

# Fernhurst Neighbourhood Plan

**Made by the South Downs National Park Authority  
on 14 April 2016**





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**GLOSSARY**

**APPENDICES**

Appendix 1: Population mix and growth

Appendix 2: Housing for older people linked to their changing needs

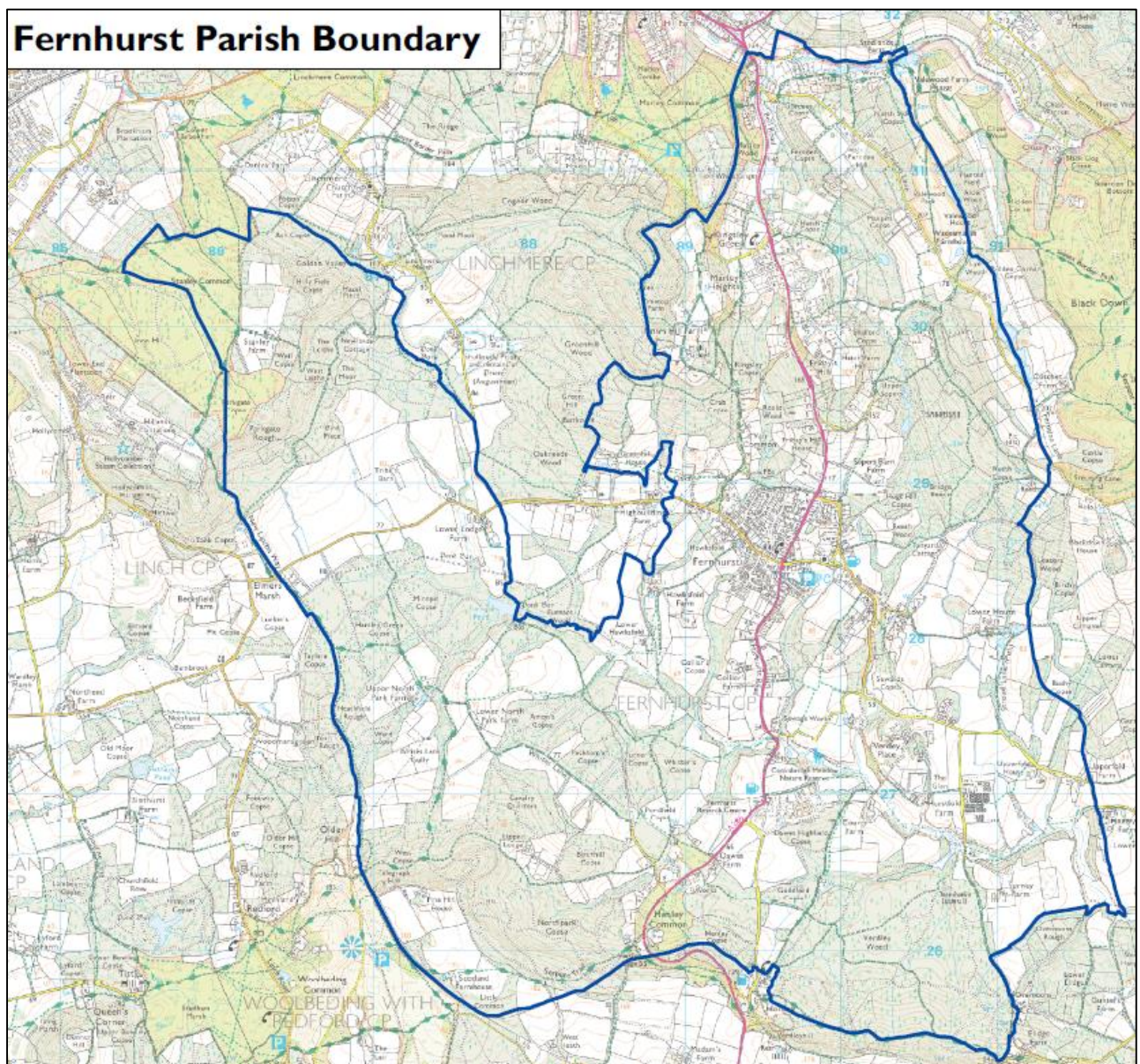
Appendix 3: Response to questionnaire from those aged '65 & over'

Appendix 4: Community services and options for enhancing them



# 1 INTRODUCTION

- 1.1 This is the Neighbourhood Plan for Fernhurst parish. It seeks to represent one part of the development plan for the parish over the period 2013 to 2028. The other part of the development plan is the Chichester Local Plan 1999 saved policies. This will be superseded when the South Downs National Park Authority adopts its Local Plan.
- 1.2 The map below shows the boundary of the Neighbourhood Plan area, which is contiguous with the parish boundary of Fernhurst parish.



- 1.3 The purpose of the Neighbourhood Plan is to guide development within the parish and provide guidance to any interested parties wishing to submit planning applications for development within the parish. The process of producing a plan has sought to involve the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance

to Fernhurst, its residents, businesses and community groups. Without a plan, the parish could be subject to a considerable amount of unwanted and potentially inappropriate development.

- 1.4 Each section of the plan covers a different topic. These topics were identified by the community at the first Neighbourhood Plan public meeting in April 2012. Under each heading there is the justification for the policies presented which provides the necessary understanding of the policy and what it is seeking to achieve. The policies themselves are presented in the blue boxes. It is these policies against which planning applications will be assessed. It is advisable that, in order to understand the full context for any individual policy, it is read in conjunction with the supporting text.

## **Relationship with South Downs National Park Authority**

- 1.5 South Downs National Park Authority (SDNPA) is the local planning authority covering Fernhurst parish. It formally came into existence on 1<sup>st</sup> April 2011 and is in the early stages of production of its own local plan. The current local plan is the Chichester Local Plan 1999 (saved policies). This Neighbourhood Plan is part of an ongoing working relationship between SDNPA and the community of Fernhurst seeking to produce complementary forward plans that appropriately reflect both the strategic and local needs of one of Britain's national parks and one of its communities.

### **National policy**

- 1.6 Planning policy for national parks is different to the rest of the country. National planning policy, provided by the National Planning Policy Framework (NPPF), is the starting point. It states at paragraph 115 that:

*"Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads."*

- 1.7 This cross-refers to the National Parks Vision and Circular.

- 1.8 Paragraph 116 goes on to say that,

*"Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest."*

- 1.9 This is relevant as the plan considers the future role of the Syngenta site, a major developed site within the parish.

- 1.10 For national parks there is also separate specific Government guidance on planning matters in the form of a Vision and Circular, published in 2010<sup>1</sup>. It seeks a renewed focus on achieving the Park Purposes, as first outlined in the National Parks and Access to the Countryside Act 1949. Its principal purposes in this respect are:

- Conserving and enhancing the natural beauty, wildlife and cultural heritage of the Parks; and

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<sup>1</sup> Department for Environment, Food and Rural Affairs (2010) *English National Parks and the Broads*, UK Government Vision and Circular 2010

- Promoting opportunities for the understanding and enjoyment of the special qualities of the Parks by the Public.

1.11 The Vision and Circular also states how National Park Authorities should discharge their duty “to seek to foster the economic and social well-being of local communities within the National Park” in pursuing these two purposes. This includes supporting the delivery of affordable housing and at paragraph 78 it states:

*“National Park Authorities have an important role to play as planning authorities in the delivery of affordable housing. Through their Local Development Frameworks they should include policies that pro-actively respond to local housing needs. The Government recognises that the Parks are not suitable locations for unrestricted housing and does not therefore provide general housing targets for them. The expectation is that new housing will be focussed on meeting affordable housing requirements, supporting local employment opportunities and key services.”*

1.12 Paragraph 79 goes on to say:

*“The Government expects the Authorities to maintain a focus on affordable housing and to work with local authorities and other agencies to ensure that the needs of local communities in the Parks are met and that affordable housing remains so in the longer term.”*

### **Vision and policy for the National Park**

1.13 The SDNPA is producing a South Downs National Park Partnership Management Plan (NPPMP). This is a strategic document which articulates a Vision for the National Park to 2050 and guides policies and actions supporting the delivery of that vision. It will guide the development of the Local Plan but itself does not provide land use planning or development management policies. The Neighbourhood Plan must have due regard to it and, whilst it is still emerging (it is expected to be adopted by SDNPA in 2014), advice on its developing themes and issues has been provided by officers at SDNPA.

1.14 The South Downs National Park Local Plan will be the first time a statutory planning document has been prepared for the whole of the National Park. When the SDNPA came into being in April 2011 it inherited twelve adopted existing local plans and approximately 1,300 policies. This included the Chichester District Local Plan 1999 which covers Fernhurst parish.

1.15 The Neighbourhood Plan must therefore consider the extent to which its policies are in general conformity with:

- national planning policy (provided by the NPPF) and the associated Vision and Circular;
- extant planning policy provided by Chichester District Council’s 1999 Local Plan; and
- the emerging context for the South Downs National Park as provided by the emerging NPMP and Local Plan.

### **Process of Neighbourhood Plan production**

1.16 The Neighbourhood Plan has been produced with significant inputs from the local community.

1.17 An initial launch event in April 2012 introduced the Neighbourhood Plan to the community and enlisted involvement from residents. The Neighbourhood Plan Steering Group, consisting of members of the Parish Council and the community, then oversaw work by a number of Working

Groups that have addressed particular subject areas. These Working Groups, made up of approximately 80 volunteers from the local community have researched the following:

- Employment
- Health and other services
- Housing need
- Hurstfold Industrial Estate
- Landscape and environment
- Leisure and sport
- Needs of older people
- Social cohesion
- Syngenta site
- Transport
- Youth issues

- 1.18 Each Working Group was tasked with identifying major issues in their respective area that are relevant to Fernhurst, gathering evidence and then developing options to address those issues. Feedback from the Working Groups was considered and taken fully into account in successive drafts of the Neighbourhood Plan.
- 1.19 In addition, views were collected on a range of issues through a survey which every resident over the age of 14 in the parish had an opportunity to complete – questions included in the survey were written by the individual Working Groups based on the evidence they needed to collect. The lower end of the age range reflected the importance of involving younger people who will become adults during the plan period – by 2028, a 14-year-old will be 29 years of age and therefore have housing and employment needs that they may wish to address locally. The survey elicited a 15% average response rate, with this increasing to a 33% response rate from those aged 65 and over.
- 1.20 A workshop was held in October 2012 to examine housing issues in greater detail.
- 1.21 The Steering Group was reconstituted in December 2012 to include the lead persons from six of the Working Groups so that the widest possible range of views could be taken into account and a consensus reached in the writing of the Neighbourhood Plan. To ensure transparency, minutes of meetings/reports (including from the Working Groups) were made available on the Fernhurst Parish Council website.
- 1.22 A meeting was held in April 2013 between the Steering Group and representatives from the South Downs National Park Authority and Chichester District Council in order to gain their response to an early draft of the Neighbourhood Plan. With small modifications introduced, it is considered that the Neighbourhood Plan now adequately reflects wider policy requirements.
- 1.23 A draft of the Neighbourhood Plan was published in May 2013 and copies made available for members of public to take from the Post Office, newsagents and Fernhurst Centre. It was also published on the Parish Council website. Comments were invited to be submitted before the end of June 2013. Comments were received from 42 residents and representatives of organisations with a connection to Fernhurst. Many of the submissions received covered more than one subject. A summary of all the comments received, together with the response of the Neighbourhood Plan Steering Group, is published on the Parish Council.



## **Minerals and waste matters, including fracking**

- 1.24 This Neighbourhood Plan does not address minerals and waste matters, and specifically shale gas and oil extraction by fracking or any other method. The reason for this is that oil and gas extraction is dealt with under minerals and waste policy. Such policy is determined by South Downs National Park Authority as the minerals and waste authority. Despite many members of the community having strong views on such matters, it is important to be clear that Neighbourhood Plans have no jurisdiction over minerals and waste policy and therefore can have no direct influence over planning applications for minerals extraction.

## **Plan review**

- 1.25 Fernhurst Parish Council will consider whether a review of the Neighbourhood Plan is required every five years or sooner in light of any significant changes in planning policy. This is to ensure the Neighbourhood Plan continues to be in general conformity with the Local Plan or other relevant plans.

## 2 PARISH CONTEXT

### Introduction

- 2.1 Fernhurst parish has a rich history, shaped by its geographical location and, most importantly, its people. It has shown resilience over the years and recognises that change is something that should be embraced because it will help the parish and particularly the village of Fernhurst to sustain itself into the future.

#### Part of John Speed's Sussex map of 1610

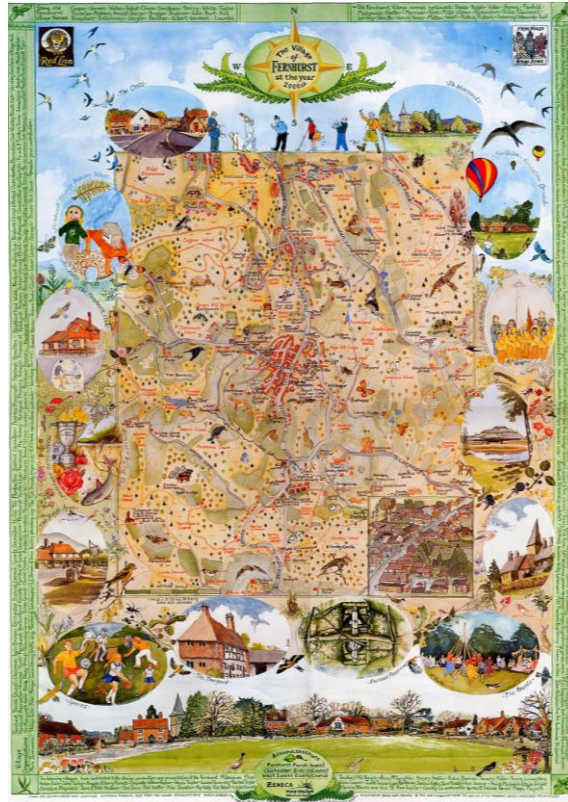


Source: Fernhurst Society

- 2.2 The village lies in the Milland/Fernhurst Vale, drained by the river Lod which in turn is a tributary of the Rother which joins the river Arun at Pallingham. The valley for the most part is composed of heavy Wealden clay which, at its fringes with the Greensand of the northern wooded ridges, gives rise to some land suitable for arable cultivation. Otherwise it is pasture, previously dairying, and now equine activity prevails. On the northern elevated Lower Greensand plateaux (including parts of Blackdown at 280m, the highest point in Sussex) is to be found open heathland of heather, bracken, birch and conifer, both native Scots Pine and commercial plantations. The area is wooded with some sweet chestnut coppice and many fields are bounded by attractive hedgerows as well as mature beech and oak trees. The area is well served by public rights of way and well used by walkers and riders. It retains an exciting hidden and mysterious feel with twisting sunken lanes, ghylls and long range views to the South Downs. There are a number of sites of special scientific interest in the parish. Major landowners include the National Trust and Lord Cowdray, who is a resident of the parish.
- 2.3 The South Downs Integrated Landscape Character Assessment<sup>2</sup> from 2011 classifies the landscape of the parish as partly Greensand Hills and partly Low Weald. Greensand Hills, which cover the Blackdown area, are steep, prominent hills formed by the resistant sandstones of the Hythe Formation. They form a horseshoe-shaped escarpment. The Low Weald, which covers the remainder of the parish, comprises a gently undulating lowland vale landscape found on the dense Weald clays.

<sup>2</sup> Land Use Consultants (2011) *Integrated Landscape Character Assessment (Updated)* for South Downs National Park Authority

### Fernhurst's Millennium Map



Source: Fernhurst Society

## History of Fernhurst

- 2.4 Fernhurst parish has a long and rich history; Mesolithic flint and polished hand axes have been found in the area and the Church has Saxon origins. There is also a suspected Roman tiler and Fernhurst lies midway between two well recognised Roman roads. The parish has two pre-industrial iron works and an industrial charcoal manufacturer - today, the Fernhurst Furnace is one of the best preserved Wealden blast iron works. The requirements of the iron works for ore, charcoal and water has helped shape the landscape with field names like Minepit Copse, Cinder Piece and Furnace Wood indicating the varied historical connections. It also has its own Medieval ruined castle, Verdley Castle, which was probably a hunting lodge. In 2011 there were 44 listed buildings in the parish, with the majority being in Fernhurst village clustered around the village green.
- 2.5 From 1946, ICI Agrochemicals in various guises occupied a large number of sites and was at one time the largest single employer in West Sussex. ICI's withdrawal from the village in 2000 has had a major impact, including the loss of approximately 500 direct jobs and a number of indirect jobs from the local area. However, this situation has forced the village to rediscover its self-reliance which it is believed will help to secure a sustainable future for all.

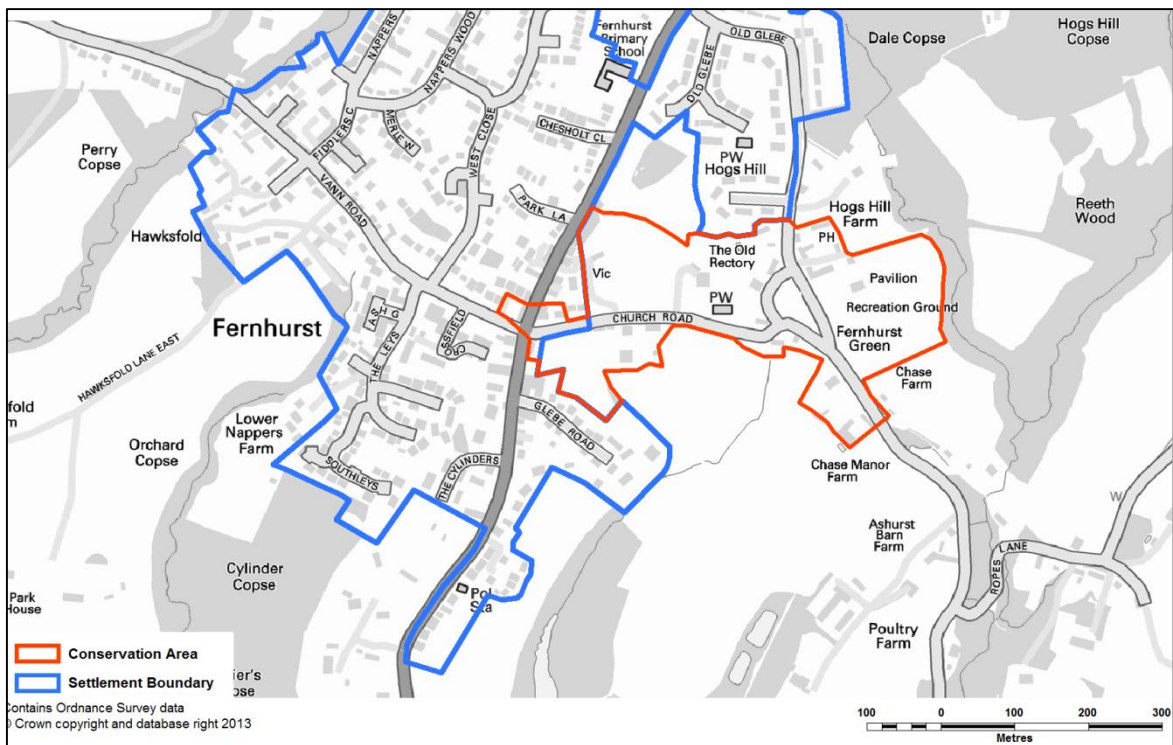
## Current local context

- 2.6 Today Fernhurst parish is a thriving rural community with Fernhurst village at its heart. In this respect, most of the focus of recent planning policy has focused on the village. Since 1999, the extant local plan has been the Chichester Local Plan. Amongst its policies of relevance to Fernhurst parish is the identification of a settlement boundary drawn tightly around Fernhurst village. This

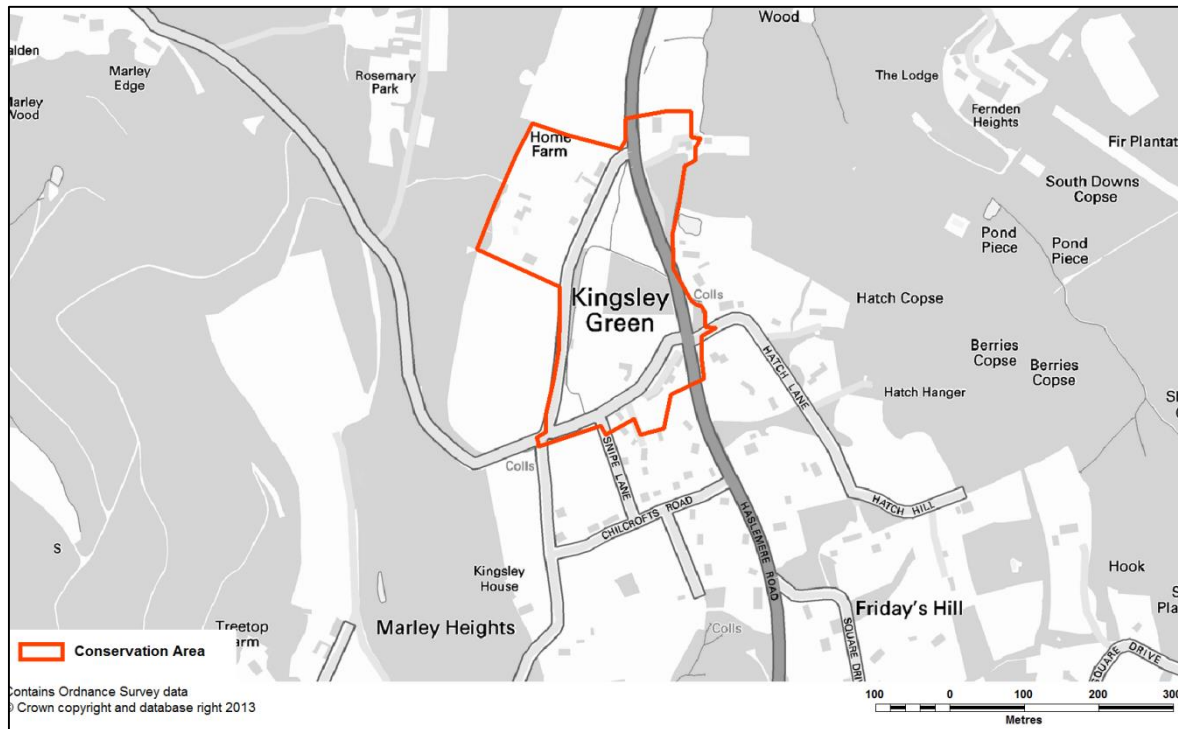
seeks to protect it from development outside the boundary which would encroach into the countryside. As a longstanding principle of planning in rural areas, this continues to be reflected in national policy through the National Planning Policy Framework (NPPF). Development outside of the settlement boundary of Fernhurst village will therefore only be permitted in limited circumstances, and only if specifically provided for by this Neighbourhood Plan or other planning policies.

- 2.7 It is the open nature of the countryside that inherently restricts development around the parish. Aside from Fernhurst village, the next largest agglomeration of population is in Kingsley Green but this does not have any of its own services. There are other clusters of residential development around the parish and away from the main A286 road, including at Verdley. Individually these clusters are small but numerous; so much so that approximately 50% of the population of the parish lives outside Fernhurst village.
- 2.8 There are two conservation areas within the parish – one in Fernhurst village and one in Kingsley Green. These are shown below:

**Fernhurst Village Conservation Area**



## Kingsley Green Conservation Area



- 2.9 There are proposals to potentially revise the conservation area boundaries. However, for the purposes of the Neighbourhood Plan, any policies relating to these conservation areas will apply to proposals within the boundary as it is drawn at the time.
- 2.10 The presence of the South Downs means that the area of the parish is undulating which may be one of the reasons why there has not been more growth historically in Fernhurst. This also serves to create stunning views which are one of the parish's many assets.
- 2.11 There are some opportunities for development away from Fernhurst village. There are several existing brownfield sites which are considered to have potential, including at Hurstfold Industrial Estate and Bridgelands. These are sites which are considered to be of a quality not appropriate to a national park. The major brownfield development opportunity is the former Syngenta site. Whilst in a national park, it is a site of such size and location that there is scope for significant development to be considered. However, any development must be balanced against the impacts that this may have, which are likely to be more significant in such a visually attractive location as a national park.

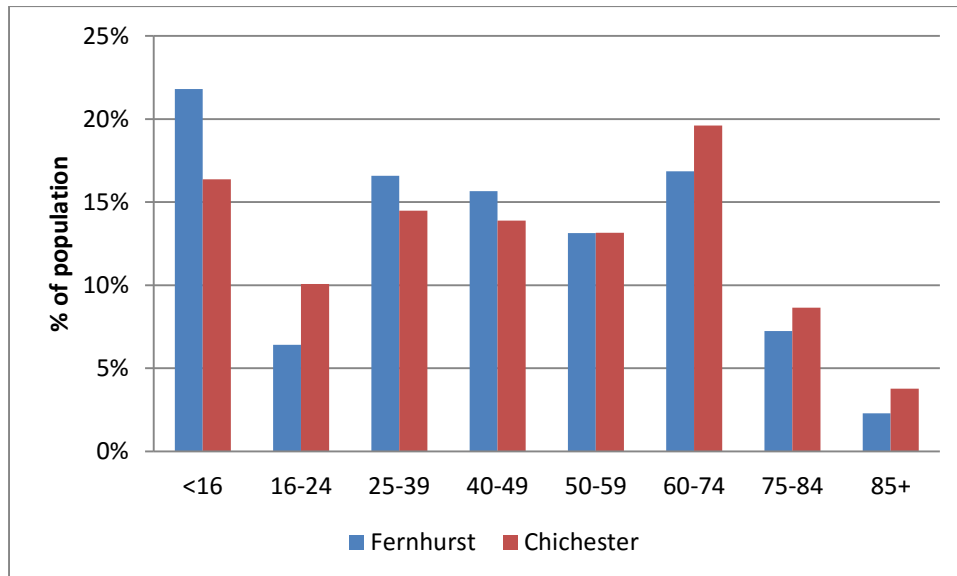
## Socio-economic profile

- 2.12 The analysis below is based on 2011 Census data. The data is from an amalgamation of Super Output Areas – a unit of data measurement – which broadly but not exactly equates with the parish boundaries. However, for the purposes of illustrating the main trends in Fernhurst parish, it is appropriate.
- 2.13 All the data for the parish has been compared to the equivalent information at district level, for Chichester District (not Chichester City). These provide the best guide to understand whether Fernhurst parish's profile is higher or lower than the average across the wider area.

## Population and housing

2.14 The 2011 Census recorded that the population of the super output areas comprising Fernhurst parish was 3,660 persons. Figure 2.1 shows the age breakdown of this population.

**Figure 2.1: Age profile of Fernhurst residents**

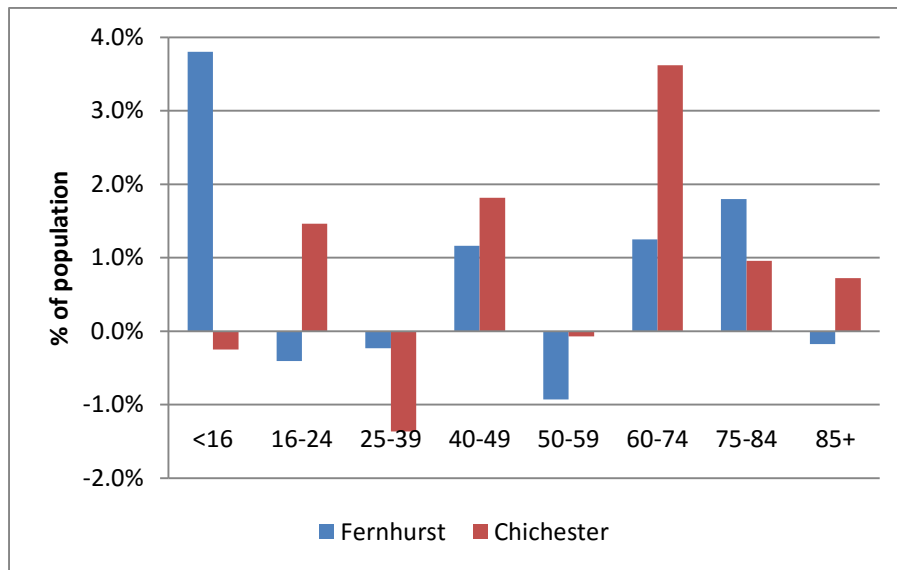


Source: 2011 Census

- 2.15 Fernhurst parish has a much higher proportion of children (under 16 years old) than Chichester District. There is no evident reason for this although the significant development of affordable housing in recent years is likely to have led to an influx of young families. This is supported by Fernhurst parish's higher proportion of people aged 25 to 39, which is not surprising given that this is the main child-bearing age group.
- 2.16 The older population (aged 60 upwards) is below the district average but still represents over one-quarter of the population of the parish.
- 2.17 Since 2001, the population has grown by 216 persons, or 6.3%. Comparatively, the Chichester population grew by 6.9%.
- 2.18 Figure 2.2 shows how this population increase has been broken down by age.



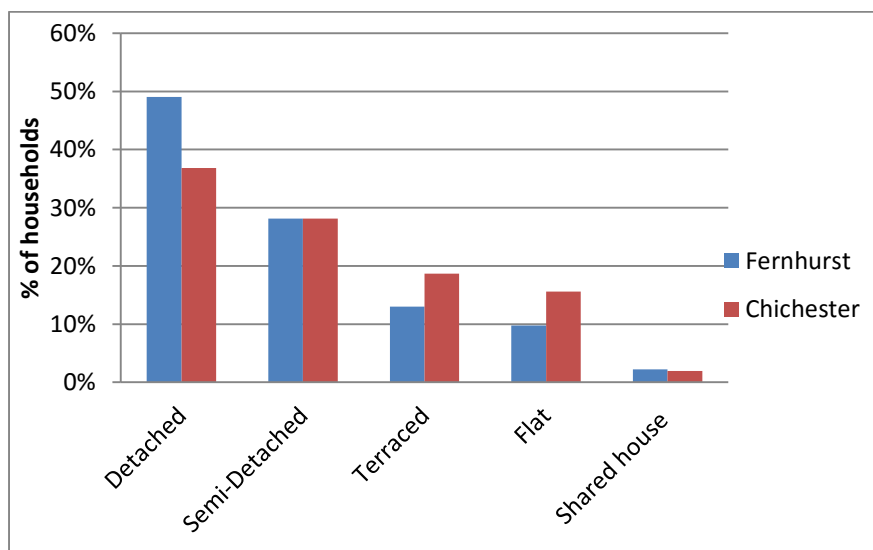
**Figure 2.2: Change in population by age, 2001 to 2011**



Source: 2001 and 2011 Census

- 2.19 Despite how similarly the total populations of Fernhurst parish and Chichester have grown, there are some significant variations by age. The predominant proportion of growth in Fernhurst parish has been in the under-16 age group whereas there was a net fall across the district as a whole. This growth in children has been supported by growth in the 40-49 age group which, for the period 2001 to 2011, was the main child bearing age group (being predominantly in their thirties throughout this period).
- 2.20 Whilst not as high as across Chichester district, there was growth in the 60 to 84 age group, indicating the significant and growing number of people of retirement age in the parish.
- 2.21 Figure 2.3 shows the type of housing that these people live in. By far and away the predominant type of dwelling resided in by Fernhurst parish residents is the detached property. Almost half of all households in the parish live in such a property.

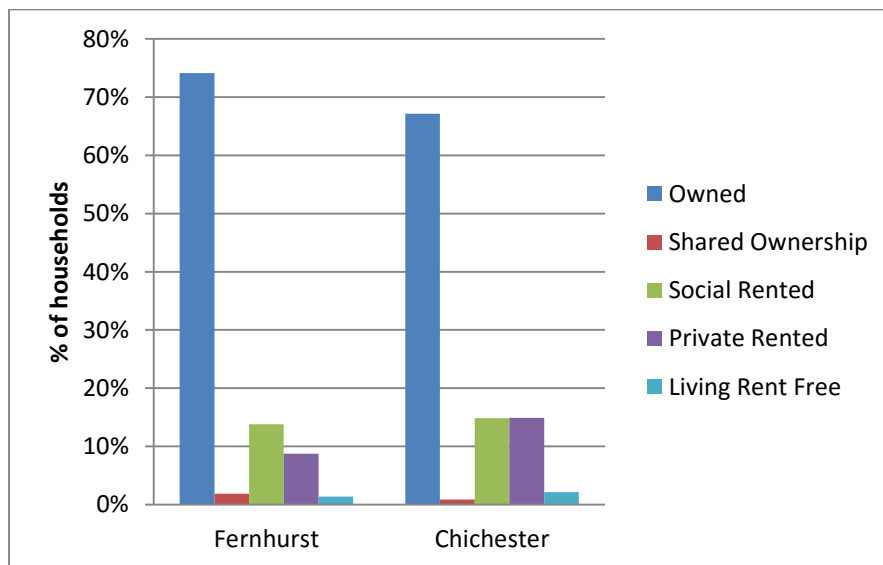
**Figure 2.3: Type of housing in Fernhurst**



Source: 2011 Census

- 2.22 By contrast, the numbers living in terraced houses and flats is very low. This is to be expected for terraced housing because of the lack of such properties that have been developed over the post-war period, with a preference for other types of dwelling.
- 2.23 Unsurprisingly, the considerable number of large, detached properties are predominantly owner occupied, as shown in Figure 2.4. Nearly three-quarters of households own their properties in Fernhurst parish, well above the district average. By contrast, the rental sector is low, which is what is expected in an area with mainly larger properties.
- 2.24 Significantly, the proportion of social rented properties in Fernhurst parish is broadly in line with the district average, which is boosted by the presence of large settlements such as Chichester City. This demonstrates that as a rural parish, Fernhurst currently accommodates a significant proportion of people considered to be in housing need.
- 2.25 A degree of caution should be exercised when interpreting these statistics. The 14% of properties that are for social rent in Fernhurst, according to the 2011 Census, equates to 211 properties. However, Chichester District Council had the number of social rented properties in Fernhurst standing at approximately 291 in September 2012, a substantially higher figure.

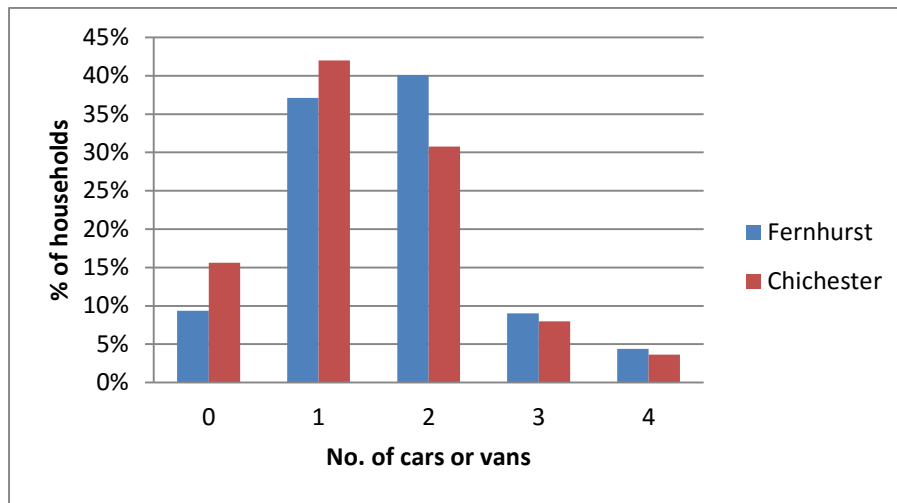
**Figure 2.4: Tenure of households**



Source: 2011 Census

- 2.26 Figure 2.5 shows the levels of car ownership. Partly reflecting its rural nature, the proportion of households without access to a car in Fernhurst parish is low, but is still nearly 10%, a not insignificant figure. Where Fernhurst parish is well above average is in two-car households, at 49%. It also has higher proportions of 3- and 4-car households.

**Figure 2.5: Car ownership**



Source: 2011 Census

2.27 This reinforces the picture of a place with a high proportion of detached properties lived in by a highly mobile, affluent population.

**Fernhurst parish is:**

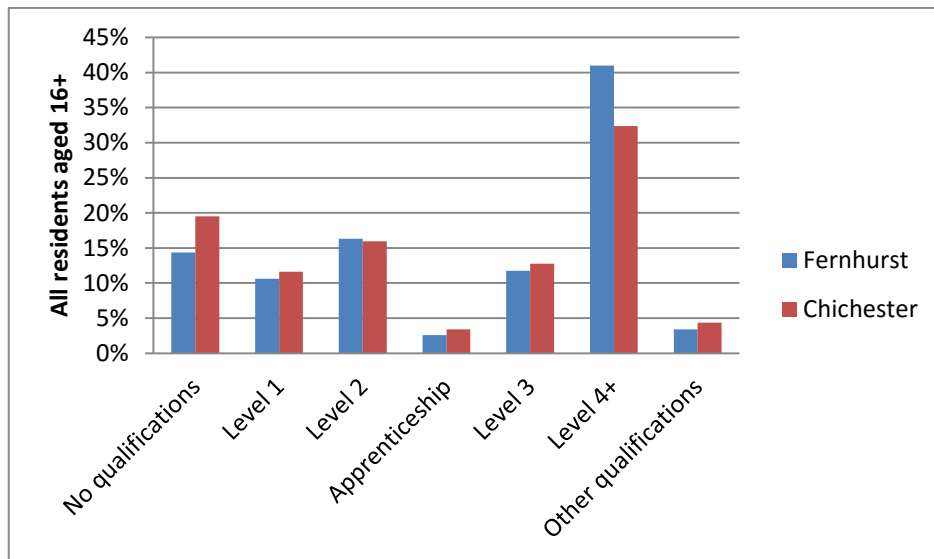
- a place with a high proportion of older working people who have young children
- a place with a growing number of people who are retired or are close to retiring
- predominantly filled with large, detached properties with at least two cars parked outside each property

**Economic activity**

2.28 Figure 2.6 shows the qualifications of Fernhurst parish residents. This shows that very low proportions of people have no qualifications at all and equally low proportions have only Level 1 qualifications (1+ 'O' level passes, 1+ CSE/GCSE any grades, NVQ level 1, Foundation GNVQ).

2.29 By contrast, there are very high proportions of people in the parish with the highest qualification levels, 4 and 5 (First degree, Higher degree, NVQ levels 4 and 5, HNC, HND, Qualified Teacher status, Qualified Medical Doctor, Qualified Dentist, Qualified Nurse, Midwife, Health Visitor). This suggests a very well qualified workforce.

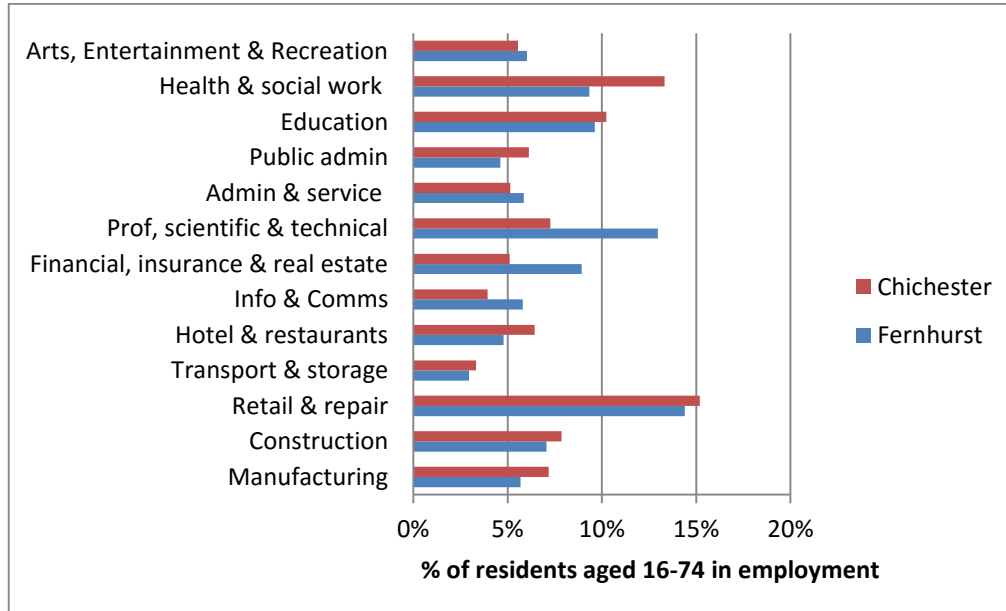
**Figure 2.6: Qualifications of residents**



Source: 2011 Census

2.30 This follows through to the sectors that people work in. As is shown in Figure 2.7, the sectors where Fernhurst parish is over-represented compared to the district average are largely high value sectors such as professional, scientific and technical occupations, finance, insurance and real estate and information and communication.

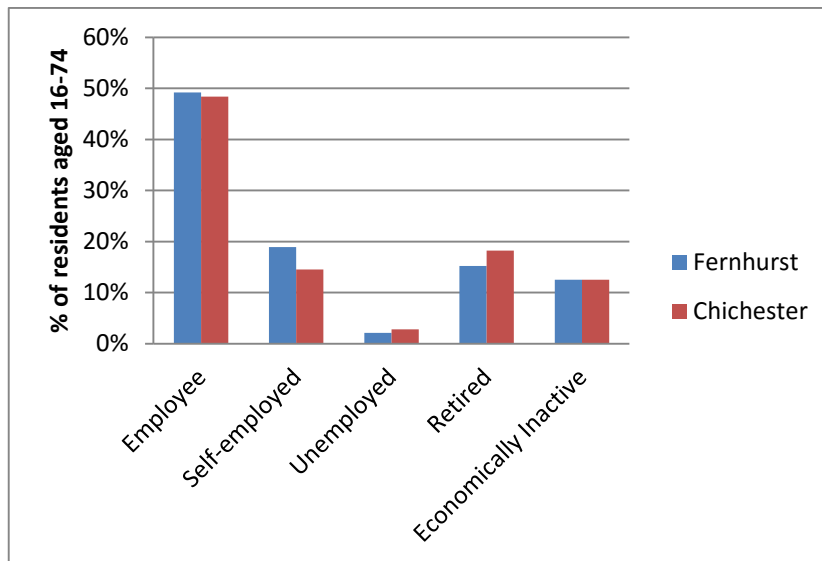
**Figure 2.7: Type of employment sectors**



Source: 2011 Census

2.31 As is shown in Figure 2.8, the most noticeable trend within the economically active of Fernhurst parish is the significant proportion of self-employed people. Nearly 20% of the residents aged 16 to 74 are in self-employment, either working for themselves or with employees. This reinforces the picture of a highly skilled workforce, with some working for themselves in Fernhurst parish in high value activities. Equally however, it is well-established that the majority of the workforce leaves Fernhurst each day to access employment opportunities.

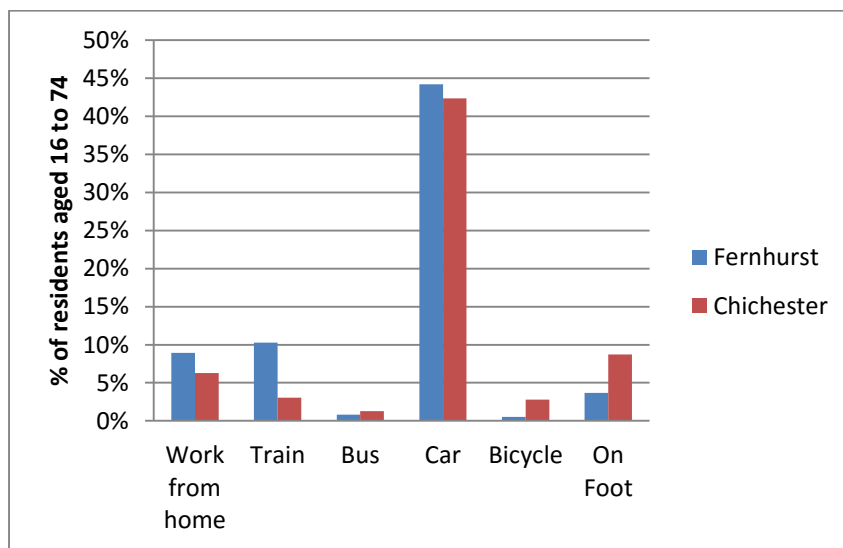
**Figure 2.8: Economic activity**



Source: 2011 Census

2.32 Not only are a significant amount of people self-employed in Fernhurst parish, but they are choosing to work from home. Figure 2.9 shows that nearly 10% of residents aged 16 to 74 do so, well above the district average.

**Figure 2.9: Mode of transport to work**



Source: 2011 Census

Note: This does not include the 30% of residents aged 16-74 that are not in employment

2.33 In addition, a significant proportion of workers travel to work by train. This fits the profile of people commuting to London to work in the financial and other high value sectors. Other than this, the proportion of people commuting to work by car is high as expected.

**Fernhurst parish is:**

- home to a lot of highly qualified, highly skilled workers
- a place where a lot of these workers have their own businesses and work from home
- a place where a lot of its residents are employed in high value professions



### 3 VISION AND OBJECTIVES

#### Challenges and issues

- 3.1 The fundamental question that the Neighbourhood Plan Steering Group has always wished the neighbourhood plan to address is:

***'What will a sustainable parish of Fernhurst look like in 15 to 20 years' time?'***

- 3.2 In addressing this question, the vision reflects the issues raised by the Working Groups and is as follows:

**Fernhurst will retain its role as a rural parish in a tranquil and wooded location within a National Park. It shall provide for the needs of those with a connection to the parish whilst recognising the wider needs of the South Downs National Park. Development shall preserve and enhance the quality of the environment for residents and visitors alike and ensure that unacceptable strain is not placed on the physical and social infrastructure of the parish.**

- 3.3 For a small parish within a national park, the future of Fernhurst parish is likely to be shaped and influenced by two major development sites:

- The first of these is the former Syngenta site in the south of the parish, just over a mile from Fernhurst village. This is being promoted for housing-led mixed use development. Whilst separate from the village, the residents of Fernhurst parish are keen to ensure that any development is properly integrated into village life so as to avoid the feeling of it being an isolated development with the associated loss of community. Any development must be complementary to the offer in the village, rather than seeking to compete with it.
- The second is the King Edward VII Hospital site, a further two miles to the south, outside but close to the boundary of the parish. This site has, since November 2011, had planning permission for housing and the development has been started but there has been minimal progress in that period. The significant levels of housing for which permission has been granted will inevitably have an impact on Fernhurst parish, particularly in terms of the development's ability to address Fernhurst's housing needs and also more directly in terms of its traffic impact.

- 3.4 The people of Fernhurst parish are pragmatic - whilst many do not wish to necessarily simply preserve the village exactly as it is now, the large majority are concerned that development, if not properly addressed, would cause existing residents to suffer.

- 3.5 The neighbourhood plan does not simply wish to shape policy for large development sites. Village and rural life must consider the 'little' issues which have importance in the everyday lives of the residents and businesses. In particular, the following issues are also considered to be important:

- Protecting the green spaces of community value within the village, particularly the village green.
- Volumes of traffic and road safety along the busy A286, Vann Road and other feeder roads.
- Protecting key local services, particularly access to non-car modes of transport.
- Access to facilities for children/youths.
- Access to facilities for older people

- Access to transport for those without access to a car – particularly for access to Haslemere.
  - The importance of reinforcing local resilience/sustainability through low carbon development techniques and technologies is seen by many to be a priority for the plan.
  - Social cohesion and the difficult past experiences of those coming from more urban locations to live in the affordable housing at Nappers Wood.
- 3.6 The people of Fernhurst parish have an aspiration for development to be something of which all can be truly proud:
- Proud because of the way it looks.
  - Proud because of the limited impact it has on the environment, through use of innovative low carbon technologies.
  - Proud because of the way it integrates new residents and businesses into the local community.
- 3.7 With all this activity happening in a national park where the environment must be at the heart of planning, such matters increase in importance.
- 3.8 The overall aim of the plan will be to ensure that Fernhurst remains a vibrant village and parish which contributes to and enhances the environmental, social and economic sustainability of the South Downs National Park. In particular, the need to encourage young families to live in Fernhurst parish is vital to ensure that this vibrancy is achieved and then retained. Equally, the needs of older people as they age must be recognised and planned for.

## Objectives of the Neighbourhood Plan

- 3.9 Based on the challenges and issues facing Fernhurst parish, the Neighbourhood Plan seeks to address the following objectives:
- **Objective 1:** Address the housing needs of those with a local connection to Fernhurst parish, particularly older and younger people who are unable to access housing at current market values.
  - **Objective 2:** Ensure the most sustainable use of brownfield sites in the parish.
  - **Objective 3:** Provide for the changing needs of businesses and employment within the parish.
  - **Objective 4:** Enhance and provide for the community's infrastructure needs.
  - **Objective 5:** Ensure design of development respects the local vernacular.
  - **Objective 6:** Protect and enhance Fernhurst parish's role in the South Downs National Park, including as a tourist destination.

## 4 HOUSING

- 4.1 National guidance provided by the Government Circular on National Parks is clear that planning for housing in these areas must be focused on supporting the delivery of affordable housing. National Parks are not suitable locations for unrestricted housing and new housing must support local employment opportunities and key services as well as meeting the needs of the local communities within a park.
- 4.2 This is the fundamental principle that underpins the Fernhurst Neighbourhood Plan. However, this must be balanced with the recognition that there are local needs within these communities for a wide range of housing and that, where opportunities arise to provide for wider needs – through the availability of sustainable sites – then these should be recognised.

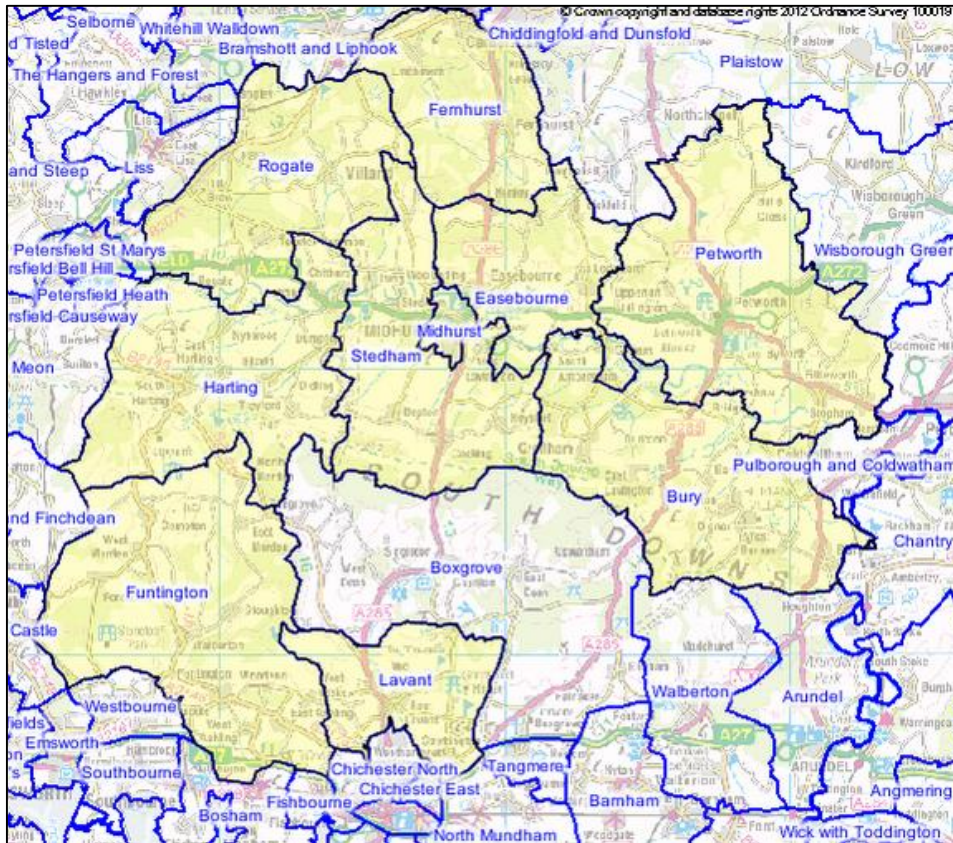
### **Housing need and supply**

- 4.3 The South Downs National Park Authority is still in the early stages of producing its Local Plan and so does not have an assessment of its housing requirements to inform the Neighbourhood Plan. The Chichester 1999 Local Plan is out of date in this regard.
- 4.4 Housing need is addressed in the Coastal West Sussex Strategic Housing Market Assessment (SHMA) 2012<sup>3</sup>. This covered multiple districts that collectively represent a wider housing market area. For Chichester, the area was broken down to include the part of the district within the National Park, and this includes Fernhurst parish. It also includes the larger settlements of Midhurst and Petworth, as shown in Figure 4.1:

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<sup>3</sup> GL Hearn (2012) *Coastal West Sussex Strategic Housing Market Assessment Update*, for Adur, Arun, Chichester and Worthing Councils and the South Downs National Park Authority

**Figure 4.1: SHMA area covering Chichester district within the National Park**



Source: Office for National Statistics

- 4.5 The SHMA has identified a requirement over the 15-year plan period for 467 affordable dwellings in the Chichester part of the National Park. For market housing, the need identified in the SHMA is 1,088 dwellings. The total need – affordable and market – is therefore 1,555 dwellings.
- 4.6 The SHMA summary for Chichester acknowledges<sup>4</sup> that some of the people in need may be able to access market housing, so therefore the need figure could be lower, albeit that this may be offset by the changes to the Government’s welfare and benefit reforms. However, it does not suggest an alternative figure to take these considerations into account.
- 4.7 Within the Chichester part of the National Park, there is an assessed 5-year supply of 742 dwellings. This includes sites in the planning pipeline (i.e. with permission or under construction) at April 2013. Therefore, nearly 50% of the identified need for the whole plan period has already been found. A further 813 dwellings are required to be found, albeit that it is not necessary to identify all of these now.
- 4.8 Sites in the 5-year supply are expected to deliver in the region of 91 affordable units with the remainder (651 units) delivered as market housing. This is summarised in Table 4.1.

<sup>4</sup> Paragraph 4.7

**Table 4.1: Housing needs and supply in the Chichester part of the National Park, 2013-2028**

	Affordable housing	Market housing	Total housing
Need over plan period	467	1,088	1,555
5-year supply	91	651	742
<b>Dwellings still to be found</b>	<b>376</b>	<b>437</b>	<b>813</b>

Source: Coastal West Sussex SHMA

- 4.9 So, in order to address the dwelling needs still to be found over the plan period, Fernhurst will be expected to accommodate a proportion of this, for both market and affordable housing.
- 4.10 Within the Chichester part of the National Park, Midhurst is a higher order settlement than Fernhurst, with Petworth and Easebourne both being in the same tier of settlements as Fernhurst but offering a wider range of facilities and services<sup>5</sup>. Therefore, subject to an assessment of their capacity, these settlements should accommodate the largest share of this requirement. There are few other settlements of the size of Fernhurst (South Harting being the only other settlement in the same tier) in this area and few other sites identified, although the Strategic Housing Land Availability Assessment (SHLAA) Call-for-Sites process being undertaken by SDNPA is ongoing.

## Delivery and mix of housing

### Background to policy

- 4.11 The need for housing within a National Park is an issue requiring careful balance. The community of Fernhurst parish considers this is an issue that a Neighbourhood Plan should address to ensure that the parish develops appropriately. This reflects the view that the population of Fernhurst parish has grown significantly over recent years and that there are certain development pressures which could have a disproportionate impact on Fernhurst parish if not carefully managed in policy terms. In particular this relates to the infrastructure in the parish which has not been expanded in line with development.
- 4.12 Significant changes in the mix of the Fernhurst parish population have occurred since the 2001 Census, some of which are shown in Appendix 1 of the Neighbourhood Plan. Significant ageing of the population is expected to occur throughout the UK and Fernhurst parish is unlikely to be an exception.
- 4.13 The Neighbourhood Plan recognises that there is a duty on parishes and the SDNPA to identify suitable opportunities to address housing matters. The objective of this policy is to appropriately balance the policy guidance with a spatial framework that provides opportunities for the community of Fernhurst parish to make choices as their needs change over time.

### Policy justification

- 4.14 Along with affordable housing, the principal housing need within the existing community of Fernhurst parish is accommodation suitable for the changing needs of older persons and also for first-time buyers.

<sup>5</sup> Source: SDNPA (2013) *South Downs National Park Settlement Hierarchy Study*

**Older people**

- 4.15 For older people currently living in Fernhurst parish, changes to health or other circumstances will trigger a move to different accommodation such as:
- A smaller home (downsizing)
  - A bungalow (so avoiding stairs)
  - A sheltered housing development (with support from a warden or manager)
  - A care/nursing home (for full residential care)
- 4.16 Appendix 2 of the Neighbourhood Plan highlights the accommodation needs of older people in Fernhurst parish and identifies options for meeting them.
- 4.17 Many residents aged 65 and over that responded to the Neighbourhood Plan Questionnaire (analysis shown in Appendix 3 to the Neighbourhood Plan) indicated that they would like to continue to live in Fernhurst parish. Equally for many, the village did not offer the right mix of accommodation for their future needs. Currently, for them to remain in the parish, they have little choice but to remain in their present homes. Based on residents' responses, an estimate has been made of what might be required to meet their aspirations. However, not everyone will continue to live in Fernhurst parish in later life. Some may move to a larger settlement where a greater range of services are available, e.g. Haslemere or Midhurst. Provision at a rate below 100% is therefore appropriate.

**First-time buyers**

- 4.18 For first-time buyers, property prices in Fernhurst parish are relatively unaffordable. In July 2013, the average price of a flat in the GU27 postcode area (covering Fernhurst and Haslemere) was £197,000<sup>6</sup>. Based on a 95% mortgage, a couple would need a combined income of £75,000, or a single person an income of £62,000, to be able to buy such a property.
- 4.19 Many young people do want to stay local to where they were brought up and evidence from the Chichester Housing Register suggests that there are large numbers of people of working age living locally who are on the Register but are not deemed to be in need (Band D applicants). With the high prices they have no prospect of buying or renting a property locally so they seek a property through the Housing Register although in reality their prospects of being successful are very low.
- 4.20 What this suggests is that, whilst there is a need for social rented properties, equally there is a significant need for intermediate tenure properties that will address the needs of those unable to access property via the Housing Register but equally unable to afford open market housing.

**Wider issues**

- 4.21 Set against the above needs are concerns over the capacity of infrastructure required to serve new development. Fernhurst Primary School - the only catchment school for Fernhurst parish residents - is being expanded in order to address an increase in existing needs. However, it is not considered that there is any potential for further physical growth of the school on the current site. Local medical services only provide basic access to a GP and physical access to higher order medical services is difficult for those without a car because of the distance from the nearest hospitals (Haslemere, the Royal Surrey in Guildford and St Richards in Chichester). Health infrastructure is particularly important if the needs of older people are to be accommodated.

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<sup>6</sup> Source: [www.home.co.uk](http://www.home.co.uk)



- 4.22 A further consideration is that a major redevelopment of the King Edward VII Hospital site, just outside the parish boundary, has been granted planning permission for 337 private dwellings and 79 assisted care living units. If built, this will provide a significant amount of housing appropriate for older persons' needs. In addition, the developer is required to provide a shuttle bus to serve the residents which will enable access to services in the appropriate local centres. However the completion of the scheme for which planning permission was given in November 2011 is by no means certain.

### Policy

- 4.23 The approach to housing delivery in Fernhurst is based on the views expressed by its residents during the Neighbourhood Plan consultation process that a 'brownfield-first' strategy is the most appropriate before greenfield sites can be considered. This has been reflected in the site allocations in Policies SA1 to SA3. However, Policy H1 ensures that there is flexibility in the approach by allowing greenfield development if there is proven additional demand that cannot be met by the brownfield-first approach. This is explained further below.
- 4.24 The site allocations in Policies SA1 to SA3 identify sites which will deliver the bulk of housing requirements in Fernhurst parish over the plan period. In order to address particular identified needs, the large majority of these must be suitable for older persons and first-time buyers. Principally these should be a mix of one-, two- and three-bed units, ensuring that schemes cannot provide just a single unit size – this prevents the development of, for example, a solely three-bed scheme. Developments should either be built specifically to address the needs of older persons or to Lifetime Homes standards whereby they are capable of being adapted for older persons' needs. This could therefore facilitate the development of a sheltered housing scheme. Equally it is recognised that there should be a small allowance for some larger properties in order to provide a development mix which will promote a more balanced residential community. A requirement for 80% of homes to be one-, two- and three-bed properties and to Lifetime Homes standards is considered appropriate, ideally with some two-bedroom bungalows provided.
- 4.25 The SHMA considers what the suggested split should be in terms of the size of dwellings in the Chichester part of the National Park. This is shown in Table 4.2. Assuming that between 30% and 40% affordable housing is delivered on all sites of five or more dwellings, then for affordable and market housing in aggregate, it would not be considered appropriate to provide more than 40% of units of one dwelling size.

**Table 4.2: Suggested split of dwelling need by dwelling size, Chichester part of the National Park**

Dwelling size	Affordable housing	Market housing	All housing
1-bed	27%	4%	12%
2-bed	40%	21%	28%
3-bed	31%	47%	41%
4-bed	2%	28%	19%

Source: Coastal West Sussex SHMA (column entitled 'All housing' has been added)

- 4.26 Table 4.2 also shows the need for larger (4-bed properties). Whilst there is relatively high need for these types of properties as market housing (28%), the need is very low when considering affordable housing (only 2%). In light of the focus in national parks on the importance of delivering

affordable housing needs, there would be concern over any scheme which includes more than 20% of units in any single scheme of four bedrooms or larger.

- 4.27 It is important to be clear that, in seeking homes that are appropriate for older persons' needs, this does not mean that they must *only* be appropriate for the needs of older people. They can be designed such that they provide housing to address the needs of all types of people, old and young, but they *must* be capable of serving the needs of older people if such people choose to live in them.
- 4.28 The levels of development proposed in the Neighbourhood Plan, coupled with that permitted at the King Edward VII Hospital site, are expected to provide sufficient market housing to address 'needs' in the area over the plan period. However, it is recognised that needs can change and that it may be necessary to plan for further development. Equally it must be recognised that the development timeframe of major sites such as the King Edward VII site are inherently uncertain.
- 4.29 Therefore, it is necessary to consider the situation if sites that are expected to deliver housing to address the needs of Fernhurst residents are either not available or are not coming forward. If an applicant for permission to build residential units can provide robust market evidence that there is demand for properties by people either living or working within the parish of Fernhurst that cannot be met by the pipeline of sites, then development of further appropriate land will be permitted<sup>7</sup> for development, subject to the other policies in the development plan. This evidence must be accompanied by an assessment of the supply of residential dwellings in the planning pipeline (i.e. with planning permission, under construction or completed but not yet occupied) and the types of units that they are going to provide. This assessment of the planning pipeline must consider sites both in the parish and close to its boundary in neighbouring parishes, including specifically the King Edward VII Hospital site. If the evidence can demonstrate that any site in the planning pipeline (including any of the allocated sites in Policies SA1 to SA3) has little prospect of being delivered in the short term (over the following five years), then it can be discounted from the supply. The robustness of the evidence and assessment submitted by an applicant will be considered and agreed jointly by the South Downs National Park Authority and Fernhurst Parish Council.
- 4.30 Development may also come forward on individual windfall sites (predominantly infill). For very small sites – less than five dwellings – it is inappropriately burdensome to expect applicants to undertake an assessment of market need. The other policies in this Neighbourhood Plan and in the development plan provide appropriate guidance. For all large sites (five dwellings or more), such a requirement is considered to be justified as these, within the context of the National Park and Fernhurst as a rural settlement, represent developments of a significant scale.

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<sup>7</sup> A definition of 'permitted' is provided in the Glossary

**POLICY H1: DELIVERY AND MIX OF HOUSING**

New housing in Fernhurst will predominantly be delivered on the sites allocated in Policies SA1 to SA3. Infill developments will be permitted in addition to this total, subject to the other policies in the Neighbourhood Plan.

At least 80% of new dwellings shall be suitable for occupation by older persons. Such properties shall aim to fulfil the following criteria:

- Achieve Lifetime Homes standards, particularly in respect of wheelchair access.
- Be a mix of 1-, 2- and 3-bed properties.

Developments must have a mix of housing sizes.

In addition to the allocated sites in the Neighbourhood Plan, further market dwellings may be permitted if appropriate evidence of local need has been provided. This demand must be greater than that which is capable of being addressed by sites in the planning pipeline that are either in the parish or close to its boundary and which have a reasonable prospect of being delivered. Such evidence must be agreed jointly by South Downs National Park Authority and Fernhurst Parish Council. This requirement shall only apply to developments of five or more dwellings.

In order to ensure the delivery of affordable housing to meet the needs of the Parish, any development of market housing will be expected to provide for affordable housing as required by Policy H2.

**Affordable Housing****Background to policy**

- 4.31 Affordable housing consists principally of housing for social rent and intermediate tenure housing. The definition of each of these planning terms is included in the glossary to the Neighbourhood Plan. In summary, affordable housing is provided to households whose needs cannot be met by the market.
- 4.32 The community of Fernhurst parish considers it important to ensure that those with a local connection to the parish, and that are unable to afford housing on the open market, should be given the opportunity to access affordable properties within the parish.
- 4.33 The objective of the Neighbourhood Plan is to address these affordable housing requirements over the plan period, reflecting the principle of ensuring that existing affordable properties are used efficiently and Fernhurst parish therefore only provides new development of affordable units when it is proven to be required.
- 4.34 In all cases it is important to distinguish between the need for social rented properties and for intermediate tenure properties. In Fernhurst there is a need for intermediate tenure properties. The text in this section makes clear in each case which type of tenure is being referred to. Where the term 'affordable housing' is used, it is referring collectively to both social rented and intermediate tenures.

## Policy justification

### ***Affordability***

- 4.35 The Action in Rural Sussex (AIRS) Local Place Profile states that the average gross income per household in the parish is £910 per week. This equates to an annual income of £47,320. However, the SHMA summary for Chichester identifies that an average household income of £37,200 is required to be able to access market housing. It is important to understand that this is the average and those reasonably requiring intermediate housing are likely to have an income below that average.
- 4.36 The SHMA states that 34% of those in the Chichester part of the National Park are unable to afford market housing without subsidy, i.e. require either social rented or intermediate properties. This is below the average for the Coastal West Sussex SHMA area of 45%.

### ***District level policy and approach***

- 4.37 The Chichester Housing Register provides up-to-date evidence on the number of people seeking a social rented property that have a local connection to Fernhurst parish<sup>8</sup>. It also provides an understanding of the size of property that they are seeking and the severity of their need. This enables a picture of needs to be established, albeit that the Housing Register does not identify all needs.
- 4.38 A principle of the plan is that all those with some form of affordable housing need with a proven local connection to Fernhurst parish should have the opportunity to access a social rented property in the parish. To this end, Chichester District Council, as the housing authority for Fernhurst parish, introduced a Rural Allocations Policy in 2013. This policy ensures that those in housing need with a local connection have first refusal on available properties in that area.
- 4.39 The Neighbourhood Plan seeks to ensure that there are sufficient properties available to achieve this aim. In particular, it recognises the importance of tackling the existing backlog of need as quickly as possible.
- 4.40 In the SDNPA's 2013 Settlement Hierarchy Study<sup>9</sup>, Fernhurst is identified as a Tier 3 settlement, based on its range of services and facilities. There are five tiers in total, so Fernhurst is seen as smaller settlement with a reasonable range of services, although it is at the lower end of the range of Tier 3 scoring. What this means is that it has a role in addressing a proportion of the wider affordable housing needs from elsewhere within the South Downs National Park. However, this has to be constrained to a certain degree by Fernhurst's relatively limited infrastructure, particularly shops and services. Fernhurst is not a major settlement, it has few shops and few services, and if any are closed or withdrawn then it would have a disproportionate impact on the sustainability of the settlement. Of particular relevance are the Post Office and the very limited public bus service. In addition, Fernhurst only provides some limited employment opportunities so most people have to leave Fernhurst in order to access jobs.

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<sup>8</sup> A person with a 'local connection' is classed as either (i) currently living in the parish and has done so continually for 12 months or more; (ii) currently permanently employed in the parish for a minimum of 12 months and at least 18 hours per week – paid or unpaid; (iii) at least one of the adult applicants has a member of family (defined as grandparents, parents, siblings or children of the applicant) who currently live in the parish and have done so continually for 5 years or more; (iv) an ex-resident of the parish having been forced to move away due to a lack of affordable housing in the parish.

<sup>9</sup> SDNPA (2013) *South Downs National Park Settlement Hierarchy Study*

- 4.41 Given these factors, Fernhurst's role as an appropriate location for wider social rented housing needs, particularly of those people that would prefer to live in a larger settlement, close to a range of services and employment opportunities, must be limited. Where it does have a role is in serving the needs of its immediate hinterland of smaller settlements and hamlets. This may serve to create a need for some new-build social rented housing but, given the scale of these smaller settlements and hamlets, it is not considered to represent a significant amount.
- 4.42 The current affordable housing policy at district level is provided by the Chichester Local Plan Saved Policies and associated Interim Statement on Affordable Housing (September 2007). This requires 20% of housing provided on developments of between 5 and 9 dwellings to be affordable, rising to 40% on sites of 10 or more dwellings. It is only possible to reduce this requirement if it can be demonstrated that such a requirement would make a scheme unviable, in which case a lower proportion may be sought. Chichester District Council has stated that it considers such a policy to be viable for the majority of schemes.
- 4.43 Nevertheless, the present policy position on affordable housing is clear and the Neighbourhood Plan, in order to be in general conformity with the district local plan, accepts that this is the overall proportion of affordable housing that will be sought from developments coming forward in the parish.
- 4.44 Where the Neighbourhood Plan seeks to operate an appropriate local policy is in respect of the mix of tenure of the affordable housing.

***Approach to tenure mix***

- 4.45 The SHMA recommends a split of 66% social rent and 34% intermediate for affordable housing in the Chichester part of the National Park. For the area to the north of Fernhurst (Plaistow and Wisborough Green parishes), the equivalent split of social rent to intermediate is slightly different at 55:45.
- 4.46 The Housing Register at September 2013 suggested that 36 out of 50 households (72%) on the Register in Fernhurst had priority needs for social rented housing, i.e. are in Bands A-C, so there is evidence of need at present for social rented property. The previous snapshot of the Housing Register in August 2012 had the proportion of those in Bands A-C at 47%; this was lower but this does highlight the fluctuations that can occur in the Housing Register and therefore the need for caution to be exercised in relying on it.
- 4.47 The housing workshop undertaken to inform the Neighbourhood Plan suggested that there was a need for properties that could be delivered as intermediate tenure. It is therefore considered that a more appropriate split would be 60% social rent and 40% intermediate.
- 4.48 Given that affordable housing requirements are dealt with by way of a negotiated Section 106 agreement, any such split can be varied. However, a policy which specifically seeks a slightly higher proportion of intermediate housing is intended to establish the importance of this form of tenure in addressing the needs of the local community.

**POLICY H2: AFFORDABLE HOUSING**

Affordable housing will be sought in line with adopted strategic policy (currently Chichester District Council Local Plan 1999 Policy H8 and Interim Housing Statement) and national guidance, unless stated otherwise for a specific site. 40% affordable housing will be sought on sites of 10 dwellings or more. 20% affordable housing will be sought where there are 5-9 net dwellings.

The mix of affordable dwellings delivered as part of any residential development shall seek to provide a split of social rented and intermediate properties in the ratio 60:40. This reflects the need for social rented properties along with the significant requirement for intermediate properties by those with a local connection to Fernhurst parish.

**Self-build residential development**

- 4.49 Certain parts of the community consider that all opportunities should be considered to provide innovation in development. One aspect of this is self-build development whereby an interested party has the opportunity to purchase a plot on a proposed development and undertake the construction of their dwelling themselves.
- 4.50 The design of such self-build properties would need to be in keeping with the design of the overall scheme and this would need to be demonstrated to the satisfaction of the developer of the overall site. The Neighbourhood Plan provides guidance on design matters in policies DE1 to DE4.
- 4.51 Such self-build development should therefore be promoted as part of residential developments.

**POLICY H3: SELF-BUILD RESIDENTIAL DEVELOPMENT**

Self-build residential development will be encouraged. Principally this is expected to be on individual plots within larger developments. New-build residential schemes should actively promote the opportunity for interested parties to build their own properties.

Such properties must be in keeping with the design principles of the overall scheme as well as the design policies DE1, DE2, DE3 and DE4 in this Neighbourhood Plan.



## 5 SITE ALLOCATIONS

### Background to Policy

- 5.1 Given the scale of development identified in a sensitive location within a National Park, it is necessary for the Neighbourhood Plan to identify and allocate appropriate sites to which development will be directed.

### Policy Justification

- 5.2 The process of engagement with the community gave some very clear signals about where development was felt to be appropriate in Fernhurst parish, subject to need being proven. Brownfield sites should be brought forward first, with any such sites within Fernhurst village given priority over those in the rest of the parish but away from the village. It was made very clear by the community that greenfield sites on the edge of the village outside the settlement boundary identified in Policy SB1 were not considered appropriate for development and that once alternative sites had been developed, this should represent a limit on further significant development. However, in order to provide flexibility in the policy approach, it should be noted that Policy H1 does allow further development outside of the allocated sites if there is proven additional demand by those with a direct local connection to the parish that is not being met.
- 5.3 It is considered that, with Fernhurst parish's location within a National Park, it is appropriate to prevent unrestricted development of green areas outside its identified boundaries. Policy in respect of the Fernhurst parish settlement boundary is provided by Policy SB1.

### Syngenta site, Midhurst Road



## Context

- 5.4 The largest brownfield site in the parish that is considered to be available, suitable and achievable for delivering some residential development as part of a mixed use scheme is the former Syngenta site. This is approximately 1.2 miles to the south of Fernhurst village centre.
- 5.5 The site comprises 11.3 hectares (28 acres) of previously developed land although some of this land is existing woodland. The site was developed as an army barracks at the end of World War II.
- 5.6 Planning permission was obtained in the 1980s by ICI for development of the site to provide offices and research laboratories in connection with their agri-chemical business. Although used for commercial purposes prior to this, it was this development which provides the majority of the buildings remaining on the site today. The premises were vacated over ten years ago and the site subsequently sold.
- 5.7 An industrial unit was constructed and is currently occupied by John Nicholson Auctioneers and a number of other businesses. The office building built by ICI, known as the Pagoda, is currently occupied by Aspinal of London.
- 5.8 The site has a certificate of lawful use for conversion of the Highfield office building to residential uses.
- 5.9 The general principles shown below assume that the Highfield building is demolished and that 200 dwellings are delivered as part of a comprehensive redevelopment of the site.

## General principles

- 5.10 In the adopted Chichester Local Plan, the site is protected for employment use. The emerging South Downs National Local Plan states that a mix of uses could be appropriate for the site.
- 5.11 The National Planning Policy Framework (NPPF) says that the development of major sites in national parks can only be permitted in 'exceptional circumstances and where it can be demonstrated they are in the public interest'. Paragraph 116 lists the matters which should be considered:
- The need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
  - the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and
  - any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.
- 5.12 The Syngenta site is one of the few major development opportunities in the National Park and housing needs are considerable. Working with the SDNPA it is considered that this represents a significant opportunity to address housing needs in the South Downs National Park as part of a mixed use development.
- 5.13 The need is for a development that meets the purposes and duty of the South Downs National Park Authority and, in particular, conserves and enhances the landscape through the re-use of the site. As part of this, it is important that it makes a clear contribution towards the achievement of the eleven outcomes in the SDNPA's Partnership Management Plan<sup>10</sup>.

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<sup>10</sup> <http://www.southdowns.gov.uk/about-us/management-plan>

- 5.14 The task of reflecting and justifying an appropriate mix and scale of development in such a location is a challenging one. The process of developing the Neighbourhood Plan has established the following principles which it is considered will not undermine the need to ensure viability, as required by the NPPF, whilst at the same time respecting the location of the site within a National Park:
- i. Development at Syngenta should be seen as being complementary to the main settlement of Fernhurst village. It should not provide uses that will compete with those that are in the village.
  - ii. The site has existing buildings on it and therefore any development must seek to strike a balance between the re-use of these existing buildings (recognising the embodied energy and lower cost for potential users) and the benefits of replacing them with modern buildings of a high energy-efficient specification. Built development should be restricted to the area which was previously developed, retaining the existing areas of woodland on the site.
  - iii. Any residential development should seek to provide principally for the needs of local people, both for affordable and market housing.
  - iv. To support the new residents, it is important that the potential for people to access links to Fernhurst village by non-car modes are maximised.
  - v. The most recent use and designation of the site was for commercial purposes providing employment and this should remain a fundamental part of any redevelopment.
  - vi. The existing businesses located on the site should be encouraged to remain, with their future floorspace needs taken into consideration.
  - vii. The site provides an opportunity to promote the National Park as a tourist destination by offering leisure opportunities and access to the surrounding countryside. This should also recognise the leisure needs of the new residents as well.
  - viii. The site is in a sensitive location in terms of the landscape and biodiversity. Any development must ensure that impacts are minimised and if they do arise, can be appropriately mitigated.
  - ix. Reflecting its setting in a National Park, design is an important consideration. Any development must demonstrate that it is of the highest quality and in keeping with the surrounding landscape.
  - x. Any development must seek to maximise its energy generation from renewable sources.
- 5.15 All of these principles are important but the most fundamental overarching principle is that any mix of uses on the site represents a quantum of development that is sustainable. The site is remote from Fernhurst village and the potential to provide non-car linkages will be challenging. Therefore movement by residents, workers and visitors will mostly be car-based, although given the limited amount of services within Fernhurst village, the same would broadly be true of developments located there. With the site being in a National Park and the NPPF stating that major developments in such locations should only be permitted in exceptional circumstances, a clear and robust framework for development is considered to be necessary.
- 5.16 Proposals for this site are considered to be 'major development' and must therefore meet the exceptional circumstances tests set out in NPPF paragraph 116 and be in the public interest. It was demonstrated at the plan making stage how the development of Syngenta could in principle meet these exceptional circumstances and was in the public interest. The justification of this is set out in the document 'Exceptional Circumstances and Public Interest Justifying Allocation of Syngenta Site', which forms part of the evidence base for this Neighbourhood Plan. Any planning

application for the re-development of the site will need to be supported by a full justification that it meets the exceptional circumstances tests set out in NPPF paragraph 116 and be in the public interest.

- 5.17 Prior to planning permission being sought for any development at Syngenta, a masterplan shall be prepared and shall then be submitted as part of the evidence in support of the planning application. The masterplan should be prepared in consultation with relevant parties including the SDNPA and Fernhurst Parish Council and shall be considered by the SDNPA Design Review Panel as part of that process.

## **Housing**

- 5.18 It is important that a balance is struck between delivering a level of housing at the Syngenta site that is not in conflict with the purposes of a National Park (and the avoidance of delivering unrestricted market housing) whilst still ensuring that advantage is taken of a large brownfield site and its ability to address housing needs within this part of the National Park. An additional important consideration is that the mix of uses must ensure that development can come forward and is not deliberately stifled.
- 5.19 It is considered that the site should deliver 200 dwellings based on the evidence provided by the Strategic Housing Market Assessment, the Strategic Housing Land Availability Assessment and viability testing. This seeks to strike a balance between ensuring a viable development and addressing housing needs while promoting the National Park Purposes and maximise ecosystem services.
- 5.20 Given the primary requirement to address affordable housing needs in the SDNP, the site should provide 50% of the dwellings as affordable units. This reflects the focus of the DEFRA Vision and Circular for English National Parks and Broad 2010 and the requirement in the emerging SDNPA Local Plan.
- 5.21 In order to provide a mixed and inclusive development, which is important given the site's location away from other residential areas, the affordable housing must be indistinguishable from market housing and should be scattered throughout the residential part of the site.
- 5.22 The residential part of any proposal must be in accordance with the other policies in the Neighbourhood Plan, particularly policies H1 and H2 relating to housing mix. Housing not needed to meet local needs should be limited to that necessary to ensure the viability of the scheme and an appropriate social mix.
- 5.23 Any new build dwellings are subject to the Highfield building being demolished.

## **Employment and retail**

- 5.24 The existing commercial buildings on the Longfield part of the site, in the west, should be retained. The Longfield buildings currently house a number of thriving businesses and these businesses should be retained and given the opportunity to expand. One of these businesses – Aspinall of London – is a growing business and it will be important if they are to stay in Fernhurst that there is commercial space for them to expand if they need to in the future. Therefore, it is appropriate that new employment space should be included as part of any development proposal in order to accommodate the future needs of these businesses and to attract new businesses to Fernhurst.
- 5.25 The Neighbourhood Plan does not seek to identify specific quantum of development that should be delivered. This should be considered at the time of an application, based on the commercial market and the need for particular types of commercial floorspace. However, it is envisaged that

any demand for floorspace is likely to be focused on the office or light industrial market. The design of any commercial buildings should be compatible with a residential-led mixed use development.

- 5.26 In addition, Aspinall of London occupies space in the existing Pagoda building, adjacent to the Highfield building. Given that the occupier has expressed a wish to stay in this building and considers it meets their requirements in its current state of repair, then this building should be retained for commercial use. The building provides just over 2,000m<sup>2</sup> of office floorspace which, whilst relatively large, is not excessive in this location. It therefore retains a reasonable prospect of continuing to provide employment and does so in what many in the local community consider to be an iconic building. Only if the building was vacant and it could clearly be demonstrated that there was no prospect of it being occupied, could the building be demolished.
- 5.27 As stated earlier, the Highfield building has a certificate of lawful use for conversion to residential properties. This could therefore be delivered at any time up to 30th May 2016 (or any subsequent extension to the Permitted Development exemption) without the need for planning permission to be sought for change of use and it is outside the scope of the Neighbourhood Plan to influence this. However, in order to ensure, if this residential conversion is not undertaken, that the required number of dwellings sought by Policy SA1 are delivered as part of a comprehensive scheme, the Highfield building should be demolished as part of any redevelopment. This building has been unoccupied since ICI vacated it over ten years ago and there has been no commercial interest in it. The reason for this is most likely related to its scale – nearly 17,000m<sup>2</sup> of floorspace – and location away from any core commercial centre. It is not considered that there is a reasonable prospect of this building being let and the NPPF says that such allocations should not be retained in such circumstances. In addition, it is in poor state of repair and the Neighbourhood Plan is seeking buildings of the highest aesthetic and environmental quality. Therefore, it is considered most appropriate to demolish the building.

### **Leisure and tourism**

- 5.28 The engagement throughout the Neighbourhood Plan process identified limited need for additional community facilities by existing residents. However, with growth in the community, it is important that the needs of the changing population are met as they arise. Development must therefore recognise that there is likely to be a need for community facilities on the site. Any promoter of development on the site must engage with the community to understand what its needs are moving forward and must seek, where possible, to provide for these needs within the mix of uses. This assessment of leisure needs should inform the overall mix of uses proposed and it must be clearly demonstrated that the community has been fully consulted.
- 5.29 The provision of community uses could be linked to the improvement of the tourism offer and specifically the development of a tourist information and visitor centre. This would fit well with the SDNPA objective of expanding the tourist offer and Fernhurst's role as a gateway to the National Park. A facility, shared by the community and visitors alike, could ensure that any building is used to its maximum potential.
- 5.30 One particular use that may be considered beneficial in addressing the needs of the new community is the provision of allotments. Their inclusion in any overall masterplan will therefore be strongly supported.
- 5.31 Related to the expansion of the tourist offer, the development must seek to exploit opportunities for woodland and wildlife walks connecting the Syngenta site with its surroundings. This should seek to include the enhancement of links to wildlife corridors within and adjoining the site. Development of the built form must effectively integrate the development with this.

### **Energy and sustainability**

- 5.32 Any development must ensure that the highest practicable environmental standards of both new and existing buildings are met. Where possible, the development should seek to achieve a zero carbon standard for new buildings and BREEAM Excellent or Outstanding for any new commercial floorspace.
- 5.33 The site should seek to maximise its energy generation from renewable sources, where possible utilising technologies such as combined heat and power (CHP), photovoltaics and heat pumps to serve new buildings as well as the existing buildings on the site.
- 5.34 The construction process should seek to source local materials and labour in order to reduce the carbon emissions associated with it.

### **Transport and movement**

- 5.35 The development should provide an integrated package of sustainable transport solutions which enable access to local facilities and services and should provide the following:
- links to Fernhurst village, Haslemere, Midhurst and King Edward VII site;
  - submission and approval of a Travel Plan;
  - bicycle hire scheme;
  - appointment of a Travel Plan coordinator;
  - an electric car club or car sharing scheme; and
  - provision of electric vehicle charging points.
- 5.36 Generally, such a package should also meet the further requirements of Local Plan transport policy.
- 5.37 The development should seek to provide new walking and cycling routes that link the site with Fernhurst village. This must ensure that these routes are sufficiently attractive and safe to encourage their regular use by both residents and tourists and link to the wider public access network.
- 5.38 Where possible, there should be integration of all sustainable modes of transport, including public transport and through the exploration of the potential for a community/demand responsive bus.

### **Landscape**

- 5.39 One of the fundamental purposes and duties of the SDNPA is to ensure that development minimises its impacts on the landscape. Given its scale, this is particularly important for the Syngenta site.
- 5.40 The Fernhurst Neighbourhood Plan Landscape and Visual Impact Assessment considers that careful redevelopment should not result in any negative impacts on the landscape and could also serve to restore and enhance the landscape. It will be important that a detailed landscape and visual character assessment is undertaken and accompanies any planning application. This will need to take into consideration the impact that any development may have upon 'covenanted' views from Blackdown Hill as well as other views of importance.
- 5.41 Any development must demonstrate how it has been informed by the South Downs Integrated Landscape Character Assessment, the West Sussex County Council Land Management Guidelines and the Fernhurst Neighbourhood Plan Landscape and Visual Impact Assessment, as well as any other published guidance of relevance.

- 5.42 Hard and soft landscaping should be of the highest quality, utilising local materials, respecting the natural setting and enhancing the distinctive landscape qualities of the National Park. Built development should be restricted to the areas that were previously developed, with important native trees retained.

### **Design principles**

- 5.43 The masterplan, to which reference is made in paragraph 5.17, is required in order to ensure that development proposals are sustainable and that they do not have a significant adverse impact on the natural environment. The masterplan will be expected to integrate sustainability principles into the design of proposals and provide an accompanying sustainability audit against the eight principles and targets. The masterplan should aspire to achieve the best performance against the eight principles and demonstrate their commitment to the same through the objectively assessed process. SDNPA will be happy to provide further guidance on assessment criteria and support to ensure the best value is derived from this process. The principles are:

- Zero Carbon
- Zero Waste
- Sustainable Transport
- Sustainable Materials
- Sustainable Water
- Land Use and Wildlife
- Culture and Community
- Health and Wellbeing

- 5.44 It is vital that any development achieves the highest possible design standard compatible with the setting of the site. The applicant must work closely with the SDNPA and Fernhurst Parish Council in order to establish the design principles and how these can be achieved. This should be secured through the masterplanning process.

- 5.45 The design strategy will address the following:

- Design must respond to local distinctiveness and the site's natural setting within the National Park.
- Any design must deliver substantial environmental improvements and remediation of the existing brownfield site and expansive areas of built form and ground cover.
- Development must recognise the local cultural heritage, including the green villages of the Western Weald, and must be reflective generally of its natural setting in an area of high landscape value.
- The extent to which the built form responds to its position within a 'bowl' largely surrounded by hills and therefore significantly visible from several aspects. The previous development of the site by ICI provides some good examples of how the impact of the built form could be minimised.
- A landscape framework and planting strategy, which will be produced as a driver for the designed layout, that integrates the development within the landscape and shows how the new built edges will be formed and managed. It must demonstrate how existing trees and hedgerows will be retained, incorporated, and extended/enhanced as part of the proposed

organisation of built form. It will be integrated with the provision of sustainable drainage systems.

- A strategy for new planting, the extent of which must not just be confined to the edges of proposed new development. The landscape strategy will demonstrate how the countryside can be drawn into the new built form (particularly the residential parts of any scheme) through the integration of multi-functional green spaces – that combine with street trees, courtyard and garden planting.
- A clear design approach to the edge of the built form to allow managed transition between development and countryside, and to allow easy and convenient access through the site to the countryside beyond.
- Vehicle parking will be an integral part of the plan for the scheme, to ensure limited impact on visual amenity and residential privacy. Any surface level parking areas will make provision for sustainable drainage systems (SUDs) and generous planting in order to aid visual containment and help to ameliorate the effects of climate change.
- A phasing strategy which prioritises the provision of non-vehicle links, landscape planting and the provision of supporting services within the early years of the scheme.
- A significant area of high quality public realm should be incorporated into any layout.
- The maintenance of public spaces, street furniture and boundaries formed by retained trees and hedges will be carefully considered in the early design stages with maintenance responsibilities agreed between all parties.
- Any potential archaeological constraints must be thoroughly researched and any impacts must either be avoided or appropriately mitigated.

### **Biodiversity**

- 5.46 The setting of the site is within an area of considerable biodiversity value. Development must not negatively impact on this and the general principle should be that development achieves a net gain in biodiversity and natural habitats and successfully mitigates any adverse environmental impacts on individual biodiversity assets. This should be achieved through an ecosystems services approach.
- 5.47 In particular, it is vital that the biodiversity assets adjacent to the site – including the Cooksbridge Meadow Local Nature Reserve – are conserved and enhanced.
- 5.48 In order to ensure that ground conditions are suitable for development, any applicant must have carried out a contaminated land site investigation and risk assessment, prior to the submission of any application. Development will only be granted permission once any required mitigation measures have been agreed with the local planning authority.
- 5.49 An assessment of the biodiversity of the site and its ecological importance must be integral to any development proposals. Relationships with the surrounding and adjoining natural environment will need careful consideration in order not to result in conflicts. Wildlife corridors and areas will be required within and across the site.
- 5.50 The relationship with the surrounding natural environment must be improved. An ecological approach to open green space will be required which enhances existing features and provides and creates corridors/green links between and around the development and the National Park. Development must include the creation of high quality habitats, particularly Biodiversity Action Plan (BAP) habitats, referring to the adjoining Cooksbridge Meadow Local Nature Reserve and to



Snapes Copse and Verdley Wood Biodiversity Opportunity Area, with the addition of buffer areas adjacent to existing woods.

- 5.51 In order to address these requirements, a green infrastructure strategy and appropriate Phase One habitats surveys will be required to accompany any application. It is expected that applicants will work with appropriate partner bodies in undertaking these studies.

#### **POLICY SA1: SITE ALLOCATION – FORMER SYNGENTA SITE, MIDHURST ROAD**

The former Syngenta site can be brought forward for a sustainable mixed-use development incorporating residential and commercial development and other suitable uses. Its location within a National Park means that any scheme must be of the highest quality in terms of its design and environmental sustainability. It must also enhance the biodiversity of the area and should ensure that visitors to the National Park are able to use the site as a base to explore the surrounding countryside.

Proposals for this site are considered to be 'major development' and must therefore meet the exceptional circumstances tests set out in NPPF paragraph 116 and be in the public interest. Proposals must be sustainable and will be assessed against the eight principles of sustainable development. Proposals must be masterplanned to support the development of a sustainable community within the parish of Fernhurst.

Any planning application shall demonstrate how the development will address the following requirements:

##### **Housing**

- The development will deliver approximately 200 new build dwellings as part of a mixed-use scheme for the whole site and subject to a masterplan. This masterplan will take into account the aims of this policy, the viability of the scheme and the net benefits to the existing and future residents of Fernhurst and the Special Qualities of the National Park. 50% of the new dwellings will be affordable, subject to the viability assessment referred to above.
- Any new build dwellings are subject to the Highfield building being demolished.

##### **Residential care home**

- If there is interest from a provider, then a residential care home for the elderly could be included as part of the development.

##### **Employment**

- Business use should support the National Park including the wood fuel economy.
- Existing business use should be retained (with the existing buildings on the Longfield site being retained). The Pagoda building should be retained for commercial uses unless it is unoccupied and it can be demonstrated that there is no reasonable prospect of securing a new user through a robust marketing exercise agreed and approved by the South Downs National Park Authority.
- Employment floorspace provision (B1/B2/B8) should be provided in accordance with the tests of Chichester Local Plan Policy B8. Provision of space for smaller businesses and as live-work units will be expected.

### **Leisure and tourism**

- Tourism uses should include self-catering accommodation and provision for the visitor economy, with a tourist information and visitor centre that can be used as a shared facility with the wider community particularly welcomed.
- An assessment of the leisure infrastructure needs of the community that can reasonably be accommodated on the site must be undertaken to inform any proposed scheme. This must involve a clear process of consultation with the Fernhurst community and any scheme must demonstrate how it has sought to best address these needs.
- The provision of allotments to serve the needs of the new resident population will be strongly supported.

Provision must be made for appropriate access to Fernhurst village and the surrounding countryside by sustainable modes. This must include the provision of access to existing footpaths and bridleways and bicycle hire or equivalent services.

### **Energy and utilities**

- Any development must seek to maximise its energy generation from on-site renewable sources.
- As part of any application, a Sustainable Water Strategy must be provided.
- The culverted watercourse must be restored to a surface flow feature as part of a site-wide sustainable drainage scheme.

### **Transport**

- As part of any application a package of sustainable transport solutions must be provided that integrates sustainable modes of transport including walking, cycling, buses, electric cars and car sharing. In particular, sustainable linkages to Fernhurst village, Haslemere, Midhurst and the King Edward VII site should be provided.

### **Design**

- The masterplan will be expected to integrate sustainability principles into the design of proposals and provide an accompanying sustainability audit against the eight sustainability principles and targets used by SDNPA to underpin its emerging Local Plan. The masterplan should aspire to achieve the best performance against the eight principles and demonstrate their commitment to the same through the objectively assessed process.
- Any design must deliver substantial environmental improvements, respond to local distinctiveness and the site's natural setting within the National Park, recognise local cultural heritage, must be reflective generally of its natural setting in an area of high landscape value and should incorporate a significant area of high quality public realm into any layout.

### **Landscape**

- Any development must demonstrate how it has been informed by published guidance of relevance regarding landscape matters. Any application must be accompanied by a Landscape Visual Impact and Landscape Character Assessment; this should include consideration of the impact upon 'covenanted' and key views.
- Built development should be restricted to the areas that were previously developed, with important native trees retained.

### **Biodiversity**

- Any application must be accompanied by an appropriate Phase One habitat survey and green infrastructure strategy.

- Any development must provide a net gain in biodiversity and natural habitats through an ecosystems services approach. For individual biodiversity assets, any adverse environmental impacts must be appropriately mitigated.
- A contaminated land site investigation and risk assessment must be undertaken prior to the submission of any application.
- An assessment of the biodiversity of the site and its ecological importance must be integral to any development proposals. The relationship with the surrounding natural environment must be improved, taking an ecological approach to open green space to enhance existing features and provides and creates corridors/green links between and around the development and the National Park.
- Development must include the creation of high quality habitats.

**Other uses**

- Other land uses, which meet the requirements of the Neighbourhood Development Plan and the Local Plan, cater for local needs and support the purposes and duty of the National Park will be supported. This may include a hotel.

**Hurstford Industrial Estate, Surney Hatch Lane**



5.52 The existing industrial estate extends to just under five hectares and accommodates a range of small light industrial users, some of whom provide services of direct benefit to the local community, e.g. car repairs and some basic engineering services. The remaining tenants do not have businesses which directly require a location within or close to Fernhurst and do not provide services of direct benefit to the residents of Fernhurst or provide employment to residents or past residents of Fernhurst. The nature of the businesses means that few employ staff, the majority being sole traders. Some of these business owners, or the workforce of the few that do employ staff, either

live in Fernhurst or have lived in Fernhurst in the past and have relocated and now live in nearby villages. In total, these businesses occupy less than 2,500m<sup>2</sup> of floorspace.

- 5.53 Some of the existing units are in a poor state of repair, albeit that certain buildings have been subject to refurbishment works in recent years. It is considered that the site would generally benefit from improvement. The site currently has planning permission for just under 4,000m<sup>2</sup> of business, industrial and storage and distribution floorspace (use classes B1, B2 and B8). The development was granted planning permission in November 2007 and was officially commenced some time ago, but to date no units have been built. If completed, this development would provide significantly improved commercial units for occupiers, albeit almost certainly at higher rents than currently being paid.
- 5.54 It is considered that a re-development involving residential uses would provide a greatly improved environment for two adjacent residential properties which currently experience quite significant blight from the commercial activities on site. This must be weighed up against the fact that the site is remote from the main centre and is accessed along small lanes – an issue for residential and particularly commercial uses. Moreover, the NPPF has a general presumption against housing in isolated locations, except in exceptional circumstances.
- 5.55 These considerations are in addition to the principle which seeks to avoid the loss of an employment site in a rural area. Such a loss would be considered to be contrary to one of the purposes identified in the National Parks Vision and Circular of maintaining thriving rural communities. Whilst not a significant generator of jobs, the loss of floorspace at Hurstfold Industrial Estate would still have a negative impact on the rural economy of Fernhurst and its economic base. Equally, it would result in the loss of certain services of value to the community, e.g. a car repair workshop. It is therefore considered necessary that any loss of floorspace would have to be appropriately mitigated by the provision of at least an equivalent amount of floorspace in a more sustainable location within the parish.
- 5.56 It is considered that residential uses would only be appropriate at Hurstfold subject to the following criteria:
- an equivalent quantum of replacement B-class employment floorspace is provided in a sustainable location in the parish on the same terms of tenure for the needs of the existing businesses that would be forced to relocate; and
  - the residential development must be of the highest possible design standards.
- 5.57 Given that the earliest phase of the Syngenta site is expected to come forward within the first five years of the plan period, this is considered an ideal location to accommodate such needs. It would represent a sustainable commercial location, being located on a main route which is able to accommodate commercial vehicular traffic. It would be important that the provision of additional floorspace at Syngenta would be available for the existing businesses to relocate to and would provide at least the existing quantum of floorspace that each user currently occupies. Fernhurst Business Park is also another potential sustainable location for such needs.
- 5.58 Currently the Hurstfold Industrial Estate provides 2,500m<sup>2</sup> of floorspace so before any residential development can proceed at Hurstfold, the equivalent amount of floorspace must be provided at Syngenta, Fernhurst Business Park or any other appropriate location that is not already occupied. Rents must be provided on the same terms as the current tenancy agreements. In this respect, there has been interest in providing such terms by at least one of the owners of the possible places for relocation.

- 5.59 It is accepted that the developer of the Hurstfold site is unlikely to have direct ownership of land at any given site which could be brought forward for commercial redevelopment. In such circumstances, an appropriate contribution would be made by the developer of Hurstfold to the developer of the appropriate site to provide the commercial units. This is to be agreed between the respective parties and included within a Section 106 agreement.
- 5.60 In total, the site is considered suitable for up to ten dwellings with appropriate landscaping. There must be a mix of unit sizes to address the need for smaller units within the parish, so development must accord with the requirements of Policy H1.
- 5.61 The design and layout of such a development in a more remote location within a national park is of paramount importance.
- 5.62 It is vital that the design of individual properties reflect the scale and mass of existing properties in the surrounding area. There are relatively few existing properties close to the site but they are largely farmsteads with small clusters of buildings around a main residence. Properties are no more than two storeys and reflect a traditional style of farm residence. Most of these pre-date planning legislation. Where possible, any development should try to reflect a similar type of design, albeit with a larger number of properties. What should be avoided with the development of this number of properties is a 'suburban' feel to the layout and design.
- 5.63 There are appropriate design solutions for the smaller properties to be clustered together. A good example is of a relatively new development at Lodsworth which has achieved an aesthetically pleasing cluster of smaller properties.

**New residential development at Lodsworth**



- 5.64 The Fernhurst Neighbourhood Plan Landscape and Visual Impact Assessment considers that careful redevelopment should not result in any negative impacts on the landscape and could also serve to restore and enhance the landscape. It will be important that a detailed appraisal accompanies any planning application in order to consider how important views can best be preserved.
- 5.65 In terms of the setting of any development, this should follow the appropriate guidance in the South Downs Integrated Landscape Character Assessment for the Low Weald character area. This in particular notes the need to avoid suburban style development, kerbs and lighting. Typical building materials are local sandstones, red brick and clay tiles. It also provides important context on the local landscape character which is vital for ensuring that the setting of any development is appropriate.



- 5.66 Landscaping is an equally important complement to design. It is important that any scheme can demonstrate how it will provide genuine landscape benefits in keeping with the surrounding environment. In particular, the restoration of the former glasshouses to agriculture/woodland would be seen as an example of a benefit.
- 5.67 A green infrastructure strategy must be provided to accompany a planning application. This must demonstrate how connectivity between the site and the existing green infrastructure networks will be enhanced.
- 5.68 A Phase One habitat survey must be undertaken to ascertain the impact of development on habitats.

**POLICY SA2: SITE ALLOCATION – HURSTFOLD INDUSTRIAL ESTATE, SURNEY HATCH LANE**

The site could be considered suitable for a mixed-use development to include up to 10 residential units. These homes shall provide a mix of unit size and a mix of tenure in line with Policy H2.

The existing B1 and B2 space should be retained on site unless as part of a comprehensive redevelopment scheme an alternative acceptable site for the B1 and B2 floor space is proposed within the Parish. In this case the construction of the appropriate new class B1 and B2 floorspace shall be secured by a Section 106 agreement, which will require the completion of the new B1 and B2 floorspace prior to the occupation of the first new home at Hurstfold.

The design of any new buildings on the site will be required to demonstrate how it relates to the local character and is appropriate to its rural location and avoids a suburban feel (Guidance is provided in the Fernhurst Village Design Statement).

New commercial development must demonstrate design principles that ensure it is in keeping within the surrounding landscape and does not have a negative impact on the amenity of adjacent residential properties. If existing commercial units are retained on the site as part of a mixed use development, then it is expected that the visual appearance of these will reflect the quality of a newbuild commercial development of similar use (such as permitted scheme FH/07/04247/FUL) and will also be appropriately landscaped.

Any application must also be accompanied by a detailed landscaping scheme, which reflects the prevailing landscape character of the Low Weald Character Area. The detailed landscaping scheme should include mitigation, for example through the restoration of the former glasshouses to agriculture/woodland. Guidance is provided in the South Downs Integrated Landscape Character Assessment for the Low Weald character area.

In order to address potential ecological impacts, a Phase One habitats survey will be required to accompany any application together with a long term Landscape and Ecology Management Plan.

## Bridgelands site, Verdley Place



- 5.69 The Bridgelands site (4.2ha) was formerly owned and occupied by ICI to support its activities at the Syngenta site. The site, although largely green meadow, is considered in planning terms as a brownfield site. It currently has a number of derelict warehouse-type units on the site and is unsightly. As such, the site provides a significant amount of visual blight to surrounding residents. A large proportion of the remainder of the site has significant mature tree cover.
- 5.70 The site currently has the benefit of planning permission for commercial uses. The site is located away from the main centre of Fernhurst village and can only be accessed along small lanes so is not appropriate for significant commercial activity. The permission has not been implemented and the site has not been used for commercial activity of any form since at least 2000. This is a significant consideration because the NPPF seeks to ensure that sites which have no reasonable prospect of being used for commercial uses are not simply retained for those uses. Moreover, in the unlikely event that such commercial uses were brought forward on the site, this could create significant issues in respect of commercial traffic on rural roads and also amenity issues for residents.
- 5.71 An alternative use that is considered appropriate is residential development. The site is on brownfield land, although the location of Bridgelands away from the main centre of Fernhurst village and along small lanes is considered inappropriate for residential development of any significant scale.
- 5.72 A large proportion of the site is covered by mature trees and these should be retained as part of any scheme. In addition, although the site is classed as a brownfield site, it does have significant areas of existing green space which should be retained. Therefore, any built development must be directed only towards the parts of the site which previously had buildings or structures – including parking/loading areas - on them.

- 5.73 In total, the site is considered suitable for up to ten dwellings with appropriate landscaping. There must be a mix of unit sizes to address the need for smaller units within the parish. It is accepted that, given the location away from the main settlement of Fernhurst, this is not an ideal location for social rented units. Nevertheless, affordable housing would be expected to be provided as part of any development. It is therefore considered that a greater proportion of affordable housing should be delivered as intermediate units which more commonly are occupied by those with independent means of transport such as access to a car. As such, the location away from the main settlement is less of a fundamental issue but the site is still able to address the need for affordable housing as required by the National Parks Circular.
- 5.74 It is important that access to the site is provided to and from roads that are of sufficient size to accommodate the residential traffic that will arise. In particular, access along Verdley Place is not considered to be suitable because of the narrowness of the road. Therefore, access must be to and from Lickfold Road which is a larger road.
- 5.75 In order to ensure the residential amenity of existing properties is preserved, it is vital that significant levels of screening are provided. This will also help to provide an appropriately landscaped setting for the new development.
- 5.76 As with development of the Hurstfold Industrial Estate, design must be of the highest quality in order to be considered appropriate within such a location in the National Park. Being close to the Hurstfold site, the same principles should apply and so we do not repeat them here. One example of good design in the immediate vicinity of the Bridgelands allocation is at the Verdley Estate which shows innovation in the mix of small residential properties in a rural setting. Such innovative design will be encouraged.

**A mix of small residential units at Verdley Estate**



Source: Veronica Jones

- 5.77 The Fernhurst Neighbourhood Plan Landscape and Visual Impact Assessment considers that careful redevelopment should not result in any negative impacts on the landscape and could also serve to restore and enhance the landscape. It will be important that a detailed appraisal accompanies any planning application in order to consider how important views can best be preserved.



- 5.78 A green infrastructure strategy must be provided to accompany a planning application. This must demonstrate how connectivity between the site and the existing green infrastructure networks will be enhanced.
- 5.79 A Phase One habitat survey must be undertaken to ascertain the impact of development on habitats.

**POLICY SA3: SITE ALLOCATION – BRIDGELANDS SITE, VERDLEY PLACE**

The site could be developed for up to 10 residential units. These units shall provide a mix of unit size and tenure in line with Policy H2.

Access must be provided to and from Lickfold Road. Access to the site from Verdley Place will not be permitted.

Built development must be directed towards the previously developed parts of the site. Development of predominantly green parts of the site will not be permitted.

The existing mature trees on the site shall be retained and new planting will be provided in order to appropriately screen the new dwellings from existing neighbouring residential properties.

Design and landscaping of any development must be of the highest standards and the design of any new building on the site will be required to demonstrate how it relates to the local character and is appropriate to its rural location and avoids a suburban feel. Guidance is provided in the South Downs Integrated Landscape Character Assessment for the Low Weald character area.

In order to address potential ecological impacts, a Phase One habitat survey will be required to accompany any application together with a long term Landscape and Ecology Management Plan.

## 6 PROVISION FOR SPECIALIST CARE NEEDS

### Background to Policy

- 6.1 The ageing population, both nationally and locally, is considered to be an issue that the Neighbourhood Plan should address. In particular, the need for specialist care is an area where there is felt to be a growing need for provision over the plan period.

### Policy Justification

- 6.2 The evidence collected as part of the Neighbourhood Plan process has demonstrated that local people consider there is the need for a care home facility to be provided locally. The scale of any development would be a function of any interested operator's own assessment of demand.
- 6.3 Preliminary investigations with some market providers of care facilities suggested that interest might be limited at present. However, this likely reflects the current economic downturn and the wider difficulties that the care sector has experienced over recent years, in particular the largest provider, Southern Cross, going into administration in 2011. The Neighbourhood Plan therefore seeks to provide the opportunity for a care provider to deliver a new care home at some point during the plan period.
- 6.4 The location of a care home is less sensitive than a residential development. Care homes, by their very nature, do not create the need for access to services by the residents as most are unable to live independently and therefore not able to follow the patterns of activity of more physically able people. As such, a care home could be located outside of the village on an appropriate brownfield site. Equally however, if a site became available within the village, then this would be appropriate for such a development, subject to any proposals fulfilling other policy requirements.

#### **POLICY SC1: RESIDENTIAL CARE HOME**

Proposals for a residential care home (use class C2) on any brownfield site within Fernhurst parish shall be supported. This shall be subject to the proposals satisfactorily addressing all other policy criteria.

## 7 FERNHURST VILLAGE SETTLEMENT BOUNDARY

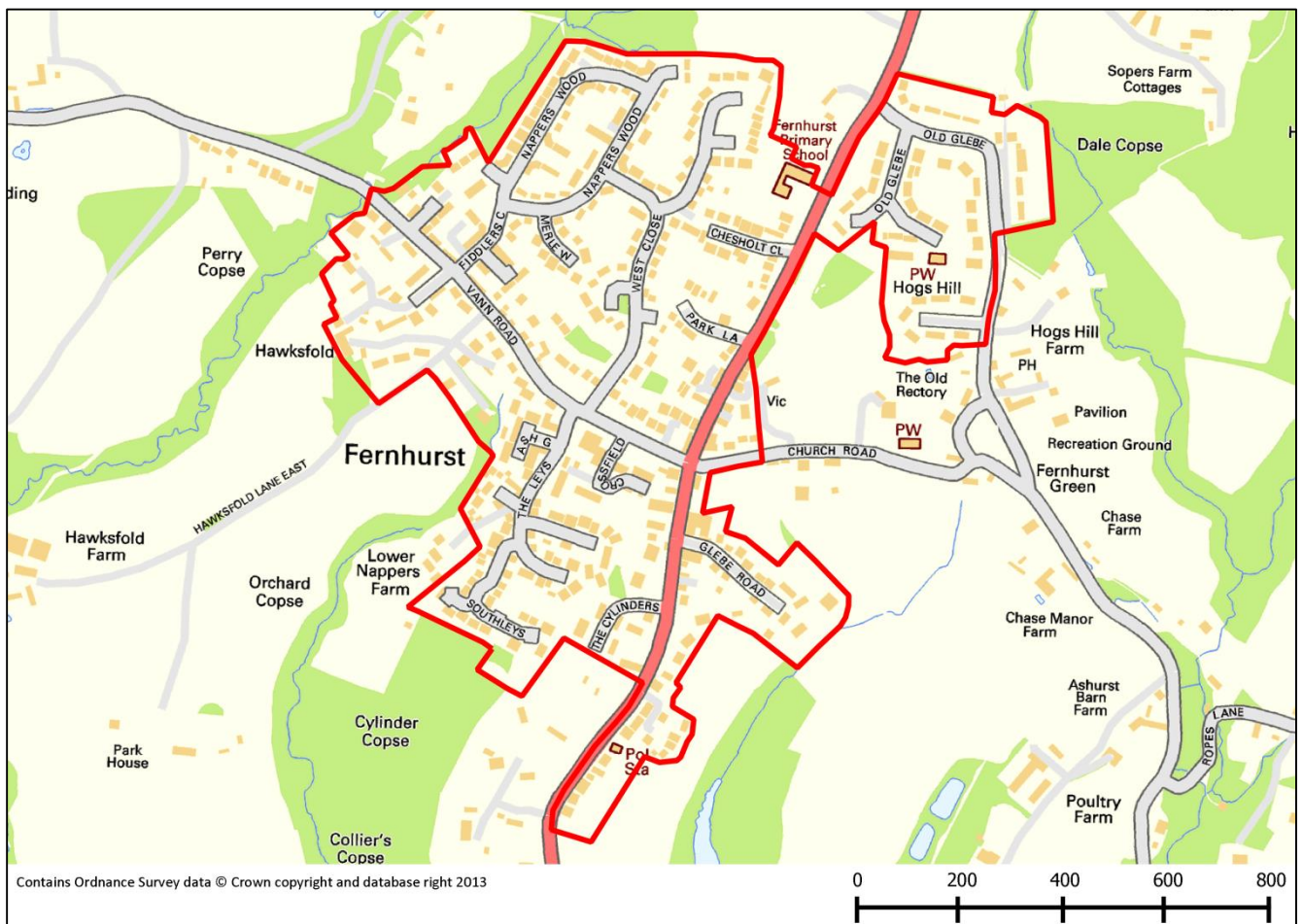
### Background and policy justification

- 7.1 Given the community’s clear strength of feeling about the need to ensure that development is directed away from the greenfield land on the edge of the village, it is necessary to provide a degree of protection from development. The Neighbourhood Plan, within the context of Fernhurst parish’s location in a National Park, has sought to proactively drive and support sustainable development and to respond positively to the opportunities within the parish for growth, as required by the National Planning Policy Framework. Therefore it is appropriate that a settlement boundary is applied.

#### POLICY SB1: FERNHURST VILLAGE SETTLEMENT BOUNDARY

The Fernhurst village settlement boundary is shown in the map below. There will be a strong presumption against development outside this boundary (apart from site allocations SA1 to SA3) because it will create inappropriate sprawl of the village of Fernhurst and will therefore not serve to contribute towards the overall objective of keeping Fernhurst village as a tranquil rural village within its setting in a National Park.

#### Fernhurst Village Settlement Boundary



## 8 ENERGY AND ENVIRONMENT

- 8.1 This chapter addresses renewable energy issues and the related importance of protecting the environment.

### **Biomass energy**

- 8.2 As a general principle, the Neighbourhood Plan does not support the construction of wind turbines in the parish of Fernhurst. However, it is accepted that any such development is not a matter that is appropriate for a Neighbourhood Plan to address in policy terms. This is because the harnessing of wind energy via individual wind turbines and wind farms is a matter of national importance.

### **Background and policy justification**

- 8.3 With Fernhurst parish's well-wooded surroundings, the wood chip industry is a significant one. Wood chip is one of the key forms of biomass which can be used to create renewable energy. Its use to provide energy to new developments should therefore be supported and any application for development which proposes a biomass facility to generate renewable energy from local sources should be viewed favourably.
- 8.4 Whilst this does not mean that other policy considerations can be disregarded, the fact that such a proposal is contributing to the increased self-sufficiency of Fernhurst parish in terms of its energy needs should weigh strongly in its favour where the permission for the development may be in the balance.

### **POLICY EE1: BIOMASS ENERGY**

Developments which propose on-site renewable energy generation through the demonstrable use of local biomass (wood chip) sources shall be considered favourably.

## **Solar panels in Conservation Areas**

### **Background and policy justification**

- 8.5 It is a concern of the community that the Conservation Areas within Fernhurst parish - in Fernhurst village and Kingsley Green - could be spoilt by solar panels being sited inappropriately on buildings.
- 8.6 National planning policy permits solar panels to be placed on buildings – walls and roofs – without the need for planning permission. In Conservation Areas, this is restricted to roofs only, so planning permission must be sought if solar panels are to be put on a wall fronting the highway. Whilst the Neighbourhood Plan cannot remove permitted development rights for solar panels on roofs or on walls not fronting the public highway in a Conservation Area, it does wish to restrict the use of wall-mounted panels that front the highway. Such proposals will be strongly resisted.

### **POLICY EE2: SOLAR PANELS IN CONSERVATION AREAS**

There will be a strong presumption against the siting of solar panels on walls fronting the public highway in the Conservation Areas within Fernhurst parish.

## Light pollution

### Background and policy justification

- 8.7 One of the identified issues in Fernhurst parish is light pollution. In such a rural location, where the undulating topography makes certain parts of the parish highly visible, poorly designed and located lighting can have a disproportionate polluting effect. This mirrors the wider concerns of the South Downs National Park Authority and it has actively sought to establish a Dark Skies Reserve as part of its wider efforts to control light pollution.
- 8.8 The SDNPA recognises the guidance notes on the reduction of light pollution provided by the Institute of Lighting Engineers<sup>11</sup>. Any development should accord with the guidance Environmental Zone E1 which covers appropriate lighting in national parks.
- 8.9 It will be a requirement of any form of development which proposes external lighting to minimise the amount of light that is visible from outside the property. Lighting in public areas, particularly street lights, should be provided in the form of downlighters which serve to minimise the amount of light that is visible away from the area of the street intended to be lit.

### **POLICY EE3: LIGHT POLLUTION**

i. New development will be required to demonstrate how it has minimised light pollution created through its proposed use.

ii. Where lighting of public places is proposed, the use of downlighters will be required.

There will be a presumption against development which will still create high levels of light pollution even after the above criteria have been addressed.

Guidance from the Institute of Lighting Engineers (*Guidance Notes for the Reduction of Light Pollution 2000*) shall be followed in respect of sites within national parks.

## Protection of Local Green Spaces of Community Value

### Background and policy justification

- 8.10 The community in Fernhurst parish has recognised that the Neighbourhood Plan should seek to enable sustainable growth. The housing and employment policies in this plan demonstrate that the neighbourhood plan is committed to this requirement.
- 8.11 However, the community engagement process has also made clear that the residents of Fernhurst parish consider the village – being the only significant built up area in the parish - to have some very valuable green spaces which should be protected from development. This will ensure that an appropriate balance is struck between the growth of the village and its continuing function as a village characterised by the quality of its open spaces.
- 8.12 The Fernhurst Recreation Ground is the only dedicated recreation space in the village which provides for a range of sports as well as providing play equipment for children.
- 8.13 The green in front of the Crossfield shops, whilst not particularly visually attractive, serves as an important break in the urban fabric and the only area of green open space in the centre of the

<sup>11</sup> Institute of Lighting Engineers (2000) *Guidance Notes for the Reduction of Light Pollution*



village. Not only should it be protected but efforts should be made to make it more visually attractive, along with the car park behind the shops.

- 8.14 One of the most valued open spaces in Fernhurst parish is the village green. This forms part of one of the most visually attractive parts of Fernhurst parish and it is considered that this green should be afforded strong protection.
- 8.15 A valued space for walkers is Vann Common. With its accessibility to the village, it is a popular walk for its tranquillity and access to some of the best natural features near to Fernhurst village. It is considered that this should be protected from the influence of development.

**POLICY EE4: PROTECTION OF LOCAL GREEN SPACES OF COMMUNITY VALUE**

In recognition of their importance to the community and role in growing tourism in Fernhurst parish, the redevelopment of any part of the following green open spaces will not be permitted:

- i. The Fernhurst Recreation Ground
- ii. The green in front of the Crossfield shops, Fernhurst village
- iii. Fernhurst Village Green
- iv. Vann Common

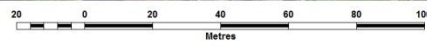
**Fernhurst Recreation Ground**



**The Green in front of the Crossfield shops, Fernhurst Village**



Contains Ordnance Survey data  
© Crown copyright and database right 2013



**Fernhurst Village Green**



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Imagery © 2010 DigitalGlobe, Getmapping plc, Infomars Ltd & BlueSky™ Terms of Use

Report a map error



## Vann Common



## Protection of views

### Background and policy justification

- 8.16 One of the major assets of Fernhurst parish's location is its views of some of the major local landscape features making up the South Downs. Whilst no one can have an ultimate right to retain the view that they currently enjoy, in a location such as Fernhurst parish all of the community currently benefits from those views. This may be as residents from their houses or it may be as they go about their daily lives in the village, but at some point they all have the benefit of those views. To deprive people of those views because of development when there are plenty of alternative locations where development would not affect the view is considered to be unjustifiable.
- 8.17 Equally, there are examples of residential developments which can be seen from Fernhurst village in these highly prominent landscape areas. Often this situation has been exacerbated when trees on the property have been cut down in order to enhance the view from the property. It is right that the visual impact of such properties should be minimised and that natural screening should be maintained in order to reduce this visual impact and protect the views of such landscape assets.
- 8.18 It is important that important public vistas are protected. These are shown in the map below.



**Bexley Hill and ridge (from Village Green)**



**Bexley Hill (from Marley Heights, overlooking Fernhurst)**



**Older Hill ridge (from West Close)**



**Older Hill and Telegraph Hill (from footpath near High Building)**



**Telegraph Hill looking west towards Butser Hill/Titty Hill**



**Looking west from Hawksfold Lane East towards Butser Hill/Titty Hill**



**Marley Heights (from Crossfield Car Park)**



**Marley Heights (from Verdley Farm, overlooking Fernhurst)**



**Blackdown (from top of Hawksfold Lane East, across houses)**

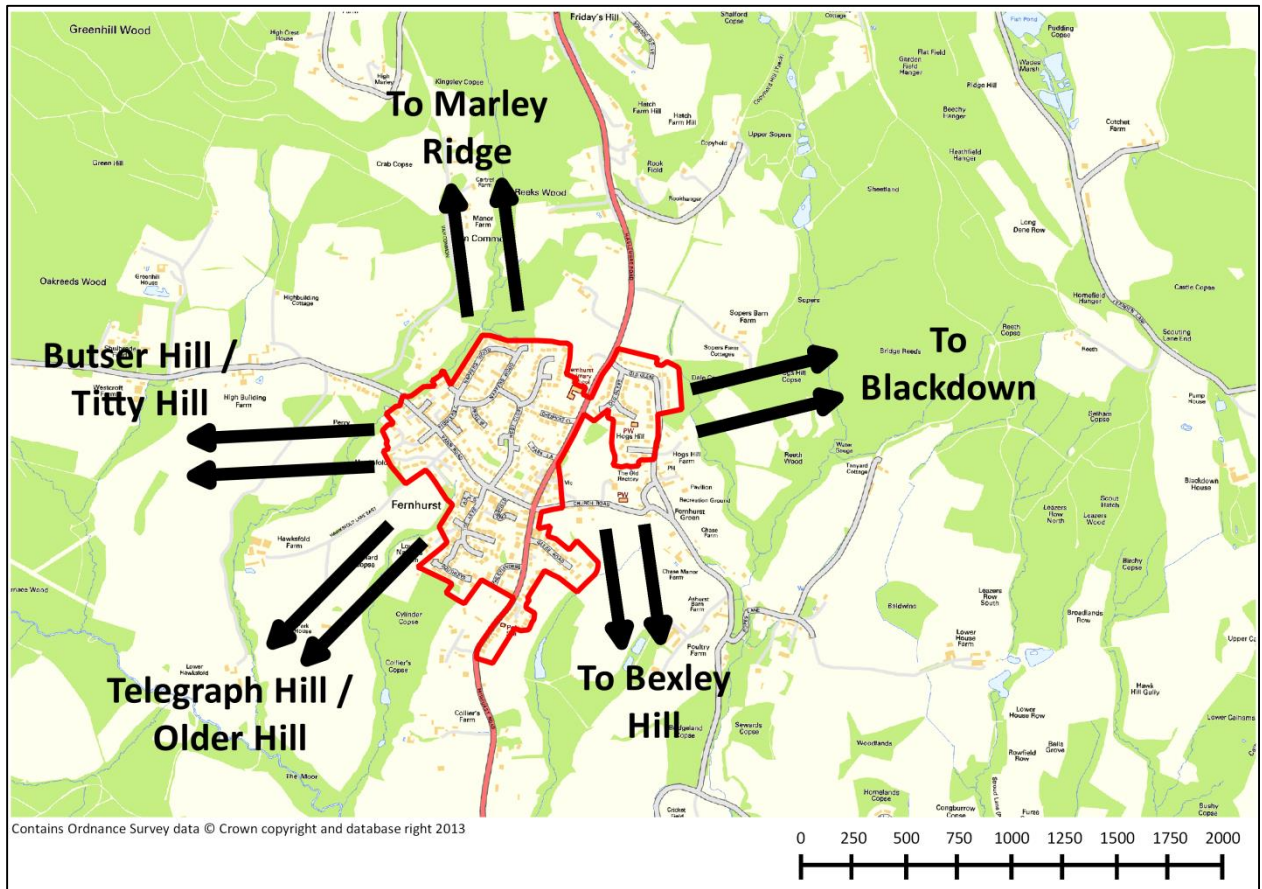


**Blackdown (from Hoggs Hill, overlooking Dale Copse houses)**





**Figure 8.1: Important views from Fernhurst Village**



**POLICY EE5: PROTECTION OF IMPORTANT VIEWS FROM FERNHURST VILLAGE**

The following views from Fernhurst village, as show in Figure 8.1, will be protected:

- Blackdown
- Marley Ridge
- Bexley Hill
- Butser Hill/Titty Hill
- Telegraph Hill/Older Hill

Any new development which adversely affects existing views of these landmarks will not be permitted.

Any new development that is highly visible from Fernhurst village will be required to demonstrate how it will minimise its visual impact, for example by maintaining natural screening using existing trees and foliage.

## 9 TOURISM

- 9.1 Fernhurst village is a gateway to the South Downs National Park. As the prominence of such a new national park gathers momentum, visitor numbers will grow and those visitors will be looking for facilities to help them enjoy their stay. This presents an opportunity to Fernhurst Parish through the associated economic benefits that tourism can bring.
- 9.2 One issue raised by the community is the public toilets in Fernhurst village which have been closed for some time. However, agreement has been reached for Fernhurst Parish Council to take the management of the public toilets on and therefore they will be reopened early in 2014.

### Signage

#### Background and policy justification

- 9.3 For tourists coming to Fernhurst Parish, they need to be aware that the village and parish are in the National Park and that it welcomes tourists. Development should therefore contribute towards the provision of new signage to that effect. This will be secured through the community infrastructure levy (CIL) which the South Downs National Park Authority seeks to implement.

#### **POLICY TO1: TOURISM AND HERITAGE SIGNAGE**

New development in Fernhurst Parish will be expected to contribute towards the provision of new signage through the community infrastructure levy mechanism. This signage must make a positive contribution towards promoting Fernhurst village as a gateway village to the South Downs National Park.

### Crossfield Car Park

#### Background and policy justification

- 9.4 The Crossfield Car Park is the only dedicated public parking facility in the village. As tourists come into the village, it is important that they are able to park easily in a central location and the car park provides just this. There will therefore be a strong presumption against redevelopment of this site or any part of the site that serves to reduce the overall amount of parking. Currently the car park is busy during the day so a reduction in the number of spaces would result in there being no available spaces.

#### **POLICY TO2: PROTECTION OF CROSSFIELD CAR PARK**

In recognition of its role in providing parking to visitors, the development of any part of the existing Crossfield Car Park in Fernhurst village that results in a net loss of parking spaces will not be permitted.

## Street furniture

### Background and policy justification

- 9.5 Another requirement for visitors are places for them to sit down in public, i.e. without necessarily having to go into a café or restaurant and purchase something in order to feel able to rest. The central areas of Fernhurst village lack benches for this, so it is proposed that developer contributions are used to provide such street furniture at certain prominent locations in the centre of the village. This will be secured through the Community Infrastructure Levy mechanism.

#### **POLICY T03: STREET FURNITURE**

New development in Fernhurst parish will be expected to contribute towards the costs of providing new benches and litter/dog mess bins at appropriate public spaces in Fernhurst village through the Community Infrastructure Levy mechanism or other appropriate mechanism.

## 10 COMMUNITY FACILITIES

- 10.1 The community of Fernhurst parish considers that there are certain community facilities which they would wish to see provided in the parish. There is more information on various aspects of this in Appendix 4.
- 10.2 It is important to generally reflect in the Neighbourhood Plan the importance of the range of community activities and groups that operate in Fernhurst parish. These groups, such as support groups for older people and crèches, may not have any specific needs which can be addressed by the Neighbourhood Plan but they are vital to wellbeing of the community. The need where possible to support these groups, and the facilities they use, should always be an important matter in the decision-making process on planning applications.
- 10.3 A particular concern of the community which provides important context for the policies in this section is the sustainability of the many clubs that Fernhurst has for both young and old. Most of these clubs rely on volunteers to run them and it is imperative that every opportunity is taken to provide support to these people and their groups. This includes the importance of securing funding as and when opportunities arise.

### Youth facilities

#### Background and policy justification

- 10.4 Fernhurst has a high and growing population of young people under 16. As such, it is vital that there are sufficient activities and facilities available to provide for the needs of these people.
- 10.5 The Fernhurst Youth Club provides an important and much-valued facility for the youth of the parish. Its current building is in need of improvement. Developer contributions will therefore be used to contribute towards addressing these improvements. These will be secured through the community infrastructure levy mechanism.
- 10.6 The other major youth organisation is the Scouts Group. The Group has 60+ young people as members and is run on a voluntary basis. The Scout Hut in Ropes Lane is a wooden building built in 1930. It is currently in a usable state but continually in need of repair. Developer contributions will be used to contribute towards maintaining and, if necessary, replacing this building. These contributions will be secured through the Community Infrastructure Levy mechanism.

#### **POLICY CF1: YOUTH CLUB AND SCOUT HUT BUILDINGS**

Where appropriate, contributions secured from new development in Fernhurst parish will contribute towards the maintenance and improvement of the existing youth club and scout hut buildings. This is in recognition of their roles in providing facilities for youth activities.

Contributions will be secured through the Community Infrastructure Levy mechanism or other appropriate mechanism.

## Allotments

### Background and policy justification

- 10.7 There are a significant number of existing residents of Fernhurst parish who have stated that they would use an allotment if provided. Currently there are no allotments in Fernhurst parish. Clearly the optimum location would be near to the centre of Fernhurst village where such a facility would be most easily accessible. However, with no sites proposed for development in this location and no land currently available for such a use, this can only be a longer term aspiration.

#### **POLICY CF2: PROVISION OF NEW ALLOTMENTS**

The provision of allotment facilities close to Fernhurst village shall be strongly supported. Where appropriate, contributions from new development towards the provision of additional allotment facilities will be sought.

Contributions will be secured through the community infrastructure levy mechanism or other appropriate mechanism.

- 10.8 It should also be noted that the provision of allotments at the Syngenta site, as part of the allocation in Policy SA1, will be strongly supported. These may provide for the needs of some of the existing population.

## Additional community facilities

### Background and policy justification

- 10.9 The community has identified other existing community facilities that, whilst they do not need improvement at present, are likely to require this at some stage over the plan period. Given that these community facilities provide services of value to the community, it is vital that funding is made available to address these needs when they are required. This requirement grows in importance when it is considered that the increase in population created by new growth will provide more people wishing to use these facilities.
- 10.10 The two facilities are the pavilion at the Recreation Ground and the Village Hall, including the Fernhurst Archive. The Recreation Ground is recognised as a Local Green Space of Community Value and the pavilion at the ground is used by many different sports teams on a regular basis. The Village Hall is regularly used by a range of community groups, including the Parish Council. The Fernhurst Archive provides an important and much-valued record of Fernhurst's history.

#### **POLICY CF3: IMPROVEMENT OF EXISTING COMMUNITY FACILITIES**

In order to provide for increased usage as a result of the growth in population, appropriate improvements to the pavilion at the Recreation Ground and the Village Hall shall be strongly supported.

Contributions towards addressing the cost of these improvements will be secured through the community infrastructure levy mechanism or other appropriate mechanism

## 11 TRANSPORT

- 11.1 The fundamental transport issues that the Neighbourhood Plan wishes to address fall into two categories – public transport and pedestrian safety.

### Bus services

#### Background and policy justification

- 11.2 For many older residents, the community bus services that currently serve the village (such as the Hospital Hoppa and the 'Care in Haslemere' and 'Tandem at Midhurst' services) play a fundamental role in their ability to get to the places they need, principally to shop and to access hospital services. There is concern that, in combination with the existing public transport service, these services are limited in their ability to provide older people with access to such places.
- 11.3 The various issues are considered in more detail in Appendix 4.
- 11.4 The Neighbourhood Plan considers that improvements to public bus services to provide a half-hourly service represents the best-case scenario. In this respect, actions by the community to work with providers in considering options are welcomed. In the short term however, it is considered that the most effective use of contributions for the improvement of non-car transport services is best made by supporting community bus services.
- 11.5 Community bus providers have reported that additional services could be provided as long as they can be funded and there are volunteers to operate them. Therefore, it is proposed that new development contributes towards the financing of such expanded services, where appropriate.
- 11.6 In particular, expansion of the Haslemere Hoppa service is considered to represent one of the most effective ways of providing an improved service to those in need of accessing services in Haslemere. It is recognised that this service currently does not serve Fernhurst parish because it is in a different district – Waverley – and county – Surrey – so there are administrative constraints to facilitating expansion of the service. However, this should not prevent the Parish Council and/or other interested parties from seeking to enable such a change.

#### **POLICY TR1: BUS SERVICES**

Contributions from new development in Fernhurst parish will be used to provide additional community bus services or, where appropriate, improvements to the public bus service by way of increased services. These contributions will be collected through the community infrastructure levy mechanism.

### Pedestrian safety

#### Background and policy justification

- 11.7 The A286 runs through the centre of the village and, because of the number of cars using it to access Haslemere and Midhurst, as well as other, more distant locations, inevitably results in a certain degree of speeding. With the school on the same road, there are concerns about pedestrian safety, particularly for children. Nevertheless, with a school crossing attendant already serving the



school and with a dedicated crossing point in the village, there appear to be no obvious solutions that would not impact detrimentally on its function as an 'A' road.

- 11.8 There are also pedestrian safety issues elsewhere in Fernhurst village, for example along Vann Road and Lickfold Road. With this and others being more minor roads, there is scope to use innovative techniques to slow the traffic down.
- 11.9 One particular example is shared surfaces which seek to minimise demarcations between vehicle traffic and pedestrians. Often this is achieved by removing features such as kerbs, road surface markings, traffic signs, and regulations. These are proven to reduce vehicular speeds and, by providing a level surface, are easier to use for older people and those with disabilities.
- 11.10 This is potentially of particular importance if certain proposed developments are forthcoming. This includes proposals for use of St Cuthmans School as a free school and proposals for drilling to access potential gas reserves (through fracking). Both would create significant additional levels of heavy traffic (either coaches or HGVs) through Fernhurst village and along Vann Road.
- 11.11 The provision of such safety measures are therefore considered to represent potentially effective ways of slowing traffic down and improving pedestrian safety.

**Examples of shared surfaces**



- 11.12 Such requirements will be provided for through developer contributions. These will be collected through the Community Infrastructure Levy mechanism.

**POLICY TR2: PROVISION OF TRAFFIC CALMING MEASURES**

New development in Fernhurst parish will contribute towards the provision of appropriate traffic calming measures at key points along the local road network. This is intended to reduce traffic speeds where pedestrians most commonly cross the road.

Innovation in provision is expected through proven modern methods whereby pedestrians and vehicles can more naturally share the road space. One example is shared surfaces.

Contributions will be secured through the Community Infrastructure Levy mechanism or other appropriate mechanism.

## 12 DESIGN

12.1 Fernhurst parish has a rich heritage of built development and its Village Design Statement seeks to articulate this in offering guidance to new development. The intention of the Neighbourhood Plan is not to usurp this but to reflect in policy the most fundamental aspects of that guidance. This chapter provides the detailed policy.

12.2 Equally, design policies must recognise that it is not only historic designs which may be appropriate – high quality, modern design may prove to be equally appropriate. In this respect, paragraph 60 of the NPPF is relevant when it states that,

*"Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness."*

12.3 The policies in the Neighbourhood Plan seek to provide guidance and ensure that an appropriate balance can be struck between modern innovation and built heritage.

### Building style and materials

#### Background and policy justification

12.4 There are certain features particular to local architectural design in Fernhurst parish which are considered to be of value. As such, new development should seek as far as possible to reflect them. This is often detailing relating to frontages, tiling, porches and chimneys.

#### Examples of local architectural design of frontages, tiling, porches and chimneys





- 12.5 It must be recognised that not all developments will be appropriate for providing such features; equally, not all modern architecture is automatically inappropriate in a place such as Fernhurst parish. Each proposal should be judged in the context of its scale and surroundings as to how strictly this policy should be enforced.
- 12.6 Whilst the features of local architectural design are important to buildings, so are the materials used. Indeed, such features can look out of place if inappropriate materials are used. So proposals must demonstrate how they have considered the appropriate materials to be used, particularly when providing the features outlined in Policy DE1. Common local materials include sandstone, local brick and Wealden clay, used for tiles.

#### **POLICY DE1: STYLE OF RESIDENTIAL DEVELOPMENT**

Proposals for new residential development shall seek, where appropriate, to reflect the local vernacular architecture. In particular, the following are considered to be important aspects of the design of a dwelling house which should, where possible, reflect that local vernacular:

- Frontages with wall hung tiling
- Door surrounds and porches
- Chimneys and chimney stacks

Guidance is provided in the Fernhurst Village Design Statement

#### **POLICY DE2: BUILDING MATERIALS**

Proposals for new residential development shall use building materials that reflect the style of other traditional properties in the surrounding area. In particular, proposed developments which seek to use locally distinctive materials will be strongly supported. Such materials include:

- Sandstone
- Brick
- Wealden clay (tiles)

Guidance is provided in the Fernhurst Village Design Statement



## Amenity spaces

### Background and policy justification

- 12.7 All too often, particularly with new build properties, an attractive property is then given a 'hard' edge to it by the construction of a very visible, close-boarded fence or brick wall to define the edge of the property. In a rural, well wooded location such as Fernhurst parish, this is out of keeping. The use of hedges to define the edge of a property is preferred, particularly if using indigenous shrubs.

### Examples of hedges and stone walls



- 12.8 The front garden of properties can result in presenting the same 'hard' frontage. If the front gardens of what commonly in Fernhurst parish are larger properties lack any natural foliage, particularly trees, then they often appear to be out of character with Fernhurst parish's well wooded environment. A requirement for new-build properties to plant indigenous trees in the gardens will help to mitigate this at least to a certain degree and hopefully encourage more sensitive use of landscaping.
- 12.9 The siting of large, modern garages and car ports in front of the actual property is increasingly common on new-build developments. This trend, a function of the growing need for parking associated with higher levels of car ownership, serves to create the ultimate hard frontage. The siting of such parking facilities on a proposed development will therefore not be permitted, particularly if more careful design can result in a development which sites the parking facilities more appropriately, usually at the side or rear of the proposed property.
- 12.10 Only where it has been demonstrated that there are no other reasonable alternatives will such development be permitted. As part of this process, either lower density development or smaller residential units must be considered. This reflects the fact that often the need to place a garage at the front of a property is created by the desire to build a large house on a small plot, which leads to overcrowded developments and should be avoided.

**POLICY DE3: LANDSCAPING AND DESIGN OF AMENITY SPACES**

- i. The edge of a property should be defined by indigenous shrubs or stone walling. Only in exceptional situations shall close-boarded fences or brick walls be permitted, particularly in more rural locations in the parish.
- ii. Particularly at the front of new-build properties, the planting of indigenous trees in gardens will be encouraged where this is possible because of appropriate soil, drainage, etc. This is to provide natural screening of the new buildings.
- iii. Garages and car ports which partially or totally obscure the frontage of residential properties will not be permitted unless it can be demonstrated that there is no possible alternative (including a reduction in the density of the development).

**Residential building heights**

- 12.11 Certain residential developments in the recent past in Fernhurst have highlighted storey heights to be an issue, a matter which was subsequently identified by the community through the development of the Neighbourhood Plan. Particularly in Fernhurst village, certain developments have reached two-and-a-half or three storeys and this has served to give the village a more 'urban' feel, particularly where those buildings have been on the street frontage. This also serves to reduce the views into and out of the village.
- 12.12 Another particular area where building heights have been increasing is along the south side of Vann Road. Here there is a consistent roofline created by single story residential properties but certain new developments have compromised this and it is felt that it is necessary to seek to preserve the single storey roofline where possible.

**POLICY DE4: RESIDENTIAL BUILDING HEIGHTS**

In Fernhurst village there shall be a presumption against the development of residential properties of more than two storeys in height, particularly where this would create a higher roofline than at present.

For residential properties fronting onto the south side of Vann Road between The Leys and Vann Bridge, there shall be a presumption against development exceeding one storey in height.

## 13 EMPLOYMENT

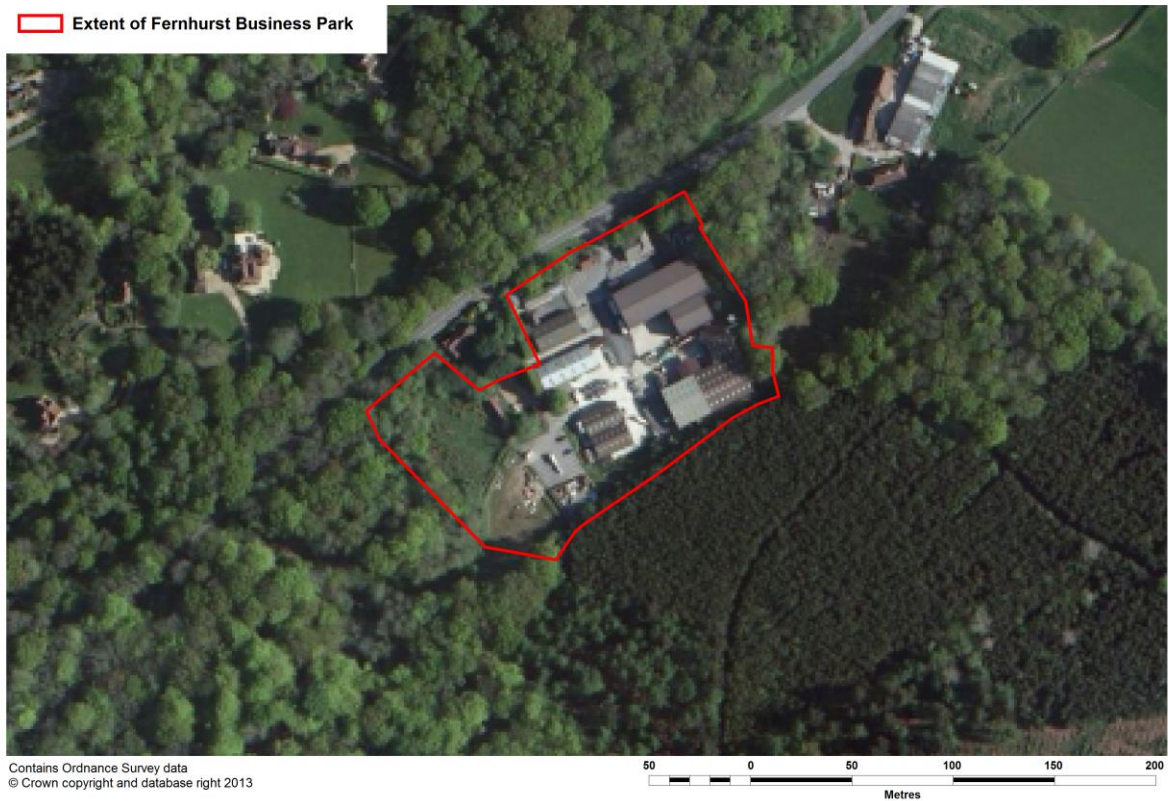
- 13.1 Employment, even in a rural parish such as Fernhurst, is a big issue. When ICI was operating from the Syngenta site, it was home to one of the most important employment sites in the South East of England. Many of the workers at the site came from Fernhurst parish and much of Fernhurst village's expansion came directly as a result of ICI's presence. In particular it attracted highly qualified employees who stayed in Fernhurst after ICI left and continued to provide leadership and enthusiasm in the local community. Nevertheless, with the loss of the ICI facility, there has been a major change to the employment base of the parish and there is significant commuting from the parish every day by its resident workers.
- 13.2 As employment changes, it is important that Fernhurst parish understands its strengths and the opportunities to provide employment for its local residents, whilst at the same time recognising the more global patterns of commerce that control our society today. In particular, Fernhurst parish appears to be well represented with micro-businesses, i.e. those employing less than 10 people, as well as self-employed people, often being the sole employee of their own business.
- 13.3 However, there is also a more traditional business base evident in Fernhurst parish. Whilst small, it does provide employment within the parish along with associated spending by those businesses and their employees. These businesses should be protected as far as planning policy is able to, as well as being given the opportunities they need to thrive.

### Fernhurst Business Park

#### Background and policy justification

- 13.4 Fernhurst Business Park is one of the main providers of employment opportunities in the parish. The business park, located on the A286 Midhurst Road, is a very successful operation. It currently has over 3,700m<sup>2</sup> of floorspace providing a range of unit sizes from 1,100m<sup>2</sup> warehouses to smaller workshop unit and office space. Each warehouse unit is self-contained and has allocated parking. All the space is occupied.
- 13.5 The Business Park's owners wish to expand the site to provide additional commercial floorspace. It is recognised that it would be inappropriate to extend the site into the open countryside but there is potential to provide further units on the existing yard area to the rear of buildings 3 and 4. This would be within the existing built footprint therefore would have no impact on the open countryside. The extent of the Business Park is shown in the map below.
- 13.6 It would be important that any such development did not impact negatively on the amenity of the existing businesses and that sufficient parking is provided.
- 13.7 Such a development would provide an alternative location for existing businesses to relocate from Hurstfold Industrial Estate if this were redeveloped as part of Policy SA2.





### **POLICY EM1: ADDITIONAL COMMERCIAL FLOORSPACE AT FERNHURST BUSINESS PARK, MIDHURST ROAD**

The continued use and development of Fernhurst Business Park for commercial (Class B) uses is supported. To maintain its value as a local employment site serving the parish, the following developments will be permitted:

- Changes of use of individual buildings within the B-Use Class (B1/B2/B8)
- Alterations and small-scale extensions to existing buildings
- Redevelopment of existing buildings to provide replacement commercial floorspace of a similar scale
- 

In each case, such development will be required to be of a similar scale and layout to the existing development on the site and should respect the rural setting of the site.

Associated parking provision and the impact of additional traffic generated by the development must be acceptable to the highway authority. Any additional access in a proposal will be subject to an assessment of highway and environmental impacts.

Applications for new development on the site must be accompanied by a Visual Impact Assessment and Landscape Character Assessment.

## Micro-businesses

### Background and policy justification

- 13.8 Fernhurst parish has a particular strength in small – ‘micro’ – businesses, and in particular, in the self-employed sector. Whilst the general presumption would be to encourage any new employment in Fernhurst parish, it is important to target particular sectors in order to provide a credible offer and opportunity for investment.
- 13.9 The existing business centre at Fernhurst Business Park provides a strong base, as do the existing employers on the Syngenta site. Further development of commercial space at Syngenta will help that, including an incubator centre. However, it is becoming increasingly common that small businesses, particularly start-ups, use less ‘standard’ types of space for commercial purposes. Most often this is space in their own homes, and Policy EM2 seeks to address these needs. Also it may be in buildings which were not intended necessarily for such a purpose, e.g. old mills or agricultural buildings. In such circumstances, it would not be appropriate for these businesses to be discouraged because the planning system has dictated that such a building can only be used for certain uses and therefore it is not permissible for them to operate that particular business from there.
- 13.10 The policy intends to reflect the view that Fernhurst parish is open to accommodating growth and investment from such micro-businesses and therefore support is given to them in securing the necessary conversion of appropriate premises.

### **POLICY EM2: SUPPORT FOR MICRO-BUSINESSES**

Strong support will be given to micro-businesses looking to locate in Fernhurst parish and requiring planning permission in respect of their premises. Any proposals will be subject to the other policies in the development plan.

## Live-work opportunities

### Background and policy justification

- 13.11 Most home offices require little space and so can operate from an existing residential property. However, if such businesses grow, it may be appropriate or financially less burdensome to stay operating from that property but to extend it. Equally, certain commercial activities which are not simply office-based require a different kind of premises, but one that can still be provided in a residential property or in a separate building in the garden of a residential property.
- 13.12 As with Policy EM2, it is not desirable if such aspirations for the growth of commercial activities are frustrated by restrictions related to planning matters. Whilst any commercial activity in a residential area needs to demonstrate that it does not have unacceptable impacts on traffic, parking or residential amenity, such applications will be given support.

**POLICY EM3: PROVISION OF COMMERCIAL SPACE AT RESIDENTIAL PROPERTIES**

Support will be given to proposals for residential extensions or separate buildings in the gardens of residential properties where the expressed purpose is to provide B-class commercial space from which to operate a business.

Proposals will only be considered if they can clearly demonstrate that the work area for its occupant(s) is ancillary to the primary residential use.

The commercial activity must demonstrate that it is appropriate in terms of amenity to residential neighbours – this includes traffic generation, parking, noise and odours.

**Tourism employment****Background and policy justification**

- 13.13 With Fernhurst village being a gateway village to the newly formed South Downs National Park, there is an expectation that the number of tourists visiting the area will increase. This will therefore bring new employment opportunities and so Fernhurst parish has a chance to take advantage of this. Some employment will come from new B&B operations in the parish. However, there may also be opportunities for new shops, restaurants and other tourism-related services to open up. In the tourism sector, much of this will be seasonal employment, commonly part-time, but this still provides an important part of the economy so should be encouraged.
- 13.14 It is important to recognise that not all tourism is positive. In the modern environment it is particularly important that tourism is sustainable. The National Parks Vision and Circular 2010 notes that the European Charter for Sustainable Tourism defines sustainable tourism as:
- "any form of development, management or tourist activity which ensures the long term protection and preservation of natural, cultural and social resources and contributes in a positive and equitable manner to the economic development and well-being of individuals living, working or staying in protected areas."*
- 13.15 Therefore any new tourism jobs created must accord with this definition. Any proposals for new development will also have to accord with the other policies in this plan.

**POLICY EM4: TOURISM EMPLOYMENT IN FERNHURST**

Proposals for development which provides new sustainable employment in Fernhurst parish will be strongly supported, subject to them representing sustainable tourism as defined by the European Charter for Sustainable Tourism. Any proposals will be subject to the other policies in the development plan.

## Business infrastructure

### Background and policy justification

- 13.16 Access to broadband services in Fernhurst parish has long been an issue for residents and businesses alike. It is expected that high speed broadband services will shortly be available in all parts of the parish. However, as the demand for broadband grows along with the expectations about its speed, the need for improvements to services will be demanded. Certainly over the lifetime of a 15-year plan, it is difficult to envisage further improvements not being required in order to reach what at that time is the new accepted standard.
- 13.17 Whilst issues of broadband provision are commonly not direct planning matters of significance, it is felt appropriate to emphasise its value as supporting infrastructure that is needed to support growth in Fernhurst parish. Therefore, if proposals come forward to improve the broadband infrastructure serving Fernhurst parish and these have a planning element to them, i.e. a planning application is needed, then this will be given strong support.

#### **POLICY EM5: SUPPORT FOR BROADBAND SERVICES**

The provision of infrastructure which supports the expansion of broadband capacity for Fernhurst parish will be supported.

## Training provision

### Background and policy justification

- 13.18 Business infrastructure and capacity is not only provided by new premises, it also includes training services. The Fernhurst Centre provides a range of training services and, if requested by a business, will endeavour to provide bespoke training according to needs. This can play a vital role in strengthening businesses and the skills of their staff. Therefore, new development in Fernhurst parish will be expected to make a contribution towards training programmes at the Fernhurst Centre through the community infrastructure levy mechanism. In many respects, these businesses will hopefully see the direct benefit of their contributions because they will take up the training opportunities which the money will have paid for.

#### **POLICY EM6: IMPROVED TRAINING SERVICES AT FERNHURST CENTRE**

New development in Fernhurst parish will be expected to contribute towards training programmes at the Fernhurst Centre through the community infrastructure levy mechanism.

## Glossary

- **Affordable housing** - Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market
- **Built form** – this refers to the man-made landscape and the various aspects of physical development within it.
- **Community Infrastructure Levy (CIL)** – a fixed, non-negotiable contribution that must be made by new development. It is chargeable on each net additional square metre of development built and is set by the South Downs National Park Authority.
- **Local Plan** – the planning policy document to be produced by the South Downs National Park Authority, covering Fernhurst parish. This addresses strategic planning matters and the Fernhurst Neighbourhood Plan, as required by the National Planning Policy Framework, must be in general conformity with the Local Plan.
- **Intermediate tenure housing** - 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.
- **Lifetime Homes** - dwellings that incorporate 16 design criteria which can be universally applied to new homes at minimal cost. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life. In particular, it ensures that many disabled or older people are able to live within their own home as opposed to a care setting.
- **Micro-business** - a company employing fewer than ten people.
- **National Planning Policy Framework (NPPF)** – the national planning policy document which sets out the Government’s planning policies for England and how these are expected to be applied.
- **‘Permitted’** (relating to development) – throughout the Fernhurst Neighbourhood Plan policies for forms of development are stated "will be permitted". This means that those parts of planning applications for developments which conform to those policies will be permitted. It does not mean that a planning application is not required to be submitted.
- **Shared surfaces** – the minimisation of demarcations between vehicle traffic and pedestrians.
- **Sheltered housing** - a group of flats or bungalows where all residents are older people (usually over 55). With a few exceptions, all developments provide independent, self-contained homes with their own front doors. There are usually some common facilities that all residents can use - such as a residents' lounge, a guest suite, a garden and often a laundry.

- **Social rented housing** - Housing owned by local authorities and private registered providers for which guideline target rents are determined through the national rent regime.
- **Strategic Housing Land Availability Assessment (SHLAA)** – an evidence base exercise undertaken by all local authorities to determine the amount of land that has theoretical potential for housing development. All sites put forward are considered for their availability, suitability and deliverability for housing. If a site addresses all of these requirements then it is considered to have theoretical potential for housing development; however this does not mean that the site will be brought forward for development or that a planning application will be granted planning permission. All sites for consideration are collated through a 'Call for Sites' exercise which invites anyone to put forward land for consideration through the SHLAA process.
- **Super Output Areas** – a unit of area for which statistics, including the UK Census, are collected.



## **APPENDICES**

## APPENDIX 1: POPULATION MIX AND GROWTH

### Fernhurst population (2011 Census)

Large changes in the mix of Fernhurst's population have occurred since the 2001 Census, plus an overall growth of 6% over 10 years. The increase in numbers of very young children within Fernhurst is reflected in the need for more village school places.

Fernhurst Census		2001	2011	Change	% change
Age	0 to 4	195	284	89	46
	5 to 9	229	260	31	14
	10 to 19	367	383	16	4
	20 to 24	125	106	-19	-15
	25 to 44	892	876	-16	-2
	45 to 49	256	304	48	19
	50 to 59	513	481	-32	-6
	60 to 64	195	249	54	28
	65 to 75	379	368	-11	-3
	75 to 84	203	265	62	31
	85 and over	90	84	-6	-7
<b>All Residents</b>		<b>3,444</b>	<b>3,660</b>	<b>216</b>	<b>6</b>

The percentage of those aged '65 or over' in the 2011 Census was:

- (a) 20% of Fernhurst's total population
- (b) 25% of Fernhurst's population aged '20 or over'

Those aged '65 and over' are a group of people who become far more vulnerable as they age --- meeting their housing, health care, social and other requirements will be not only essential but challenging too.

Major population growth since 2001 of those aged '75 to 84' and also aged '60 to 64' is identified by the 2011 Census. Changes in the age mix must be taken fully into account within Fernhurst's Neighbourhood Plan. National Statistics below add further weight to this conclusion in looking to the future.

### National Statistics

Source: <http://www.statistics.gov.uk/hub/population/ageing/older-people>

The population of the UK is becoming increasingly older; the number of people aged '65 and over' in the UK grew by 20% over the period 1985-2010. Population ageing will continue for the next few decades:

- Those aged '65 and over' accounted for 17% of the total population in 2010 but this proportion is forecast to reach 23% in 2035.
- The number of people 'aged 85 and over' is projected in 2035 to be almost 2.5 times larger than in 2010.

Key national policy areas were suggested in the statistical report as 'health and social care, the ageing of the workforce, pensions, housing and transport'.

## APPENDIX 2: HOUSING FOR OLDER PEOPLE LINKED TO THEIR CHANGING NEEDS

Type of accommodation required by an older person depends on their physical/mental condition and support available. The ideal is stay in one's familiar home for as long as possible, with care there if needed.

Eventually a move from a previous home may well become necessary. Triggers can include concerns over health and ability to cope, recognition that less space is required (e.g. after the death of a partner), social needs, downsizing or the need to release capital.

Options need to permit a move from a previous home to one of these:

- A smaller home (downsizing)
- A bungalow (so avoiding stairs)
- A sheltered housing development (with support from a warden or manager)
- A care/nursing home (for full residential care)

Another option is to go to live with one's family elsewhere, but a room may not be available or suitable (and also later difficulties may arise).

Accommodation must be tailored to the requirements of older people, e.g. wide enough doors, good lighting, wheelchair access, walk-in showers, lift/stair lift if accommodation is above ground floor level, raised flower beds, etc.

### Review

Fernhurst does not appear to be particularly well placed in meeting the longer term housing needs of its older residents should they wish to remain in the village:

- A. Compared with Haslemere, Midhurst and W. Sussex overall, relatively few properties come onto the housing market in Fernhurst. That suggests strongly that residents:
  - i. prefer to live in the village for as long as possible; and/or
  - ii. could be blocked from moving as they get older - for example, if not enough smaller properties are available within Fernhurst.
- B. Bungalows carry a heavy price premium and so will not be an option for everyone. Few become available. *[More capacity should be considered]*
- C. A more recent innovation is that of a gated retirement complex that also offers self-contained communal facilities with a central clubhouse and manager. The nearest is at Bramshott Place Village, Liphook. Purchase prices there are up to £460,000 and even a modest two bedroom apartment carries a service charge of £4,500 p.a. (including ground rent). On sale of a property, an assignment fee of up to 15% applies. Hence, accommodation similar to that would not meet a test of 'affordability' for very many older people.
- D. Fernhurst has some good sheltered housing at Ash Grove, which has 26 properties and an on-site manager. Any vacancy is filled quickly within the 20 ground floor bungalows/flats. However, the six upstairs properties are suitable only for quite active pensioners and so sell more slowly - stair lifts cannot be installed. *[Additional sheltered housing capacity should be considered on another site]*
- E. Social housing - with applications made via the local authority - is covered by rented property at Nappers Wood (105 homes) and at Russett Court (21 flats). Both sites are managed by the

Hyde Martlet Housing Association.

- F. Nearest care homes (with number) are at Haslemere (7), Midhurst (4), Liss (17) and Liphook (5). The Rosemary Park Nursing Home at Marley is focussed mainly on mental health care, with some secure accommodation.

### **Preferred Options covering 'Accommodation linked to Changing Needs'**

*Note: An important factor is whether most people aged '65 or over' in Fernhurst would want to continue living in the parish later on. Consultations by the Older Persons Working Group considered that was the case - responses to the subsequent Neighbourhood Plan Questionnaire confirmed that view.*

Any development should be balanced to produce an integrated community, with the needs of Fernhurst's older residents taken into account by including a mix of:

- Smaller properties with two bedrooms
- Bungalows
- Further accommodation replicating the Ash Grove model, with an on-site manager. Ideally, its location should be near to Fernhurst village centre, with level access in addition - but it could be at Syngenta if transport was available.
- A new care home located within the parish should be considered (preferably with some nursing facilities).

There is a risk that older residents on any development on the Syngenta site could become isolated, particularly if they had no access to a car. This might be minimised by provision of a central meeting point to include café facilities and an on-site general purpose shop and [critically] good transport from the site to Fernhurst village centre and beyond.

Over-arching considerations are that:

- a. Fernhurst is a rural community in which residents greatly value its village characteristics.
- b. Open views to surrounding slopes, woodlands and fields add to its attractiveness and provide a much needed peaceful environment in which older people can live out their lives.
- c. Architecture must be aesthetically pleasing and in keeping with that environment.

Any new development must not prejudice those considerations.

*Footnote: Some new three/four bedroomed houses might usefully offer a ground-floor annex having a separate front door, a bed-sitting room and a shower/toilet. Such a versatile combination could accommodate an adult son or daughter still at home, a live-in carer or an older parent needing support.*

### **APPENDIX 3: RESPONSE TO QUESTIONNAIRE FROM THOSE AGED '65 AND OVER'**

1. Replies to the Neighbourhood Plan Questionnaire provided evidence of what additional market housing or other accommodation should be considered within Fernhurst:

Q62. 'Do you think that you'll need to move home in the next 20 years?' [Yes or No]

Q63. 'If you think you will need to move home in the next 20 years, which of the following most applies to you?' Nine tick-box options were provided.

Q64. 'Does Fernhurst offer the right mix of properties for your future needs?' [Yes or No]

Q65. 'If you answered 'No' to the previous question, please indicate what more you would like to see?' Six tick-box options were provided.

As the Neighbourhood Plan period is 15 years, Q63 was highly relevant and Q63 to Q65 sought more information. All questions were precisely worded and provided a set of filters.

2. One-third of all respondents to the overall questionnaire flagged that Fernhurst does not offer the right mix of properties to meet their future needs. Analysis within two broad age groups: '65 and over' and 'Under 65s' was revealing - see Item A.

#### **Responses from those aged '65 and over'**

3. The main objective of the questions posed was to check findings of the 31 July 2012 Feedback Report from the Older People Working Group [updated as in Appendix 2]. Questionnaire responses were highly supportive of the original conclusions and also offer the best quantitative evidence that we have from the residents of Fernhurst.
4. It was clear that those aged '65 and over' had provided considered responses and at a high response rate (estimated at 34%) - which adds confidence. There is no evidence that respondents had 'ticked all the boxes'; the number of responses to each question and sub-option showed wide variation.
5. In that age group, 30% said 'No' to Q62 but 70% thought that they would need to move home over the next 20 years - and, of those, two-thirds identified that they would like to continue to live in Fernhurst.
6. Seventy respondents met all these criteria:
  - a. Thought that they would need to move home in the next 20 years
  - b. Said that Fernhurst did not offer the right mix of properties for their future needs
  - c. Identified what more that they would like to see in Fernhurst.

By considering only those 70 responses, a rough estimate was made of what new accommodation for older residents should be considered. (See lower section of Item A).

7. Provision at a 100% rate was ruled out because not everyone will stay in Fernhurst in later life. Indicative figures were:

	<u>50% provision</u>	<u>75% provision</u>
Number of new smaller dwellings	69	104
Care Home places (preferably with some nursing)	33	50

8. Calculations based on questionnaire responses offer only a broad picture of where the goal-posts might lie. No allowance has been made for increased future longevity, which will increase the demand for accommodation tailored to the needs of older people. However, once an adequate stock of smaller dwellings is available, that capacity will be recycled as people transfer later to other accommodation in line with their changing needs. It is a matter of judgement on how many new dwellings should be provided initially and the extent to which respondents' aspirations should be taken into account in Fernhurst's Neighbourhood Plan.
9. Phasing for the provision of any new properties needs careful consideration to avoid overloading the market. To reflect the questionnaire responses of Fernhurst's older residents, the Older Persons Working Group suggested that:
  - a. An initial target of 50 smaller dwellings should be considered in Phase 1 of any new development - for example: around 25 two-bedroomed properties (including bungalows) plus 25 dwellings in an 'Ash Grove type' sheltered housing complex with a manager.
  - b. Progressing to any subsequent phase should depend on take up within Phase 1 being at reasonable levels.
10. New dwellings for older people should have adequate room for wheelchair access and walk-in showers with grab-rails. Each should offer a main double bedroom plus a spare (for overnight guest or carer or a dining area) - plus living room/kitchen/bathroom and an allocated parking space. Level access throughout would be important. Additionally, a lift or stair-lift should be provided where a property had more than one floor.
11. Syngenta is the main preferred site for any housing development within the parish. However, lack of transport will become an issue later in life. The Older People WG noted that the ideal location for additional sheltered housing would be within walking distance of the village centre (but currently there are no available brownfield sites).
12. The Neighbourhood Plan should include potential provision of a Care Home in Fernhurst. However, this is a one-off commercial undertaking requiring specialist design/management - and a phased approach is not possible. Its economics and funding will be decisive in whether and when it could proceed.
  - Although location of a care home is less critical, it cannot be assumed over a 15 year time-scale that the required capacity will be available outside Fernhurst's boundary.
  - Quote from an Age UK report of Mar. 2013 entitled 'Improving later life':
 

*"For many of us, care homes will be an option that we will have to consider at some point in the future. It is likely that the number of care homes will have to double over the next 30 years to deliver 24-hour support to our frailest and most vulnerable citizens, including people with severe dementia."*

### **Responses from those aged 'Under 65'**

13. These responses were well aligned to the views of the older generation - with 28% of all 'Under 65' respondents flagging that Fernhurst does not offer the right mix of properties to meet their future needs. Again, there was a strong desire to continue to live in the village.
14. This age group were particularly wanting to see more smaller properties/bungalows to meet their future needs, suggesting that there would be an on-going demand from Fernhurst residents for



that housing stock as it became available.

15. Additionally, two-bedroomed properties should be of interest to younger couples which should aid initial take-up and contribute to achieving a more integrated community.

**Item A:**

Fernhurst Neighbourhood Plan Questionnaire		Number of responses		
		Aged 65 and over	Aged Under 65	Total Response
<i>Estimated response rates =</i>		<i>34%</i>	<i>10%</i>	<i>15%</i>
All respondents by age range:		174	186	360
Q 62 Think will need to move home in next 20 yrs.	Yes	120	71	191
Q 63 If you answered 'Yes' to Q62, would you like to continue living in Fernhurst?	Yes	82	60	142
Q 64 Does Fernhurst offer the right mix of properties to meet your future needs?	No	70	52	122
<i>'No' vote -- Percentage of all respondents =</i>		<i>40%</i>	<i>28%</i>	<i>34%</i>
Q 65 If 'No', what more would you like to see:				
Sheltered accommodation with manager		20	5	25
Bungalows		15	11	26
Smaller 1- and 2- bed properties		9	12	21
At least 3- beds		3	7	10
More social housing		1	7	8
		<input type="text" value="48"/>	<input type="text" value="42"/>	<input type="text" value="90"/>
Care / nursing home in Fernhurst		<input type="text" value="22"/>	<input type="text" value="10"/>	<input type="text" value="32"/>
As Q65 allowed more than one box to be ticked, figures above show weighted responses.				
<b>Scaled-up responses from Q65 to reflect aspirations of '65s and over'</b>				
[Numbers below assume that the views of the 34% who responded are representative]				
<b>100% provision not appropriate --- lower levels shown:</b>		<b>50%</b>	<b>75% provision</b>	
Sheltered accommodation with manager		28	43	
Bungalows		22	33	
Smaller 1- and 2- bed properties		14	20	
At least 3- beds		4	6	
More social housing		2	2	
Rough estimate of new dwellings:		<input type="text" value="69"/>	<input type="text" value="104"/>	
Care / nursing home in Fernhurst		<input type="text" value="33"/>	<input type="text" value="50"/>	

Note: Without being prescriptive, the NP should reflect the views of respondents that bungalows should be included as part of the total permitted.

## APPENDIX 4: COMMUNITY SERVICES AND OPTIONS FOR ENHANCING THEM

### Issue 1: Affordable, more frequent and reliable transport serving Fernhurst

1. The 2011 Census provided clear evidence that Fernhurst is a car-based community, with 90% of all households having a car available. Residents have no choice but to be car reliant due to the low frequency of the public bus service through the village. Many NP Questionnaire respondents over the age of 75 were still driving.
2. Residents who have stopped driving for health reasons or do not have a car have very limited transport options in getting from Fernhurst to the nearest towns of Haslemere (4 miles), Liphook (5 miles) and Midhurst (6 miles) for their needs - and then back again:
  - a. Many rely on relatives or good neighbours to transport them by car. Taxis are expensive.
  - b. The No 70 Stagecoach bus linking Guildford, Haslemere, Fernhurst and Midhurst offers an hourly service only; long waiting times can be involved. Also, its future cannot be assured.
  - c. Where residents have appointments at the Royal Surrey County Hospital at Guildford, a Hospital Hoppa is available currently. In contrast, those who live in Fernhurst are not eligible to use the door-to-door Haslemere Hoppa service which covers destinations in Haslemere - this very useful service is restricted to Waverley residents only. Passengers pay 50p/mile.
  - d. 'Care in Haslemere' seeks to arrange transport to local hospitals, surgeries, etc. Its remit is to be there for 'the needy'. Around 20 people currently use this service from Fernhurst. Volunteer drivers use their own cars and are reimbursed on a mileage basis; there are seven from Fernhurst. 'Care in Haslemere' also has one 10 seater minibus that can provide a shopping service for groups of older residents. However, volunteer-based transport is stretched and some disabled people cannot be conveyed by car.
  - e. 'Tandem' (based in Midhurst) offers car transport for hospital appointments, and also has three minibuses that have been replaced fairly recently. Tandem only transports elderly or disabled people and has four volunteer drivers from Fernhurst.
3. Parking is a major issue for Haslemere, with considerable pressure arising from commuter parking. Development of the King Edwards site (for which planning permission has been granted) and at Syngenta will intensify the problem and also see many more cars passing through Fernhurst.
4. To achieve sustainability in the longer term, an improved transport infrastructure is essential and should be reflected within the Neighbourhood Plan and in any development at Syngenta. For those who do not drive a car, the absence of frequent and reliable transport is already an issue; in the future, an ageing population could become more isolated unless better provision is made.

### **Options**

- A. A half-hourly public bus service between Haslemere, Fernhurst and Midhurst is needed. However, that is unlikely to be achieved unless its economics are transformed by much increased passenger numbers from developments at King Edward VII Hospital (and Syngenta).
  - *The ideal would be a circular bus service linking Midhurst-Fernhurst-Haslemere (incl. Haslewey, the railway station, Haslemere Hospital and town centre) before returning back to Midhurst. It would have on-site bus stops at the King Edward VII Hospital site and Syngenta.*

With its connection to fast and frequent trains at Haslemere, a more frequent bus service could provide a Gateway for visitors right into the South Downs National Park. That option could offer

the most sustainable solution for West Sussex when King Edward VII Hospital/Syngenta developments come to fruition. Also, pressure on parking at Haslemere would be reduced.

- B. A developer may offer a site shuttle-bus, but this has considerable downsides. That bus would be likely to serve only those on site - and not be available to the wider community. An under-utilised mini-bus is unlikely to be a sustainable option and on-going funding once a developer has departed could become problematic.
- C. An early approach should be considered to see whether arrangements might be made so that the Haslemere Hoppa can also serve Fernhurst - because older villagers could benefit greatly from this flexible door-to-door community transport service to/from Haslemere. However, a required financial contribution from Fernhurst parish would be likely. Also, the service might not be sustainable; it could be abandoned for cost cutting reasons - as happened with W. Sussex's DORIS bus. Fernhurst would have no say in such a decision.
- D. More voluntary drivers should be sought from Fernhurst for both 'Care in Haslemere' and 'Tandem' in Midhurst. Funding further mini-buses is not seen as an option to extend the service, but replacement vehicles are needed periodically.

As a high priority, developer contributions should be required to achieve a sustainable transport infrastructure - as that will be directly and adversely affected by their developments.

## **Issue 2: More accessible, comprehensive medical services and health care**

1. Adequate medical and health facilities are essential for all age-ranges --- but especially for older people as their mobility and stamina declines:
  - a. Fernhurst has a doctors' surgery which is open for 3.5 days per week at present; however, 43% of respondents to the NP Questionnaire considered that longer opening hours were needed. When appointments are not available, patients affected must get to the Haslemere Health Centre. Fernhurst also has a village pharmacy which is highly rated.
  - b. Very good access is required to Haslemere Hospital. It currently covers minor injuries, blood testing, X-ray checks, physiotherapy, podiatry and some consultant appointments. This hospital has two wards for local non-acute care. Virgin Care has assumed responsibility for Haslemere Hospital; a major refurbishment is in progress.
  - c. The Royal Surrey County Hospital at Guildford covers emergency admissions, operations, referrals to consultants, specialised procedures and acute care. St Richards Hospital at Chichester also covers emergency admissions and some specialised procedures.
  - d. Accessing additional health care and also related support services based in Haslemere is important to Fernhurst residents, e.g. Orchard Club facilities / groups at the Haslewey Centre, Alzheimer's Society Day Centre, Stroke Club, Holy Cross hydrotherapy, etc.
  - e. Many people will be looking after someone else who depends on them; the Carers Support Service at Chichester offers information and help. More care in the home will be required as a result of financial cuts, very high charges for residential care and increasing longevity.

Medical and health care arrangements are unlikely to be good enough in the longer term; any significant housing development will add pressure on those services.

### ***Options (in addition to improved transport to/from Haslemere)***

- A. Longer opening hours at the Fernhurst surgery should be negotiated and lobbying to extend services offered at Haslemere Hospital should be supported.

- B. Information should be provided via Fernhurst News and on the village web-site to highlight what health care support is available within the area, including help for carers.

**Issue 3: Continued provision of good local amenities and facilities, with encouragement of social well-being and mutual support**

1. A strong community characteristic of Fernhurst is that people frequently greet each-other in the street. Additionally, the concentration of shops, facilities and Post Office near the crossroads assists friendly interaction between people of all ages.
2. Amenities and facilities are well developed:
  - a. Existing shops and the Post Office in Fernhurst cover most basic needs.
  - b. As will be seen from 'Fernhurst News', villagers of all ages have a wide choice of interest groups and activities in which they can participate. Most groups rely on dedicated and hard-working volunteers to make things happen. Encouraging a succession of volunteers and raising adequate funds are on-going issues for some groups.
  - c. Fernhurst has excellent meeting places for indoor group activities - comprising the Village Hall, the Fernhurst Centre (offering many courses as well as refreshments) and the new Parish & Community Room at St. Margarets Church. The Youth Club is a valued resource, but needs attention. Local pubs and the Fernhurst Club provide licensed bar and other facilities.
  - d. The Recreation Ground in Fernhurst provides a focus for outdoor sports and activities in a beautiful setting, and with new facilities added recently. The countryside is there to be explored with many footpaths and wonderful views.
  - e. Spiritual needs are met mainly through St Margaret's Church in Fernhurst and other places of worship in the area. St Margaret's provides an open door to all in the village, including offering The Haven Drop-In Café and a 'Tea and Sympathy' group to support those who are bereaved.
3. As ageing occurs and mobility reduces, availability and access to good local amenities becomes even more important. Also, for older people living on their own, loneliness can be challenging. That can be reduced through participation in well organised group activities within the village - including the Fernhurst Lunch Club and Good Companions. Additionally, for those who can get there, hot meals and activities suited to older people are available at reasonable cost at The Orchard Club, Haslewey Community Centre (at Lion Green, Haslemere).
4. It will be critical that any development away from Fernhurst's village centre is thoroughly integrated, so that new residents there are able to participate fully and make their own contribution towards enhancing community activities.

**Options**

- A. Given sufficient demand, The Fernhurst Centre may offer a training and confidence-building course on 'on-line ordering'. Many people already place on-line orders for delivery of goods (including groceries) directly to their home; such a course would enable others to catch up.
- B. For local groups / activities to be sustainable in the future, the concept of 'giving something back to the village' should be promoted. Both newcomers and those recently retired could be invited to participate as far as possible as volunteers.
- C. A review is needed to identify further ways in which older people who are lonely can feel more part of the village community.

