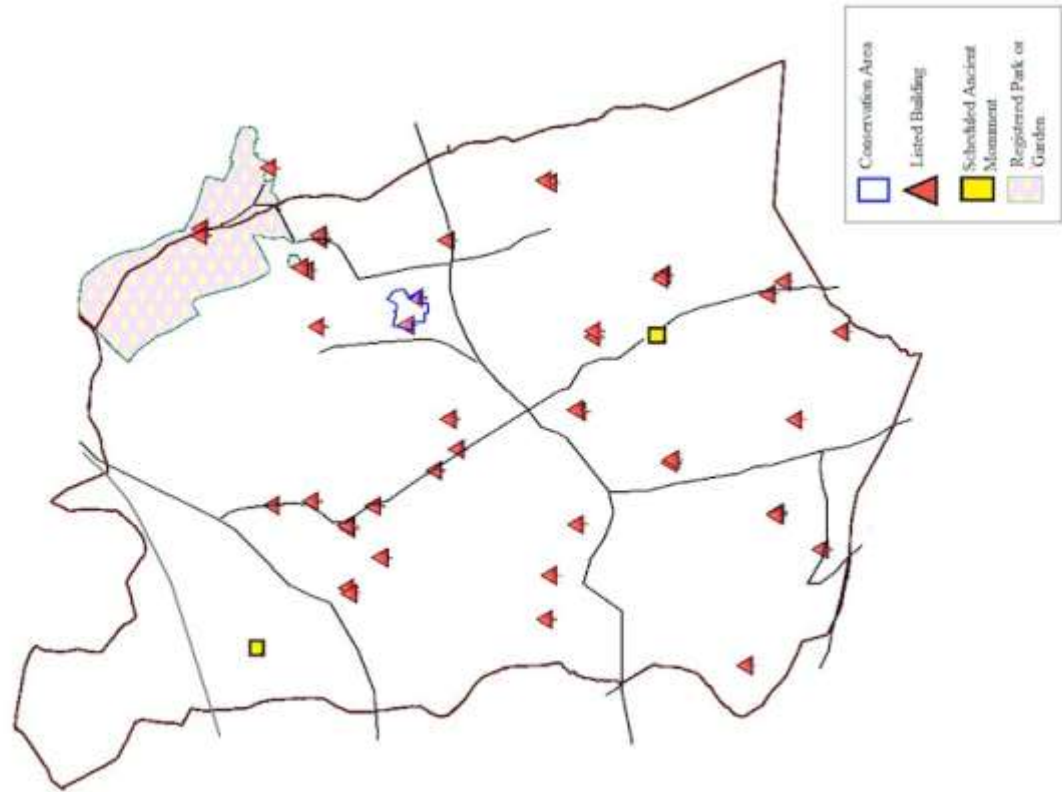
MAP 10: Parochial (church) boundaries



MAP 13: Public rights of way

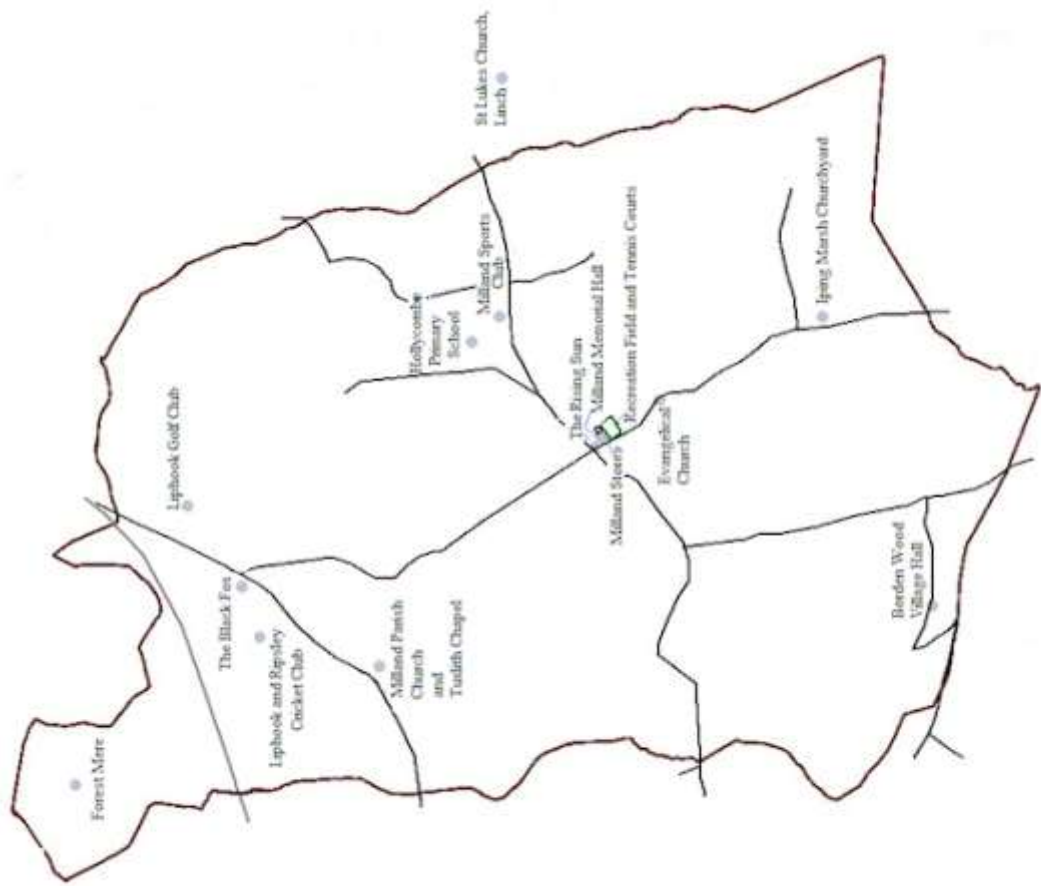


MAP 14: Designated heritage assets



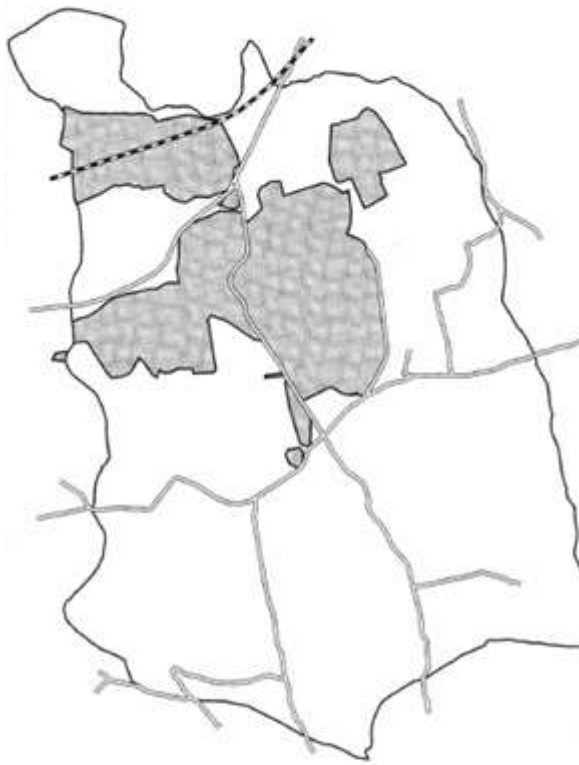
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MAP 15: Community meeting places



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MAP16a: Milland Place estate 1813



MAP 16b: Hollycombe estate 1840s



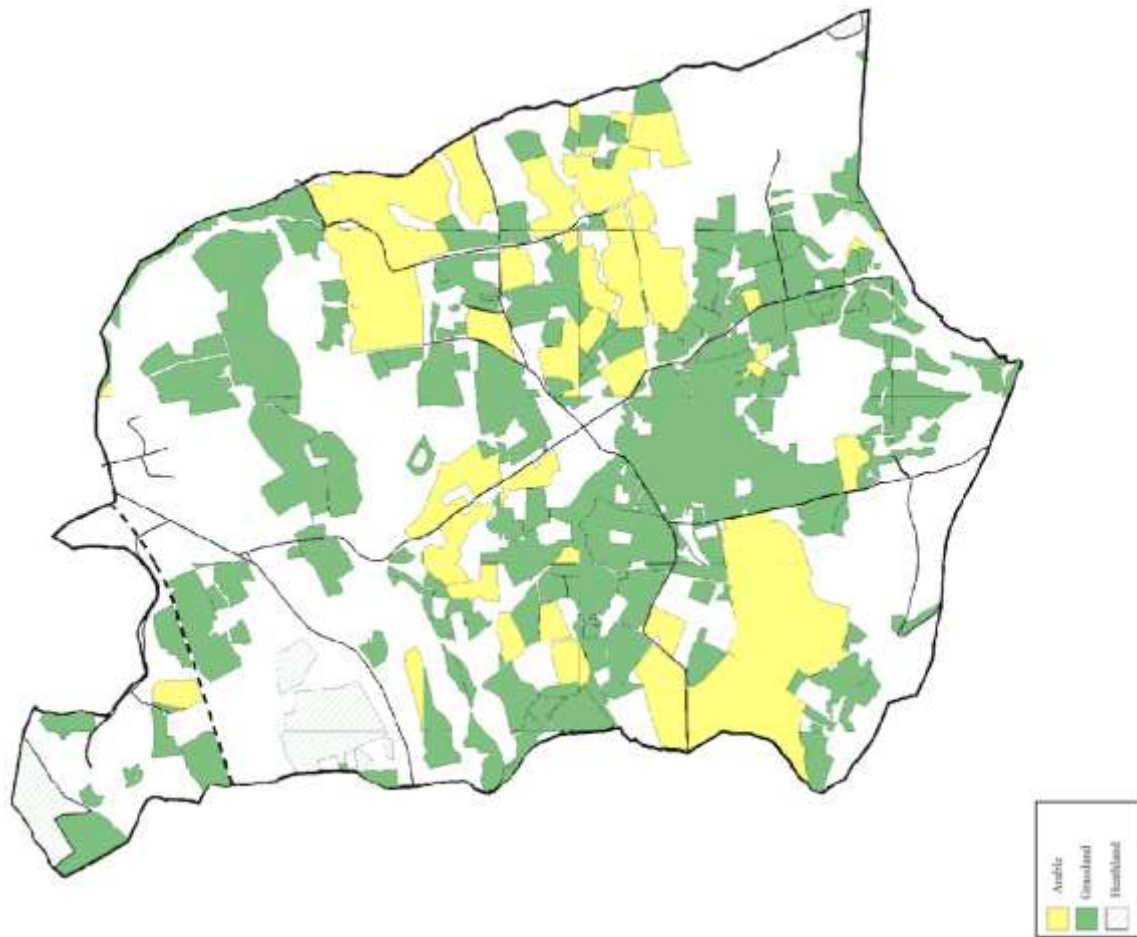
MAP 16c: Borden Wood original estate



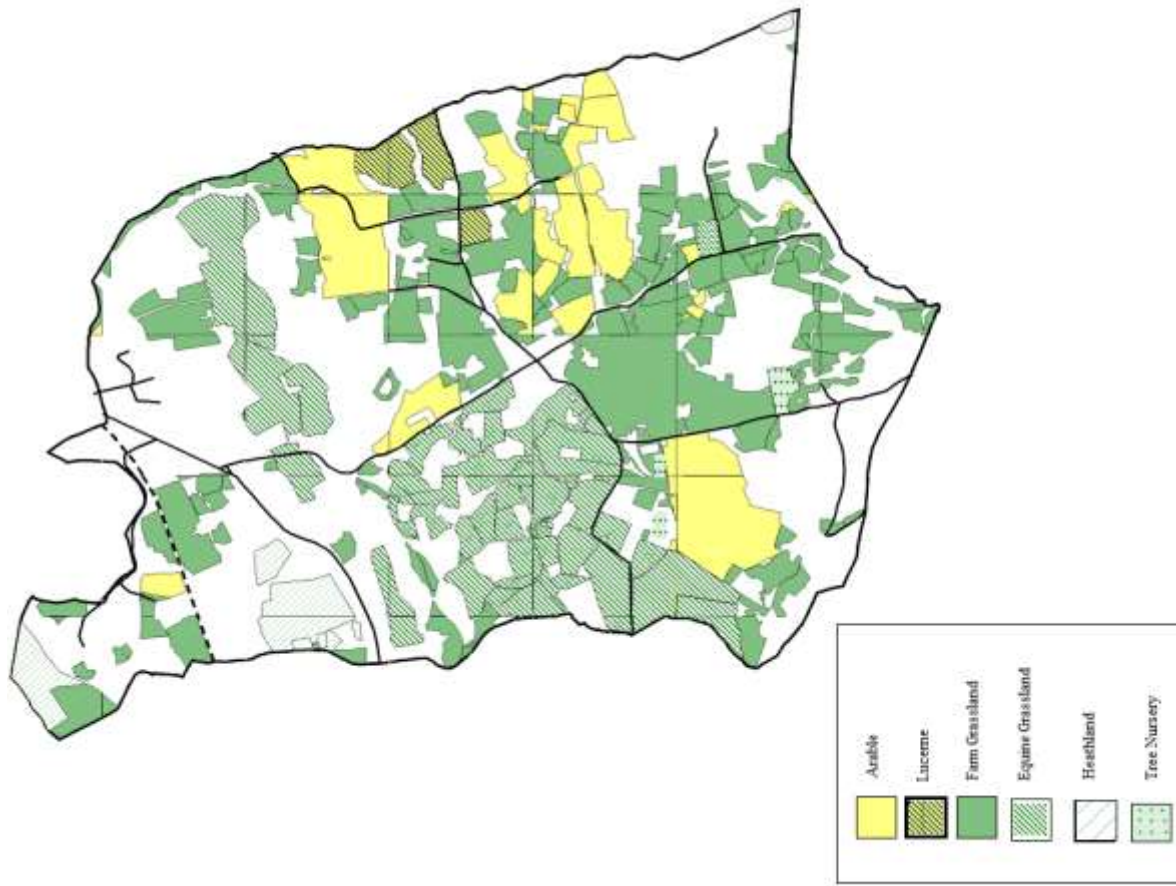
MAP 16d: Trotton estate 1840s



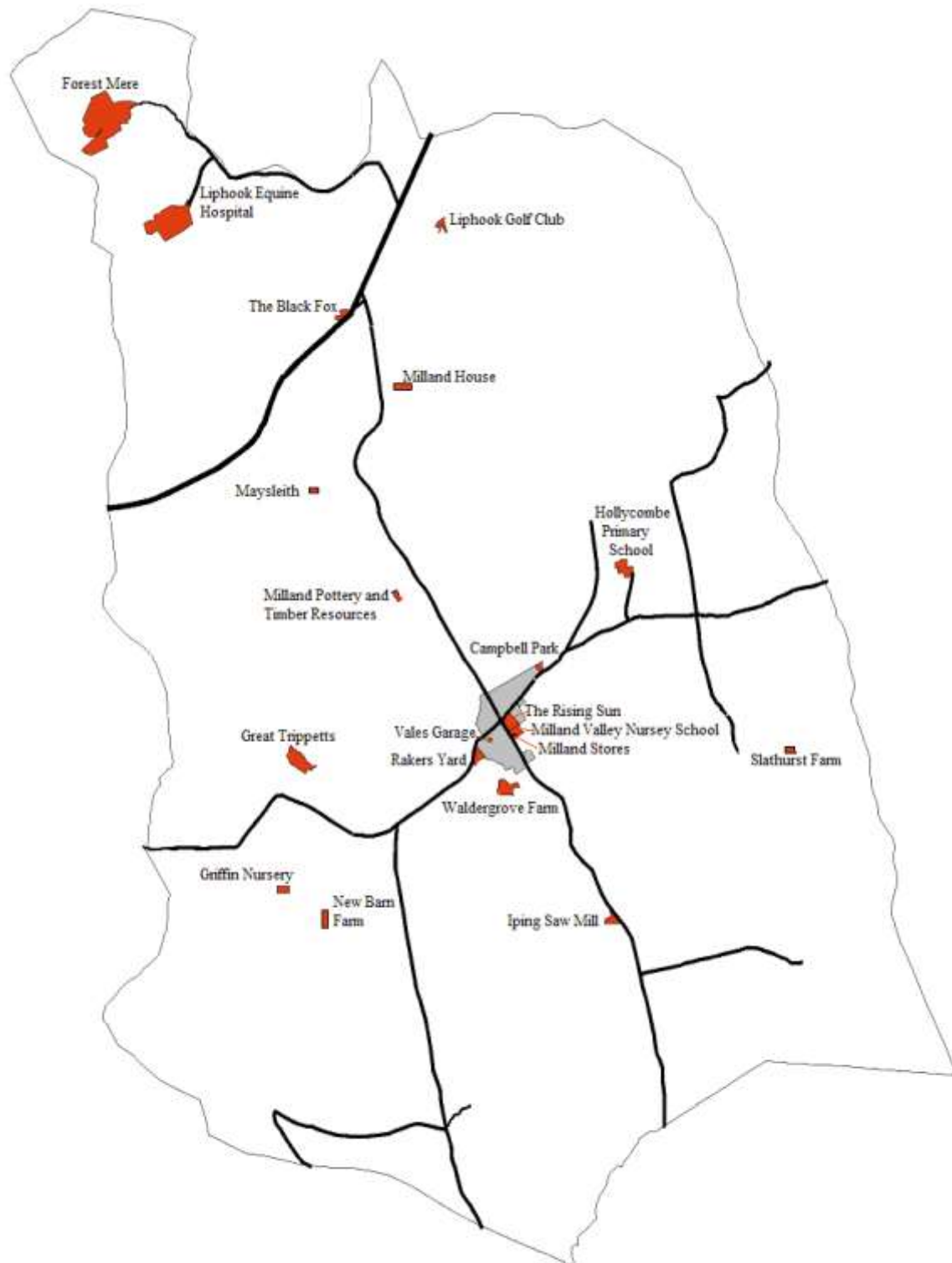
MAP 17a: Land use 2003



MAP 17b: Land use 2015



MAP 18: Employment areas

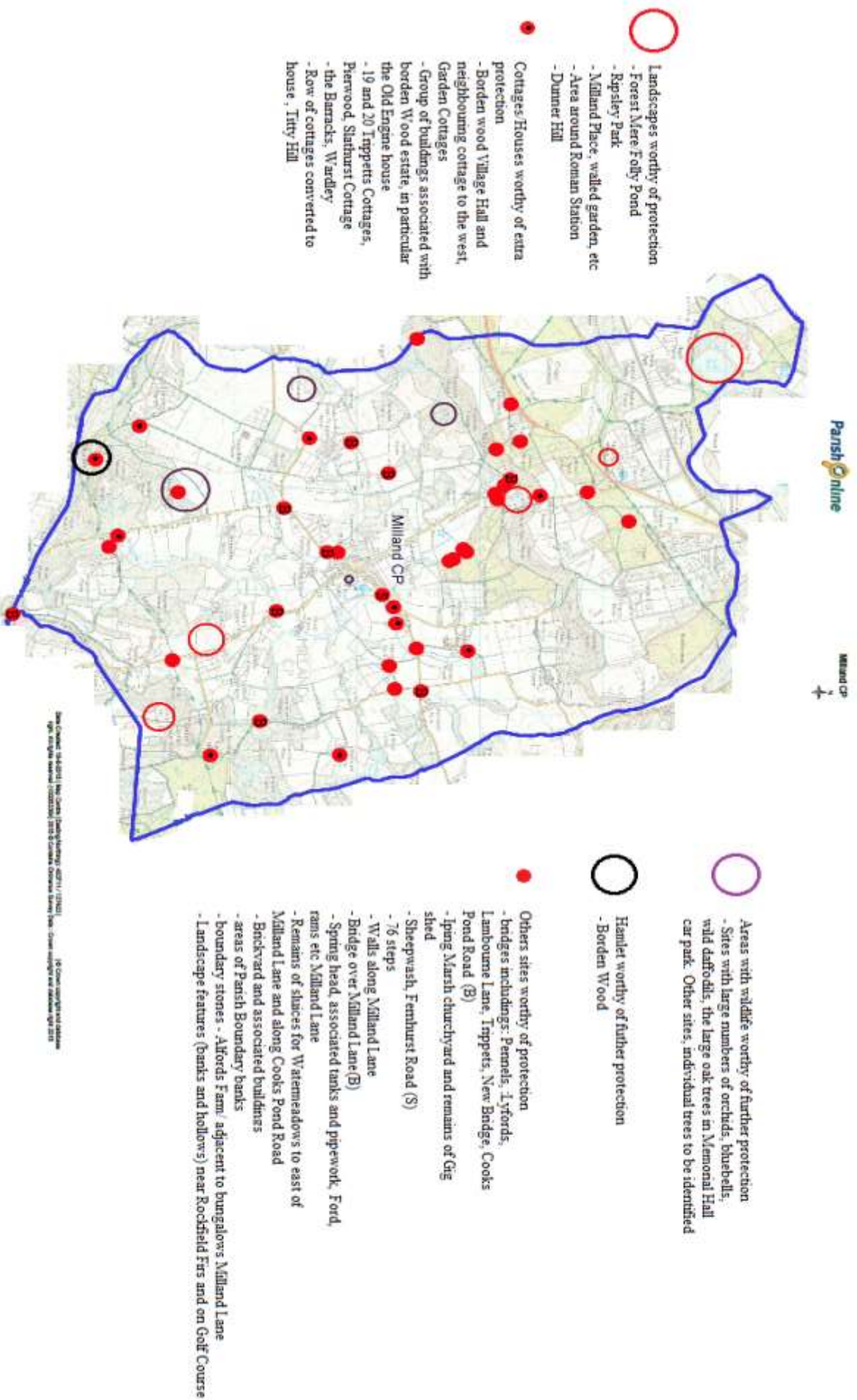


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MAP 19: Settlement Boundary Area



MAP 20: Undesignated heritage assets



MAP 21: Services



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APPENDIX II

PROJECTS

This Appendix includes the proposed Projects that have arisen during the formation of the Milland Neighbourhood Development Plan and which Milland Parish Council will be encouraged to activate. There are references to each of these Projects in Section 3. This Appendix includes additional 'community projects' suggested by local residents, some of which might be appropriate for funding by developers.

Each Project should initially be promoted by Milland Parish Council, in liaison with other groups where relevant, and it might be appropriate for the parish council to encourage the creation of new community groups (whether or not directly accountable to the parish council) to carry some of the projects forward.

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

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

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

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

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

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 bio-mass 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

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

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

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

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*

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 undesignated 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, Trippetts Cottages, Titty Hill	Semi-detached and terraced cottages built for estate workers 19th century in local materials, distinctive style (including examples of substantial central chimney stacks using squints)
Estate cottages: Borden Wood estate	Borden Village, Cooks Pond Road, 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
Brickyard structures	Cartersland Brickyard	Remnants of hack houses and other structures associated with old brick-making industry
Sheepwash	Durrants Pond	Historical 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 Bothy 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
Ripsley parkscape	Ripsley	

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)
Forest Mere managed landscape	Forest Mere	Includes Folly Pond
Greensand hangers	Hatch Hanger, 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 meadow
Wild daffodil areas	Near Milland Place; Kingsham copse; Trotton glebeland banks	To be considered for listing as Local Green Spaces
Bluebell woods	Kingsham Woods and elsewhere	

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

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

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

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

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

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

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

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

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

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

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

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

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

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 numbered parish council projects already outlined above, consideration might be given to some of the following suggestions submitted by parishioners during consultations for the development of the MNDP and which might in some cases be funded by developers (e.g. through CIL):

- **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** for the community on suitable subjects by popular demand
- **Village market** for local produce and crafts, weekly or monthly, 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**

ACTION: Milland Parish Council to encourage formation of local action groups

TIMESCALE: Long term

APPENDIX III

GLOSSARY

ABBREVIATIONS used in this Plan 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
WSSC	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.



