

Fernhurst Neighbourhood Plan

Draft for informal consultation



May 2013

This is the draft of the Fernhurst Neighbourhood Plan which has been approved by the Steering Group for publication in the parish.

Everyone in the village is invited to submit their comments by **5.00pm on 21st July 2013.**

Only comments which are made in writing and include the name and address of the person making the comment will be considered by the Steering Group. All comments received and considered by the Steering Group will be published, together with the comments of the Steering Group and details of any changes made to the draft Neighbourhood Plan.

Comments can be made by email to:-

postmaster@fernhurst-wsx-pc-gov.uk

or by post to:-

Parish Clerk
Fernhurst Parish Council
Village Hall
Glebe Road
Fernhurst
GU27 3EH

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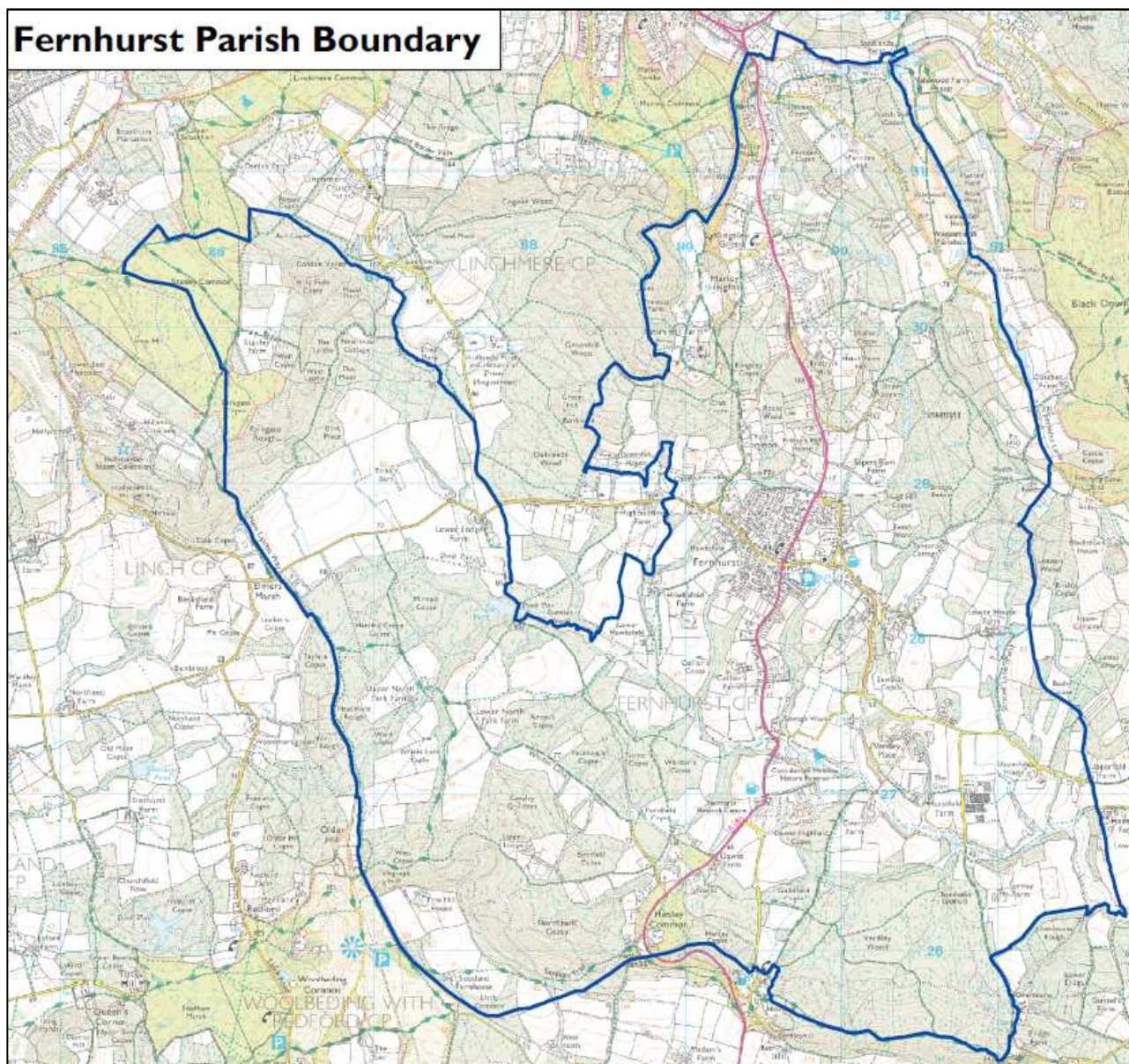
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GLOSSARY

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.
- 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. Fernhurst Parish

Council has been clear in its view that without a plan then 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. 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, in order to understand the full context for any individual policy, that 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 1st April 2011 and is in the early stages on the production of its Local Plan. This Neighbourhood Plan is one 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. The National Planning Policy Framework (NPPF) provides the starting point by stating 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 which is addressed later.

- 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 2010¹. 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 principle purposes in this respect are:

- Conserving and enhancing the natural beauty, wildlife and cultural heritage of the Parks; and
- Promoting opportunities for the understanding and enjoyment of the special qualities of the Parks by the Public.

- 1.11 The Vision and Circular also explains also explains how National Park Authorities should discharge their Duty "to seek to foster the economic and social well-being of local communities

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

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 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 Management Plan (NPMP). 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 early-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 including 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 Circular and Vision;
 - 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 research 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 suggested 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.

Neighbourhood Plan Housing Workshop, October 2012



- 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. 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.

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

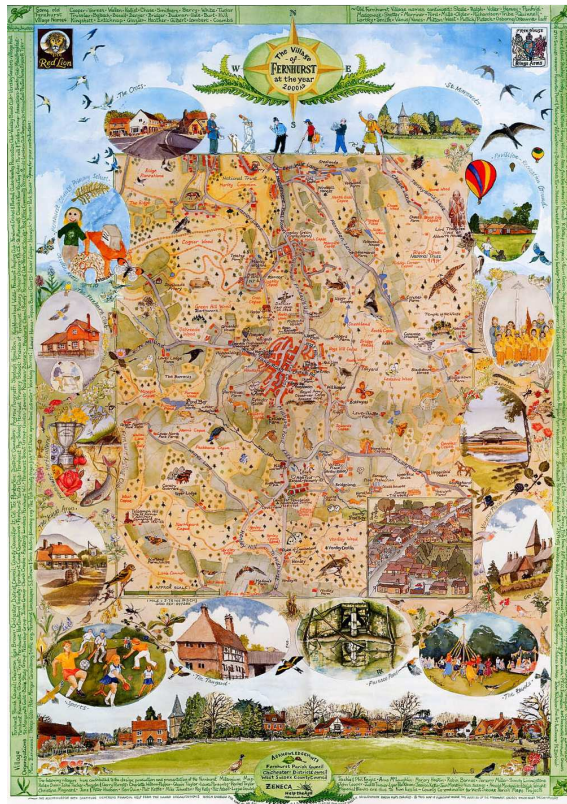


Source: Fernhurst Society

- 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 near Littlehampton. 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 horsey culture 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 whole area is well wooded with much Sweet Chestnut coppice and many fields are bounded by attractive hedgerows with 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, gylls 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 Assessment² 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.

² 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 tiliary and Fernhurst lies midway between two well recognised Roman roads. We have two pre-industrial iron works and an industrial charcoal manufacture - today, the Fernhurst Furnace is one of the best preserved Wealden blast iron works and currently is the subject of a £0.75 million Heritage Lottery bid for further conservation. The needs of the iron works for ore, charcoal and water has helped shape the landscape with field names like Minepit Copse, Cavalry Quarters, and North Park Copse 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, but not necessarily in an entirely negative way - it 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 provide 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 still 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 The presence of the South Downs means that the area 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.
- 2.9 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.

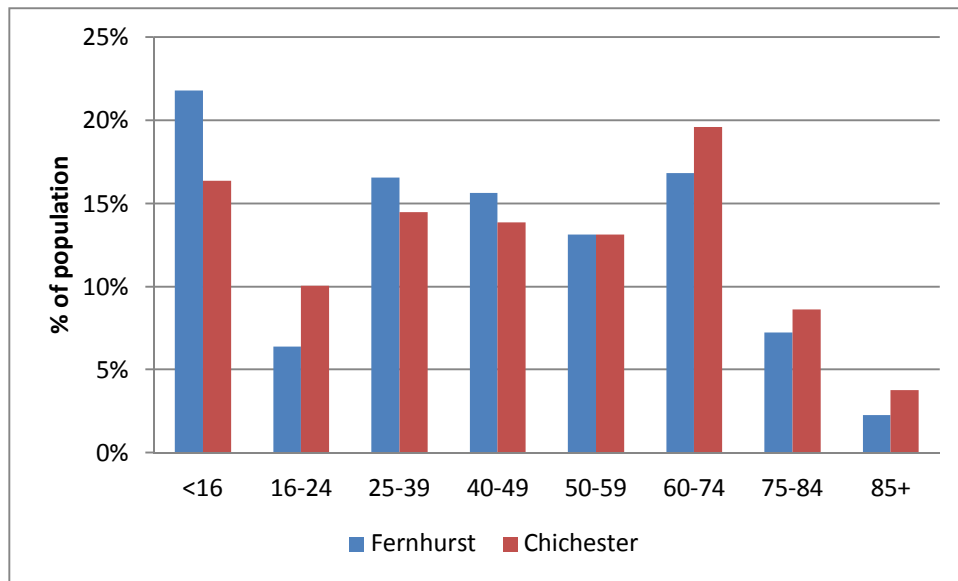
Socio-economic profile

- 2.10 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.
- 2.11 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

- 2.12 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.

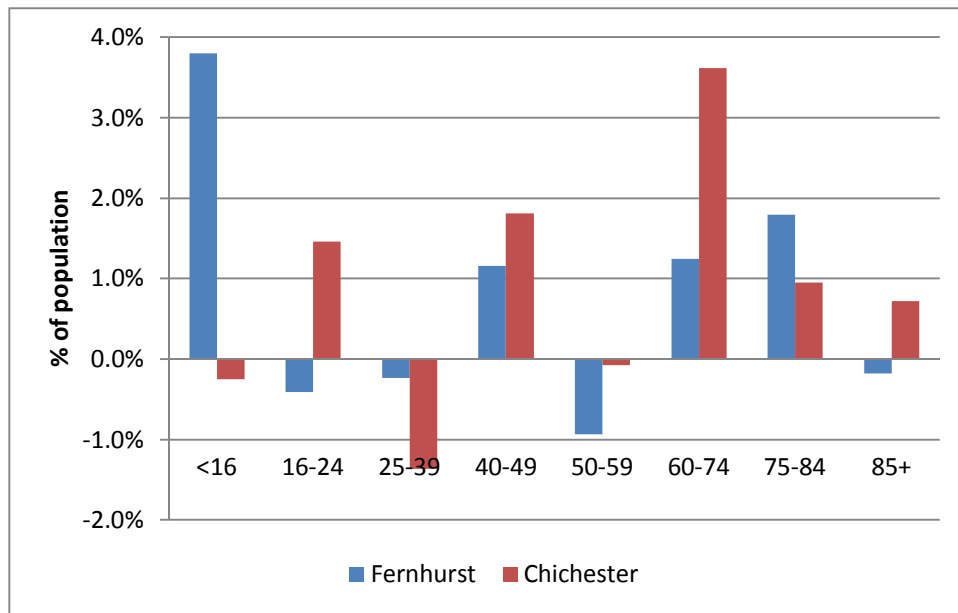
Figure 2.1: Age profile of Fernhurst residents



Source: 2011 Census

- 2.13 Fernhurst parish has a much higher proportion of children (under 16 years old) than Chichester district. There is no obvious 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.
- 2.14 The older population (aged 60 upwards) is below the district average but still represents over one-quarter of the population of the parish.
- 2.15 Since 2001, the population has grown by 216 persons, or 6.3%. Comparatively, the Chichester population grew by 6.9%.
- 2.16 Figure 2.2 shows how this population increase has been broken down by age.

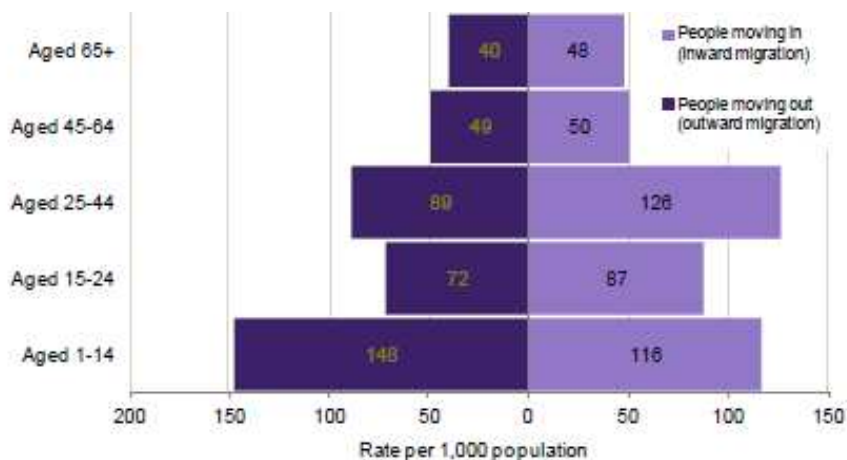
Figure 2.2: Change in population by age, 2001 to 2011



Source: 2001 and 2011 Census

- 2.17 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).
- 2.18 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.
- 2.19 Figure 2.3 shows that the growth in children has been significantly accounted for by in-migration from the 25 to 44 age group. Equally, there is a small amount of net in-migration by people of retirement age (age 65+) which reinforces the ageing population.

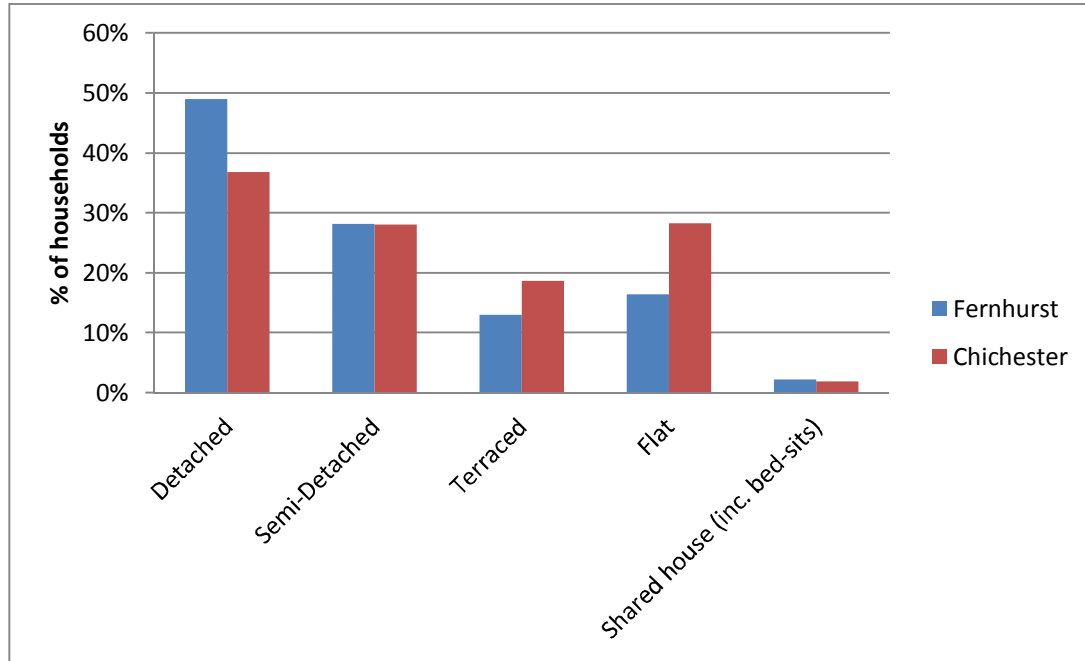
Figure 2.3: Level of inward and outward migration, by age, 2009



Source: Action in Rural Sussex (2012) Rural Place Profile: Fernhurst

2.20 Figure 2.4 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. Over half of all households in the parish live in such a property.

Figure 2.5: Type of housing in Fernhurst



Source: 2011 Census

- 2.21 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. However, the lack of flatted living may suggest that there is low demand for this type of dwelling although this could also be explained by a lack of supply of such properties in the parish.
- 2.22 Unsurprisingly, the large number of large, detached properties are predominantly owner occupied, as shown in Figure 2.6. 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.
- 2.23 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.

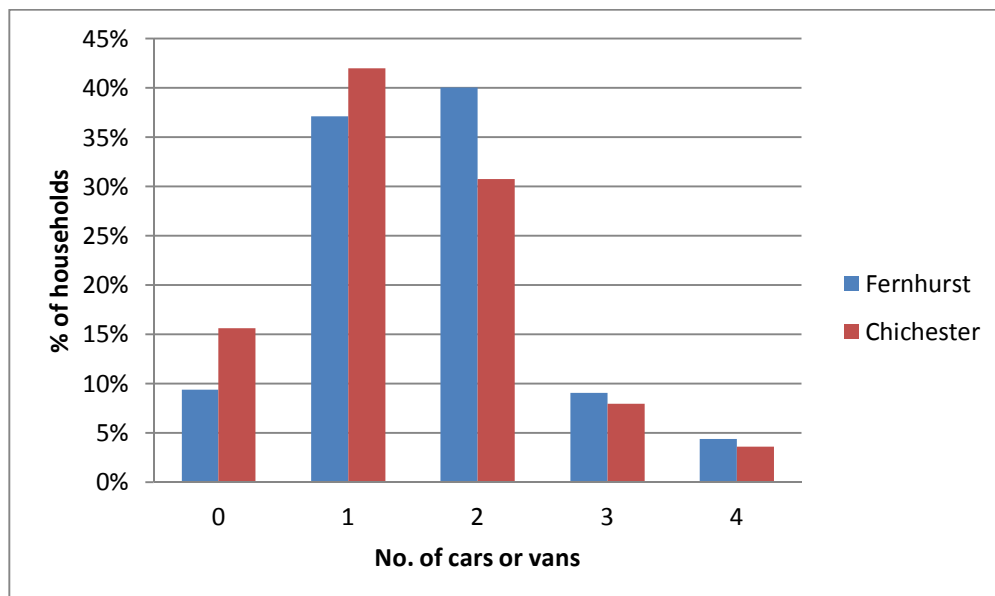
Figure 2.6: Tenure of households



Source: 2011 Census

2.24 Figure 2.7 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 2.7: Car ownership



Source: 2011 Census

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

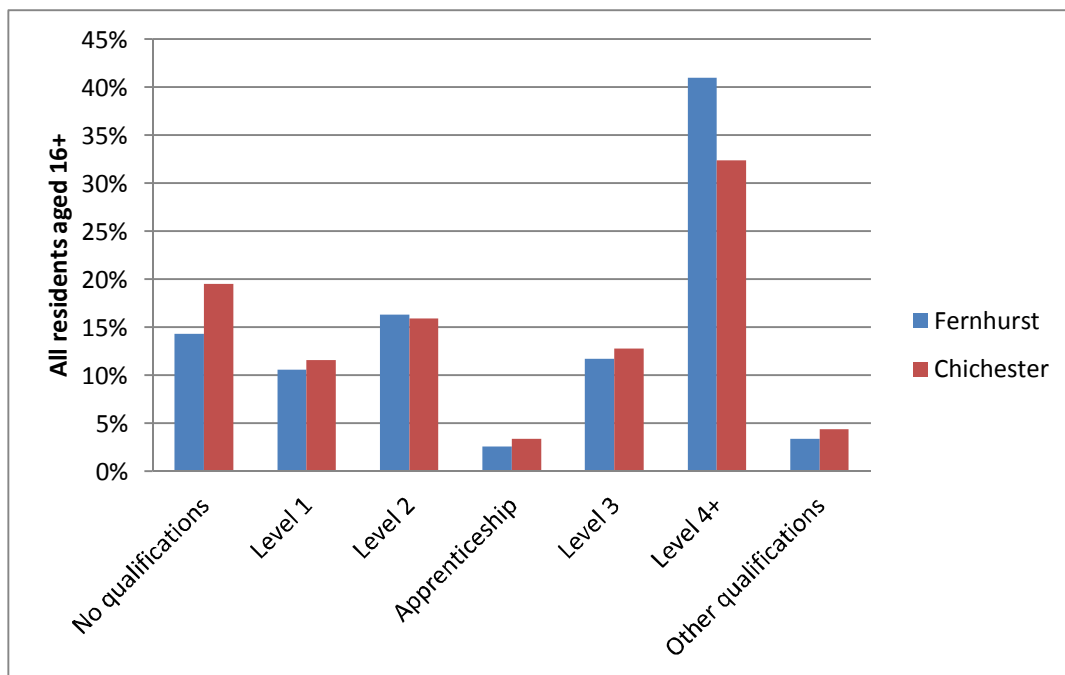
Fernhurst parish is:

- 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

Economic activity

- 2.26 Figure 2.8 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).
- 2.27 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.

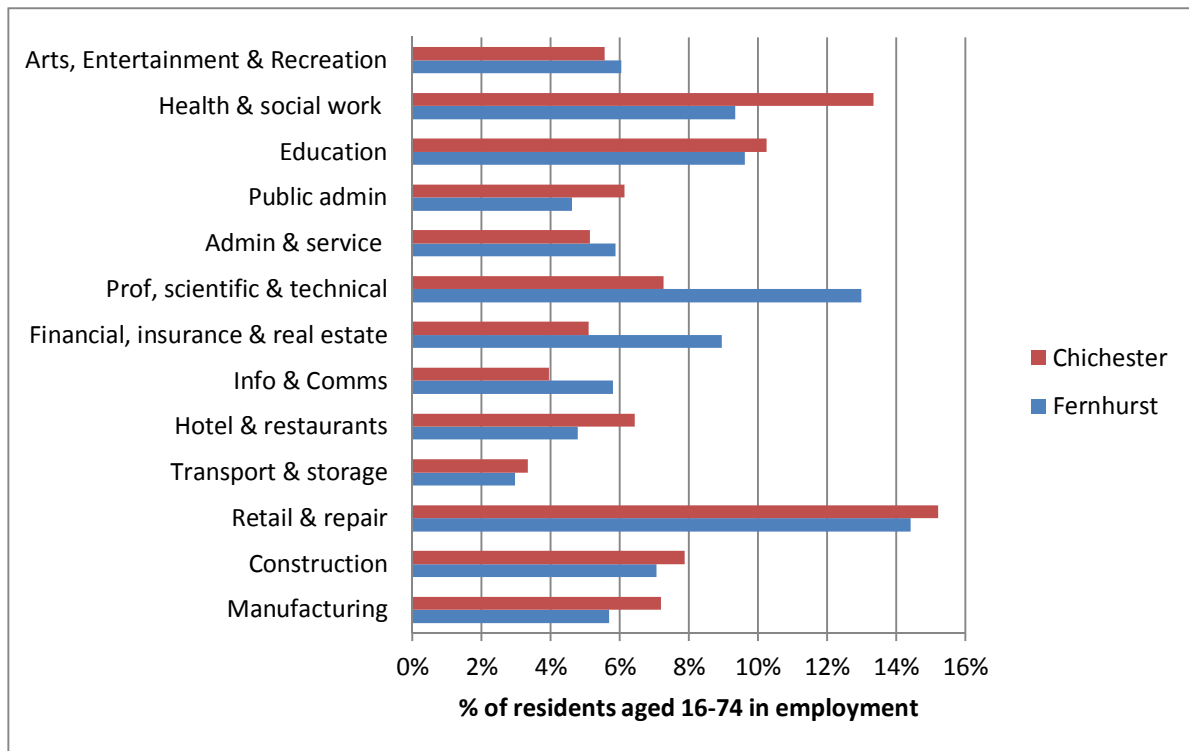
Figure 2.8: Qualifications of residents



Source: 2011 Census

- 2.28 This follows through to the sectors that people work in. As is shown in Figure 2.9, 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.

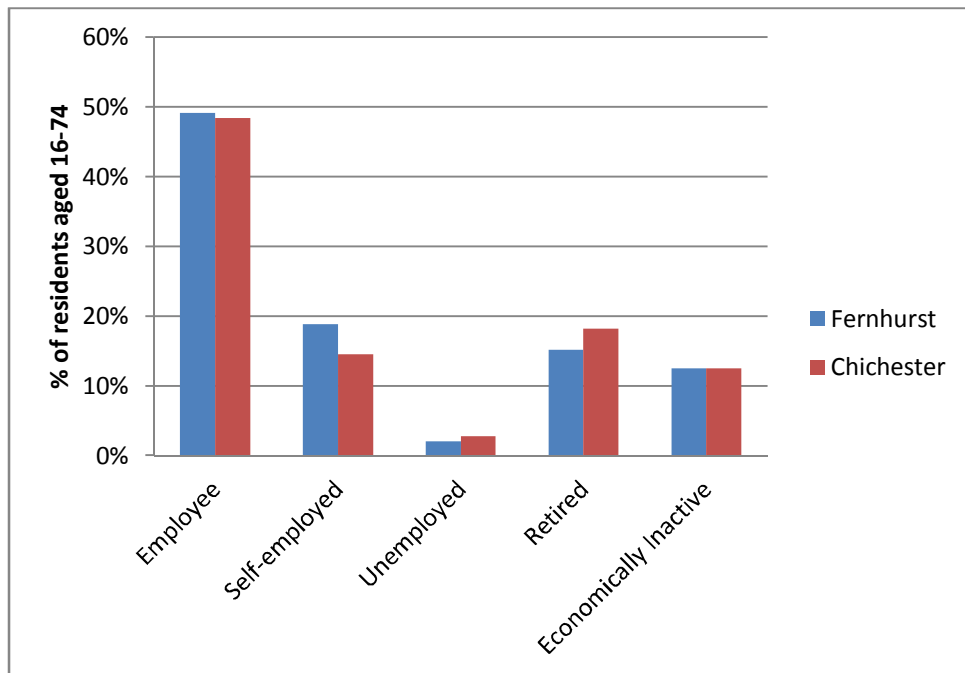
Figure 2.9: Type of employment sectors



Source: 2011 Census

2.29 As is shown in Figure 2.10, 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 working for themselves in Fernhurst parish in high value activities.

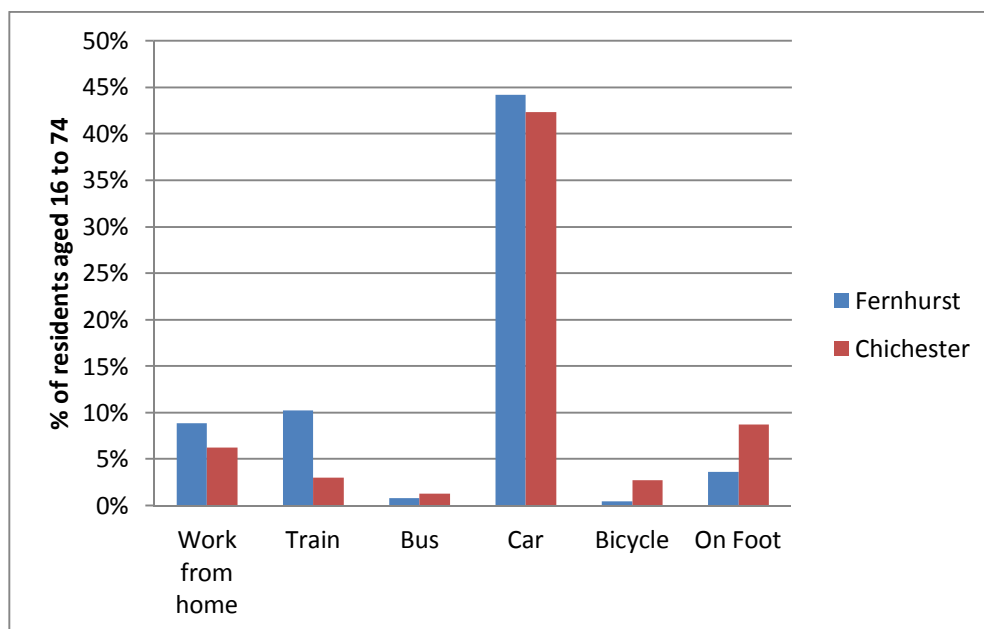
Figure 2.10: Economic activity



Source: 2011 Census

2.30 Not only are a significant amount of people self-employed in Fernhurst parish, but they are choosing to work from home. Figure 2.11 shows that nearly 10% of residents aged 16 to 74 do so, well above the district average.

Figure 2.11: 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

2.31 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 its residents are employed in high value professions

3 CHALLENGES 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 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 development. Whilst separated 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.
 - 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 already has planning permission for housing but this has not been built out. The significant levels of housing granted permission will inevitably have an impact on Fernhurst parish, particularly in terms of its ability to address particular housing needs and also more directly in terms of its traffic impact.
- 3.3 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.
- 3.4 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
 - Protecting key local services, particularly access to non-car modes of transport
 - Access to facilities for children/youths
 - Access to facilities for older people
 - 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
- 3.5 The people of Fernhurst parish have an aspiration for development to be something that all can be truly proud of:

- Proud of because of the way it looks.
 - Proud of because of the limited impact it has on the environment, through use of innovative low carbon technologies.
 - Proud of because of the way it integrates new residents and businesses into the local community.
- 3.6 With all this activity happening in a national park where the environment must be at the heart of planning, such matters increase in importance.
- 3.7 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

- 3.8 Based on then challenges and issues facing Fernhurst parish, the Neighbourhood Plan seeks to address the following objectives:
- **Objective 1:** Protect and enhance Fernhurst parish's role in the South Downs National Park, including as a tourist destination
 - **Objective 2:** Address the housing needs of those with a local connection to Fernhurst parish, particularly older people and those unable to access housing at current market values
 - **Objective 3:** Ensure the most sustainable use of brownfield sites in the parish
 - **Objective 4:** Focus development, where possible, in Fernhurst village, being the most sustainable location in the parish, and also take advantage of opportunities in other parts of the parish
 - **Objective 5:** Provide for the changing needs of businesses and employment within the parish
 - **Objective 6:** Enhance and provide for the community's infrastructure needs
 - **Objective 7:** Ensure design of development respects the local vernacular.

4 AFFORDABLE HOUSING

Background to Policy

- 4.1 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.
- 4.2 The community of Fernhurst parish considers it important to ensure that those with a local connection to the parish, and who are unable to afford housing on the open market, should be given the opportunity to access affordable properties within the parish.
- 4.3 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.
- 4.4 In all cases it is important to distinguish between the need for social rented properties and for intermediate properties. In Fernhurst there is a particular need for additional intermediate 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 social rented and intermediate tenures.

Policy Justification

Local need for social rented housing

- 4.5 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 parish³. It also provides an understanding of the size of property that they are seeking and the severity of their need. This enables a reasonably clear picture of needs to be established.
- 4.6 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. The Neighbourhood Plan seeks to ensure that there are sufficient properties available to achieve this.
- 4.7 A second important principle underpinned by the community engagement in developing the Neighbourhood Plan is that Fernhurst is a parish with a scale and location of settlement inappropriate to accommodate wider affordable housing needs. For many people looking to access affordable housing, where they live is particularly important in facilitating access to employment opportunities. Fernhurst village is a rural village and although it has a public transport link, it is not as sustainable a location for accessing a wide range of employment opportunities as larger centres such as Midhurst to the south and Haslemere to the north. In addition, the historic experience of some in-migrants to Fernhurst village that have accessed

³ A person with a 'local connection' is classed as either (i) currently living in the parish and has done so continually for 5 years 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.

affordable housing is that they have found it difficult to adapt to rural living and have felt isolated. Many of these people have subsequently moved away or still wish to do so if the opportunity arises.

- 4.8 In seeking to understand the extent of affordable housing needs against the current supply of housing, the following information has been gathered from the Chichester Housing Register:
- The number of people on the Register with a stated local connection to Fernhurst parish is approximately 75⁴. This has remained broadly constant since at least 2010.
 - Of this number, 35 applicants are in some form of housing need (they are in Bands A to C on the Register) – they should be accommodated in social rented housing.
 - The predominant need is for 1- and 2-bed properties (75% of all applicants).
- 4.9 The following information about the existing supply of social rented properties in Fernhurst parish has been provided by Chichester District Council:
- There are 291 affordable properties in Fernhurst parish.
 - These properties are predominantly 1- and 2-bed properties (78%).
 - Over a 57-month period between July 2007 and March 2012, a total of 68 properties came up for re-let (i.e. an average of 1.2 properties per month).
- 4.10 The Neighbourhood Plan assumes that these current needs broadly equate to needs that must be accommodated over the first five years of the plan period. As such, with an average of approximately one property becoming available for re-let every month, there are expected to be approximately 60 properties becoming available in Fernhurst parish to address social rented housing needs over the first five years of the plan period. This compares to a current need figure of 35 dwellings.
- 4.11 It is accepted that the profile of new properties becoming available may not always fit with the particular needs at that time, but the evidence shows that the main needs are for 1- and 2-bed properties and this is also the predominant supply. It is therefore likely that needs arising will be capable of being accommodated reasonably quickly.
- 4.12 Ascertaining needs over the medium and long term - years 6 to 15 of the plan period - is more difficult and inherently more uncertain. Fernhurst parish residents have been very clear that they would not wish to see a repeat of the experience of development of the South Leys scheme in Fernhurst village. This was brought forward as a rural exception site, underpinned by evidence of local demand for affordable properties. However, once the development was completed, very few local people took affordable properties in this development and it was necessary for the large majority of new dwellings to be filled by people on the Housing Register with no local connection to Fernhurst parish. For many of these new residents and much of the community as a whole, this was not a positive experience.
- 4.13 Fernhurst's role in the settlement hierarchy of the South Downs National Park has yet to be established but it is one of the larger settlements. As such, 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 limited infrastructure, particularly shops and services. Fernhurst is not a major settlement, it has few shops and few services, many of which could be closed or withdrawn at any time, e.g. the Post Office and the single public bus service. As such, its role as an appropriate location for wider

⁴ This was the figure as at September 2012

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 it is not considered to represent a significant amount.

District-level policy and approach

- 4.14 Chichester District Council, as the housing authority for Fernhurst parish, is proposing to introduce a Rural Allocations Policy in 2013. This policy will ensure that those applicants with a proven local connection to an area and some form of housing need will have first refusal on properties that become available in that area. Therefore this policy will ensure that the properties coming up for re-let in Fernhurst parish will be offered firstly to those with a proven local connection. Given that the established needs over the first five years of the plan period are expected to be less than the number and type of properties expected to come available, it is not expected that, with this Rural Allocations Policy in place, there would be any need to provide further new-build social rented properties in Fernhurst parish over this period to address local needs and those of its hinterland.
- 4.15 Until any Rural Allocations Policy is put in place, the current policy position in respect of how social rented properties are assigned clearly must still apply.
- 4.16 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. It should also be noted that once the current Chichester Local Plan is superseded by the plan currently being prepared by the District Council, then Fernhurst will no longer be covered by this policy because responsibility for this will pass to the South Downs National Park Authority.
- 4.17 Nevertheless, the present policy position on affordable housing is clear and the Neighbourhood Plan, in order to be in general conformity with the district plan, accepts that this is the overall proportion of affordable housing that will be sought from developments coming forward in the parish.
- 4.18 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

- 4.19 Intermediate housing is intended to accommodate those that are unable to access housing on the open market but equally have little or no prospect of accessing social rented housing by placing themselves on the Housing Register. The Coastal West Sussex Strategic Housing Market 2012 Update⁵ recommended that intermediate housing should form between 25% and 30% of all affordable housing across the study area. For the part of Chichester district within the South Downs National Park – including Fernhurst parish – the analysis showed that this should be nearer 35%, and for the area immediately to the north of this – and close to Fernhurst parish –

⁵ GL Hearn (2012) *Coastal West Sussex Strategic Housing Market Update*, for Adur, Arun, Chichester, Worthing and South Downs National Park local authorities

the figure should be 47%. This evidence demonstrates that in the northern parts of Chichester district, a greater proportion of intermediate properties should be sought from affordable housing provision. The current policy position of Chichester District Council is to seek 30% intermediate tenure from affordable housing development.

- 4.20 The local evidence supports the consideration that a higher proportion of intermediate housing should be sought. People on the Housing Register that may wish to access intermediate housing are those that are classified as Band D applicants and Fernhurst has a large number of such people with a local connection (40 applicants as at September 2012). Equally there are many people in Fernhurst that do not place themselves on the Housing Register at all but are equally unable to access open market housing. Commonly these people are choosing to live with parents or continuing to rent on the open market and, as a result of the high rents, struggle to get by.
- 4.21 This should be coupled with the evidence established by the Neighbourhood Plan that there are likely to be, at best, minimal needs for additional social rented housing for Fernhurst to be capable of addressing its needs and the needs of its hinterland, at least in the short term.
- 4.22 Given this evidence and the unknown impact that the introduction of the Rural Allocations Policy will have, it is considered that any new affordable housing delivered in the parish over the first five years of the plan should be solely for intermediate tenure. After this five year period, a review should be undertaken to determine whether there is a need for new-build social rented housing development in Fernhurst parish. At this time, the Rural Allocations Policy – assuming it is operational – will have had time to bed in and so it will be possible to see how well the policy is operating within the existing stock of social rented properties in Fernhurst. If there is sufficient evidence to demonstrate that there is a need for new social rented properties in the parish, then the tenure mix of social rented to intermediate properties will revert to an appropriate mix.
- 4.23 Any review must be agreed jointly by Fernhurst Parish Council, South Downs National Park Authority and Chichester District Council. The most appropriate mechanism is considered to be a local housing needs survey.

POLICY AH1: AFFORDABLE HOUSING

In order to address the needs of those with a local connection to Fernhurst parish that are unable to afford a property on the open market and with no identified need for a social rented property (i.e. those identified within Band D on the Housing Register as well as those that choose not to place themselves on the Housing Register but are unable to afford housing on the open market), the provision of intermediate properties will be welcomed. This is expected to be delivered as part of market housing-led schemes, so this policy should be read in conjunction with Policy MH1.

Assuming that the Chichester Rural Allocations Policy is operational and will therefore more efficiently ensure that the existing stock of social rented properties in Fernhurst addresses the needs of those with a local connection, for the first five years of the plan period any affordable housing provided in Fernhurst parish as part of market-led housing developments shall be solely for intermediate tenure.

If the Rural Allocations Policy is not in place, then the current approach of Chichester District Council in respect of the allocation of social rented properties will apply.

With a Rural Allocations Policy in operation, after five years of the plan period the need for new build affordable housing for social rent will be reviewed. This review will be undertaken by Fernhurst Parish Council in conjunction with Chichester District Council and South Downs National Park Authority. If this demonstrates that there is a need for new-build social rented properties in the parish, then an alternative mix of social rented and intermediate tenures will be agreed and introduced for market-led developments.

5 MARKET HOUSING

Background to Policy

- 5.1 The need for market housing within a National Park is an issue requiring careful balance. In the development of the Neighbourhood Plan, what constitutes 'need' for market housing in Fernhurst parish has been the subject of much debate. The Government's National Parks Vision and Circular states that national parks are not suitable for unrestricted housing and therefore it does not provide general housing targets for them. The South Downs National Park Authority (SDNPA) is at an early stage in the development of its first Local Plan, and so is not in a position in its capacity as local planning authority to provide housing targets either.
- 5.2 However, the community of Fernhurst parish considers this is an issue that a Neighbourhood Plan should address to ensure that Fernhurst parish develops appropriately. This partly reflects the view that Fernhurst parish has grown significantly over recent years and partly that there are certain development pressures which could have a disproportionate impact on Fernhurst parish if not carefully managed in policy terms.
- 5.3 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 supporting documentation. Significant ageing of the population is expected to occur throughout the UK and Fernhurst parish is unlikely to be an exception.
- 5.4 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

- 5.5 The principal 'need' for market housing within the existing community of Fernhurst parish is particularly for accommodation suitable for the changing needs of older persons' and also for first-time buyers.

Older people

- 5.6 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)
- 5.7 Appendix 2 of the supporting documentation highlights the accommodation needs of older people in Fernhurst parish and identifies options for meeting them.
- 5.8 Many residents aged 65 and over who responded to the Neighbourhood Plan Questionnaire (analysis shown in Appendix 3 of the supporting documentation) 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. Provision at a rate below 100% is therefore appropriate.

First-time buyers

- 5.9 For first-time buyers, property prices in Fernhurst parish are relatively unaffordable. In October 2012, the average price of a flat in the GU27 postcode area (covering Fernhurst and Haslemere) was £205,000⁶. Based on a 95% mortgage, a couple would need a combined income of £78,000, or a single person an income of £65,000, to be able to buy such a property. 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.

Wider issues

- 5.10 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 already proposed to expand in order to address an increase in existing needs along with some future needs. However, there is no potential for further physical growth of the school on the current site. Local GP services are quite stretched and access to higher order medical services is difficult for those without access to 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.
- 5.11 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 has been given is by no means certain.

Policy

- 5.12 It is considered that approximately 75 dwelling units should be provided in Fernhurst parish over the plan period, the large majority of which will be suitable for older persons and first-time buyers. Principally these should be one- and two-bed units either 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- or two-bed properties and to Lifetime Homes standards is considered appropriate.
- 5.13 This level of development, coupled with that permitted at the King Edward VII Hospital site, is 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 is inherently uncertain.

⁶ Source: www.home.co.uk

- 5.14 Therefore, it is necessary to consider the situation once 80% of the 75 dwelling units allocated in Fernhurst parish have been completed and occupied. At this time, if an applicant for permission to build residential units in excess of the initial 75 dwelling units can provide robust market evidence that there is additional demand for properties by people either living or working within the parish of Fernhurst, then further appropriate land will be permitted for development to reflect the needs identified in the evidence. 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 be undertaken by the applicant for sites in the parish or close to the boundary in neighbouring parishes, including specifically the King Edward VII Hospital site. The land considered appropriate to accommodate such needs is specifically identified in Policies SA1 to SA4 of the Neighbourhood Plan. 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.
- 5.15 Prior to the 80% threshold of dwelling units being reached, any of the sites in Policies SA1 to SA4 can come forward for development, as can other sites that are appropriate for development.
- 5.16 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 if the 80% threshold has been reached. 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.

POLICY MH1: MARKET HOUSING

In the first phase of the plan period, approximately 75 net additional open market dwellings will be permitted in Fernhurst parish. These dwellings will predominantly be delivered on the sites allocated in Policies SA1 to SA4. Infill developments will be permitted in addition to this total, subject to the other policies in the Neighbourhood Plan.

Of these 75 new market dwellings, at least 80% shall be appropriate for occupation by older persons. Such properties shall fulfil all of the following criteria:

- Achieve Lifetime Homes standards, particularly in respect of wheelchair access.
- Be either 1- or 2-bed properties but with 2-bed properties preferred.

Over the remainder of the plan period, further market dwellings will be permitted subject to all of the following criteria having been satisfied:

- i. 80% of the market dwellings on sites allocated in Policies SA1 to SA4 have been completed and occupied.
- ii. Appropriate market evidence has been submitted of additional demand for market housing by those currently living or working in Fernhurst parish. 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. Such evidence must be agreed jointly by South Downs National Park Authority and Fernhurst Parish Council.

Very small developments of less than five dwellings will not be expected to fulfil criterion ii.

Any single development which results in significantly more than 75 net additional market dwellings being provided in aggregate across Fernhurst parish without the above criteria having been satisfied, will not be permitted.

Market housing will be expected, where possible to be provided together with affordable housing. This affordable housing will be subject to the requirements of Policy AH1.

Self-build residential development

- 5.17 Certain members 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.
- 5.18 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 DE3.
- 5.19 Such self-build development should therefore be promoted as part of residential developments.

POLICY MH2: 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 and DE3 in this Neighbourhood Plan.

6 SITE ALLOCATIONS

Background to Policy

- 6.1 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

- 6.2 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 in the edge of the village were not considered appropriate for development and that once alternative sites had been developed, this should represent a limit on further development. This is reinforced by the lack of available, suitable and deliverable sites on the edge of Fernhurst village to address housing needs.
- 6.3 It is felt that, with Fernhurst parish's location within a National Park, it was appropriate to restrict development of green areas outside its identified boundaries. Policy in respect of the Fernhurst parish settlement boundary is provided by Policy SB1.

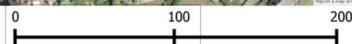
Sites within Fernhurst Village

- 6.4 A thorough assessment of sites was undertaken. The principal source of evidence was Chichester District Council's Strategic Housing Land Availability Assessment (SHLAA) which identified no sites within the settlement policy area of Fernhurst village. Through the Neighbourhood Plan process, one site - the Oil Depot - was identified within the village which was considered to be available, suitable and achievable for residential development.

Oil Depot site, Midhurst Road



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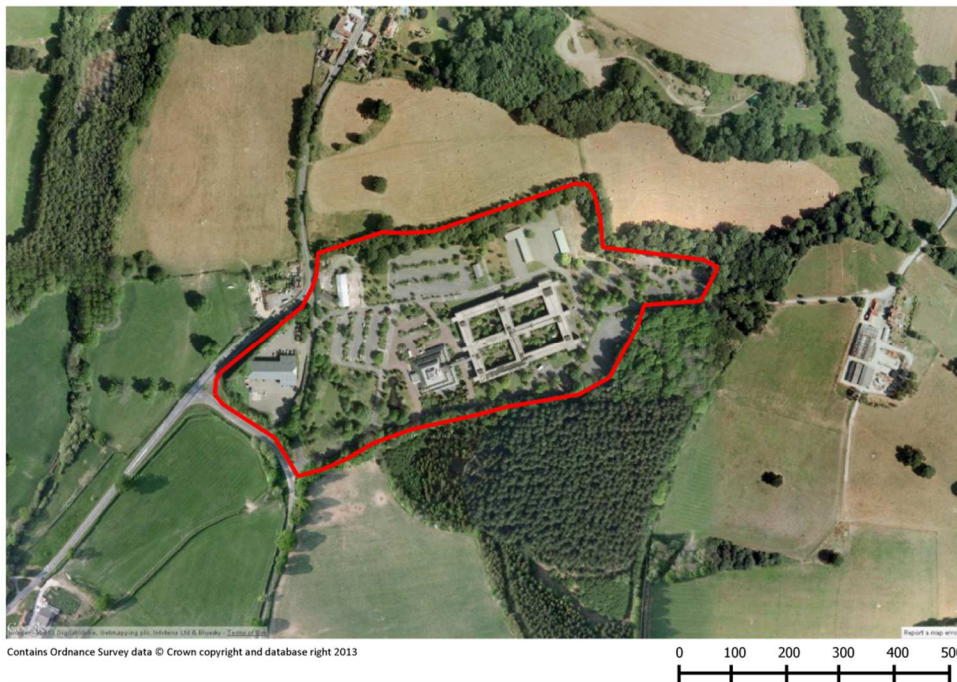
- 6.5 The Oil Depot is small, being 0.122 hectares (0.3 acres). However, its location within Fernhurst village, fronting a main road and surrounded by other development, would mean that a relatively high density scheme may be appropriate. This could deliver between 3 and 6 properties, with the higher figure most likely reflecting a scheme comprising one- and two-bed flats. The site is considered to be suitable for properties appropriate for older persons' needs and also for first-time buyers, in accordance with Policy MH1.

POLICY SA1: SITE ALLOCATION – OIL DEPOT SITE, MIDHURST ROAD

The site shall be developed for a minimum of 3 residential units. These units shall comply with the requirements in Policy MH1 in respect of Lifetime Homes standards and unit size (number of bedrooms).

Other sites within the parish

Syngenta site, Midhurst Road



- 6.6 The largest brownfield site in the parish which is outside the village and was considered to be available, suitable and achievable for delivering some residential development was the former Syngenta site. This is approximately 1.2 miles to the south of Fernhurst village centre.
- 6.7 The site comprises 11 hectares (27 acres) of previously developed land. The site was developed as an army barracks at the end of World War II.
- 6.8 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 by Astra Zeneca over ten years ago and the site subsequently sold.

- 6.9 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.
- 6.10 In the adopted Chichester Local Plan, the site is protected for employment use. It has subsequently been agreed in principle by the South Downs National Park Authority that a mix of uses could be appropriate for the site.
- 6.11 It is important to consider what the National Planning Policy Framework (NPPF) says about the development of major sites in national parks. These 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.
- 6.12 The Syngenta site is one of the few major development opportunities in the National Park and housing needs are acute. Working with the SDNPA it is considered that this represents a significant opportunity to address housing needs in the South Downs National Park.
- 6.13 The task of reflecting and justifying an appropriate mix and scale of development in such a location has been 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. Any residential development should seek to provide principally for the needs of local people, both for affordable and market housing.
 - ii. The site's most recent designation was as a commercial site providing employment, so this should remain a fundamental part of any redevelopment.
 - iii. The existing businesses located on the site should be encouraged to remain, with their future floorspace needs taken into consideration.
 - iv. A limited amount of additional commercial floorspace should be provided to accommodate potential new businesses.
 - v. The Pagoda building is a unique architectural feature of the existing site and should be retained in its current location, where it can accommodate appropriate commercial activities. This should be subject to the existing occupier wishing to continue in occupation or to finding a suitable alternative occupier and that the cost of any works required to bring the building up to an appropriate standard are either incidental or are funded by the occupier. The only circumstances under which the Pagoda building could be demolished would be if no suitable occupier could be found following a marketing campaign or equivalent.
 - vi. The site is an appropriate location to accommodate any additional housing needs that are justified by appropriate supporting evidence required under Policy MH1 and/or the needs required under Policy AH1.

- vii. The site does not have to be redeveloped in a single comprehensive scheme. Such a development, particularly if consisting predominantly of a large number of residential units, would likely represent an unsustainable development within a National Park.
- 6.14 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 there are no potential links that can be put in place to support access by pedestrians or cyclists. Therefore development would be almost exclusively car-based. 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 necessarily cautious, phased approach is considered to be appropriate.
- 6.15 In light of these principles, it is considered appropriate to permit development which broadly follows the following phases:
- First phase - residential development which is in accordance with Policy MH1 (market housing), Policy AH1 (social rented housing) and Policy AH2 (intermediate tenure housing).
 - First phase - any employment development required to retain the existing commercial operators wishing to stay on the site and to provide for new employment. In addition, any further commercial space potentially related to the relocation of existing businesses from the Hurstfold Industrial Estate (see Policy SA3).
 - Second phase - further residential development (market and affordable), subject to the requirements in Policy MH1 for market housing and Policies AH1 and AH2 for affordable housing, having been satisfied. If it is proven that there is need only for either market housing or affordable housing, then a scheme providing solely for the type of need identified shall be appropriate.

POLICY SA2: SITE ALLOCATION – FORMER SYNGENTA SITE, MIDHURST ROAD

The site shall be developed in distinct phases:

Phase One

i. Residential development for approximately 45 units. These units shall comply with the requirements in Policy MH1 in respect of Lifetime Homes standards and unit size (number of bedrooms) and Policy AH2 in respect of intermediate tenure properties. If brought forward after the first five years of the plan period, then residential development to provide for additional identified affordable housing needs will also be expected, subject to the requirements of Policy AH1.

ii. The existing businesses will be permitted to remain on the site with an expectation that, where possible, they will be allowed to remain in their current premises if they wish.

iii. Provision of new employment floorspace (B1/B2/B8) shall be permitted.

Phase Two

Residential development to address additional local needs for both market and affordable housing. Development of any market dwellings will not be permitted until it has been demonstrated that criteria i and ii in Policy MH1 have been satisfied.

Development of any dwellings for social rent will not be permitted until the requirements of Policy AH1 have been satisfied.

If it is proven that there is need for either market housing or affordable housing, then a scheme providing solely for the type of need identified shall be appropriate, subject to the other policies in this plan. It will be necessary for the applicant to demonstrate that the local needs of both types of housing have been adequately considered.

Other matters

In recognition of its architectural value, the existing Pagoda building shall be retained. This is subject to the existing occupier wishing to continue in occupation or to finding a suitable alternative occupier and that the cost of any works required to bring the building up to an appropriate standard are either incidental or are funded by the occupier.

If an alternative occupier is required to be sought, then the applicant must demonstrate that all reasonable efforts have been undertaken to market the site to prospective occupiers before determining that there is no commercial interest. Only when such circumstances have been demonstrated can the Pagoda building be demolished.

Hurstford Industrial Estate, Surney Hatch Lane

- 6.16 The existing industrial estate extends to just under five hectares and accommodates a range of small light industrial users, a small number of which 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 very 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 2,500m² of floorspace.
- 6.17 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 permitted development for just under 4,000m² of business, industrial and storage and distribution floorspace (use classes B1, B2 and B8). This would provide significantly improved commercial units for occupiers, albeit almost certainly at higher rents than currently being paid.
- 6.18 Alternative considerations have been for the site to be redeveloped for residential uses. This 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.
- 6.19 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 Government Vision and Circular of maintaining thriving rural communities. Whilst not a significant generator of jobs, the loss of floorspace at Hurstford 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.

- 6.20 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.
- 6.21 Given that 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.
- 6.22 Currently the Hurstfold Industrial Estate provides 2,500m² 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.
- 6.23 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.
- 6.24 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 MH1. 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, and given the requirements of Policy AH1 in respect of intermediate properties, 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.
- 6.25 The design and layout of such a development in a more remote location within a national park is of paramount importance.
- 6.26 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.

- 6.27 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



- 6.28 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.
- 6.29 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.

POLICY SA3: SITE ALLOCATION – HURSTFOLD INDUSTRIAL ESTATE, SURNEY HATCH LANE

The site shall be developed for up to 10 residential units. These units shall provide a mix of unit sizes. It is expected that any affordable housing delivered on the site should predominantly be intermediate tenure but this would be subject to negotiation as part of a Section 106 agreement.

Prior to the construction of any residential units at Hurstfold, new B-class commercial premises must be provided at an appropriate location within the parish. This location must be demonstrably sustainable as a commercial location, for example by virtue of being on or close to the main road network, and must provide B-class commercial floorspace which is equivalent in overall quantum and size of individual units to those currently provided at the Hurstfold Industrial Estate.

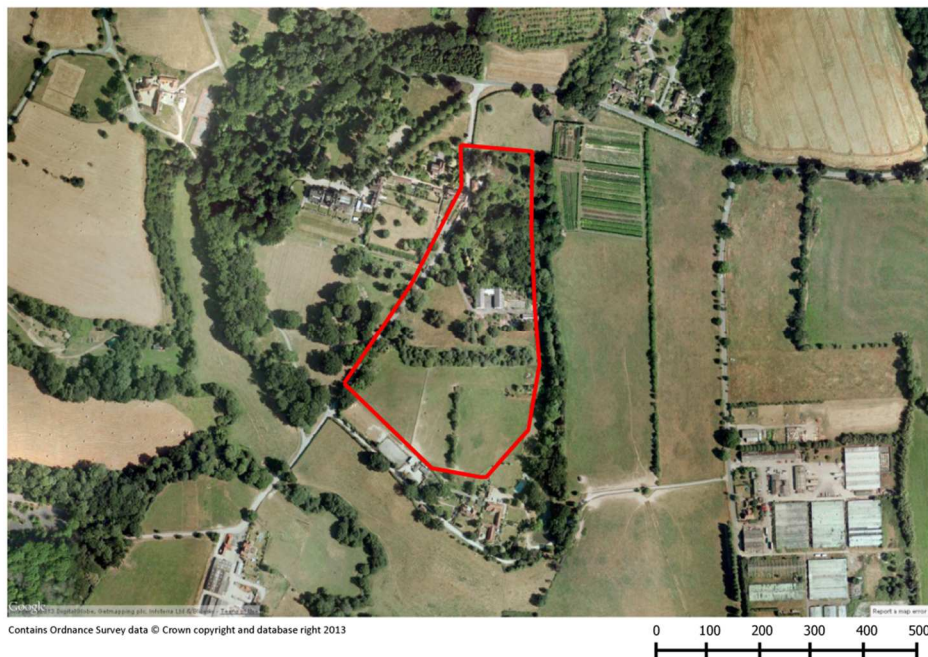
Given the nature of some of the exiting uses at the Hurstfold Industrial Estate, new provision of floorspace must ensure that it avoids un-neighbourly uses impacting on residential amenity.

These units can either be provided directly by the developer of the site in question or by way of a financial contribution, secured by Section 106 agreement, with the appropriate landowner.

Design and landscaping of any development must be of the highest standards and must demonstrate how it is in keeping with surrounding the properties and prevailing landscape of the Low Weald Character Area. Massing and density of individual properties must ensure that a suburban feel to the development is avoided, this not being in keeping with the area.

Landscaping must provide genuine benefits, 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.

Bridgelands site, Verdley Place



- 6.30 The Bridgelands site (5.7ha) was formerly owned and occupied by ICI to support its activities at the Syngenta site. The site, although largely green meadow, is considered 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.
- 6.31 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.
- 6.32 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 significant residential development. A large proportion of the site is covered by mature trees and these should be retained as part of any scheme.
- 6.33 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.

- 6.34 The site also has an opportunity to provide car parking facilities for existing adjacent residential properties. Currently these properties have no off-road parking facilities so are forced to park vehicles on a narrow lane. This is considered by these existing residents to represent a highway safety issue which could be exacerbated by any proposed development unless appropriate mitigation is provided.
- 6.35 As with development of the Hurstfold Industrial Estate, landscaping and 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 houses and apartments. Such innovative design will be encouraged.

A mix of small residential units at Verdley Estate



POLICY SA4: SITE ALLOCATION – BRIDGELANDS SITE, VERDLEY PLACE

The site shall be developed for up to 10 residential units. These units shall provide a mix of unit sizes. It is expected that any affordable housing delivered on the site should predominantly be intermediate tenure but this would be subject to negotiation as part of a Section 106 agreement.

The existing mature trees on the bulk of the site shall be retained.

Any development shall also be encouraged to provide a limited amount of off-road parking for existing adjacent residential properties.

Design and landscaping of any development must be of the highest standards and must demonstrate how it is in keeping with surrounding the properties and prevailing landscape of the Low Weald Character Area. Massing and density of individual properties must ensure that a suburban feel to the development is avoided, this not being in keeping with the area.

Landscaping must provide genuine benefits, 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.

7 PROVISION FOR SPECIALIST CARE NEEDS

Background to Policy

- 7.1 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

- 7.2 The Neighbourhood Plan 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.
- 7.3 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.
- 7.4 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 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 not already identified for development in Policies SA1 to SA4 shall be supported. This shall be subject to the proposals satisfactorily addressing all other policy criteria within existing planning policy.

8 FERNHURST VILLAGE SETTLEMENT BOUNDARY

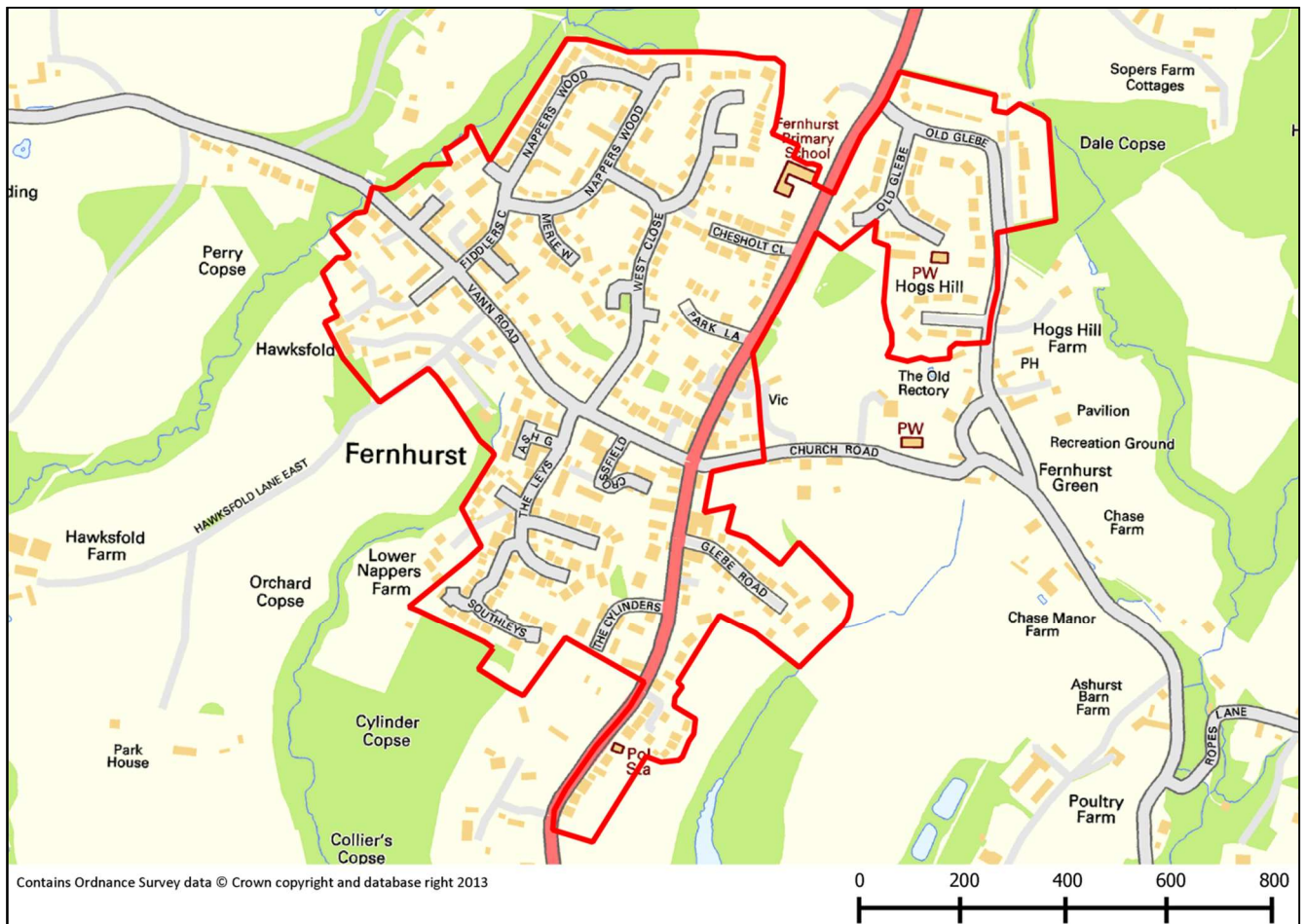
Background and policy justification

Given the community’s clear strength of feeling about the need to ensure that development is directly 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 on site allocations SA2 to SA4) 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



9 ENERGY AND ENVIRONMENT

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

Renewable energy

Background and policy justification

- 9.2 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.
- 9.3 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's 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 use of local biomass (wood chip) sources shall be considered favourably.

Light pollution

Background and policy justification

- 9.4 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.
- 9.5 The SDNPA recognises the guidance notes on the reduction of light pollution provided by the Institute of Lighting Engineers⁷. Any development should accord with the guidance Environmental Zone E1 which covers appropriate lighting in national parks.
- 9.6 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.

⁷ Institute of Lighting Engineers (2000) *Guidance Notes for the Reduction of Light Pollution*

POLICY EE2: 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.

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 public spaces of value

Background and policy justification

- 9.7 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.
- 9.8 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.
- 9.9 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.
- 9.10 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 village.
- 9.11 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.

POLICY EE3: PROTECTION OF PUBLIC 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

Fernhurst Recreation Ground



The Green in front of the Crossfield shops, Fernhurst Village



Fernhurst Village Green

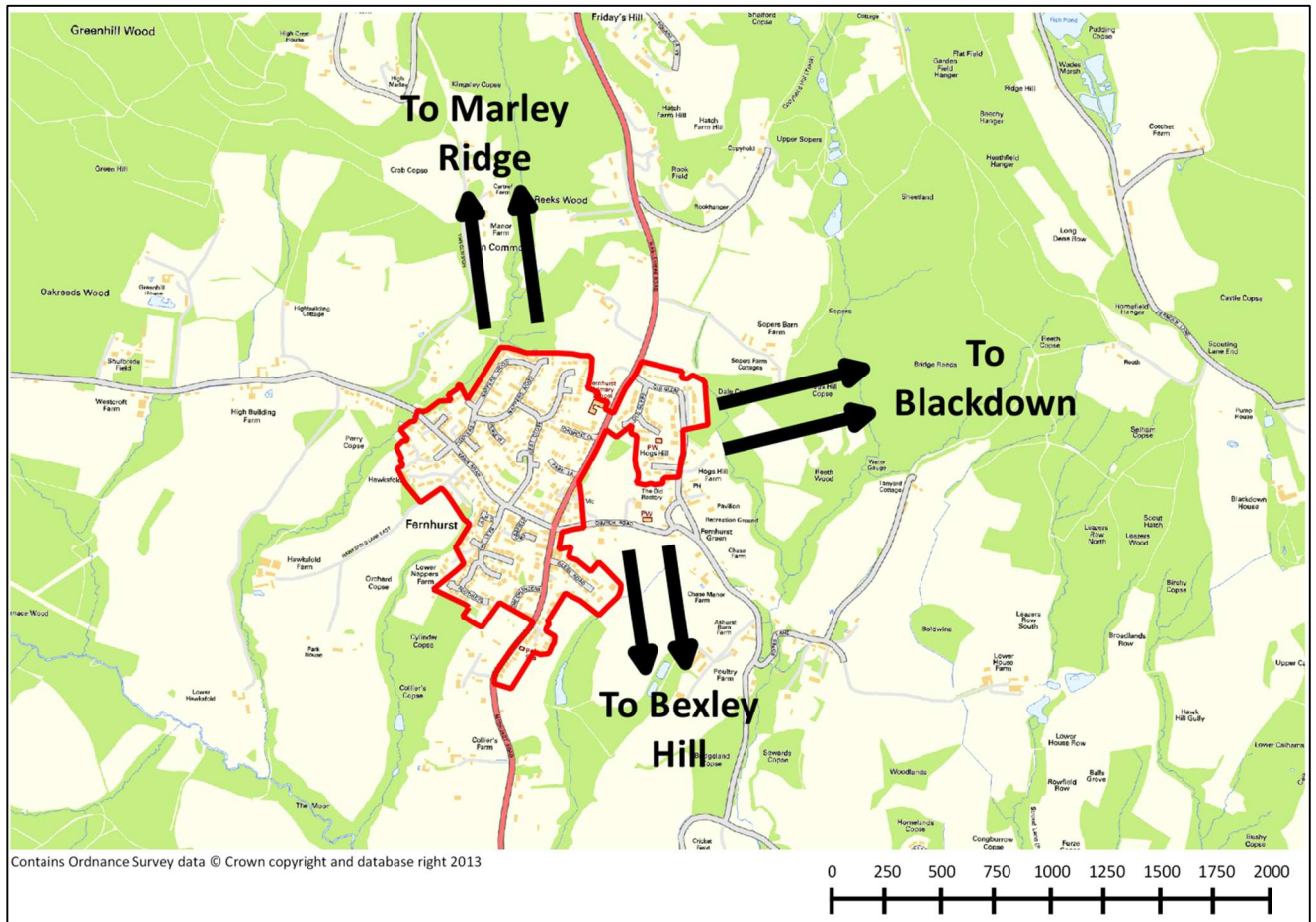


Protection of views

Background and policy justification

- 9.12 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.
- 9.13 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.
- 9.14 It is important that important public vistas are protected. These are shown in the map below:

Important views from Fernhurst



POLICY EE4: PROTECTION OF IMPORTANT VIEWS FROM FERNHURST VILLAGE

The following views from Fernhurst village will be protected:

- Blackdown
- Marley Ridge
- Bexley Hill

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

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.

10 TOURISM

- 10.1 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 places to stay, to eat and generally to enjoy. This presents an opportunity to Fernhurst parish through the associated economic benefits that tourism can bring.

Tourist accommodation

Background and policy justification

- 10.2 It is felt that there is a significant need for additional tourist accommodation in Fernhurst parish in order to attract visitors to the area. The most realistic type of accommodation that could be provided would be bed and breakfast (B&B) accommodation. Many of these types of businesses use existing residential properties, with the owners either renting out existing rooms or expanding the property to create more rooms which can then be rented out. In a place such as Fernhurst parish, such properties may commonly be well away from the main village, set in large grounds where common issues that arise with such changes of use are not a problem, i.e. parking and residential amenity.
- 10.3 Currently, such activities usually require a planning application, which can be a lengthy and costly process when starting up a business. In recognition of the value of additional tourist accommodation in Fernhurst parish and the need to always provide incentives to those thinking of providing such facilities, it is proposed that the intention to operate a B&B facility will either no longer require planning permission or, if it does, then the application will be considered favourably.
- 10.4 Existing properties which do not require any physical additions can simply apply for a Certificate of Lawful Use. This will help to establish that the building is to be used as a B&B, and so would require a different certificate as a means of returning the property to simple residential status.
- 10.5 If an extension is required to the property, then the requisite information to accompany a planning application will be minimised.
- 10.6 In both cases, the principle issues are usually parking and the amenity of neighbouring properties. Provided that these issues can be adequately addressed, then the intention is to make the process of gaining the necessary approval to operate a B&B facility as straightforward as possible.

POLICY TO1: CONVERSION OF RESIDENTIAL PROPERTIES TO BED AND BREAKFAST ACCOMMODATION

- i. The conversion of a residential property to bed and breakfast accommodation whereby an extension to the property is not required, will be permitted without the need for a planning application. In such circumstances, only a Certificate of Lawful Use will be required. In applying for this certificate, it will be important that the applicant can demonstrate that the proposed use will not have an unacceptable impact on the amenity of neighbouring properties. This particularly applies in respect of parking.
- ii. If a residential property is proposed to be used for bed and breakfast accommodation and does require an extension to be added to the property, a planning application will be required. However, the proposed use for tourist accommodation will be viewed favourably.

Signage

Background and policy justification

- 10.7 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 TO2: 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

- 10.8 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 TO3: 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.

Crossfield Public Toilets

Background and policy justification

- 10.9 For visiting tourists, there is a need to provide basic facilities. Currently there are public toilets in Fernhurst village at the Crossfield Car Park but they are closed. Developer contributions are therefore required to finance the re-opening and upkeep of these toilets. This will be secured through CIL.

POLICY TO4: CROSSFIELD PUBLIC TOILETS

Where appropriate, contributions secured from new development in Fernhurst parish through the community infrastructure levy mechanism will contribute towards the costs of reopening and maintaining the Crossfield public toilets in Fernhurst village.

Street furniture

Background and policy justification

- 10.10 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 T05: STREET FURNITURE

New development in Fernhurst parish will be expected to contribute towards the costs of providing new benches at appropriate public spaces in Fernhurst village through the community infrastructure levy mechanism.

11 COMMUNITY FACILITIES

- 11.1 The community of Fernhurst parish considers that there are certain community facilities which they would wish to see provided in the parish.
- 11.2 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.

Youth facilities

Background and policy justification

- 11.3 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.

POLICY CF1: YOUTH CLUB BUILDING

Where appropriate, contributions secured from new development in Fernhurst parish will contribute towards the maintenance and improvement of the existing youth club building. This is in recognition of its role in providing a facility for youth activities. Contributions will be secured through the community infrastructure levy mechanism.

Allotments

Background and policy justification

- 11.4 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 additional 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.

12 TRANSPORT

- 12.1 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

- 12.2 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 certain places that they want to go to, such as the Royal Surrey Hospital in Guildford.
- 12.3 The various issues are considered in more detail in Appendix 4 of the supporting documentation.
- 12.4 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.
- 12.5 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.
- 12.6 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 the neighbouring service centres such as Haslemere and Midhurst. 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

- 12.7 The A286 runs through the centre of the village and, because of the number of cars using it to access Haslemere and Midhurst, 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.

12.8 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.

12.9 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 curbs, road surface markings, traffic signs, and regulations. These are proven to reduce vehicular speeds.

12.10 The provision of such safety measures are therefore considered to represent potentially effective ways of slowing traffic down.

Examples of shared surfaces



12.11 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.

13 DESIGN

13.1 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.

13.2 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."

13.3 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

13.4 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





- 13.5 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.
- 13.6 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

- 13.7 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 are preferred, particularly if using indigenous shrubs.

Examples of hedges and dry walling



- 13.8 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.
- 13.9 The siting of large, modern garages and car ports in front of the actual property is increasingly commonly 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.
- 13.10 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 use of close-boarded wooden fences or brick walls to define the edge of a property shall not be discouraged, particularly in more rural locations in the parish. Instead, the use of hedges formed of indigenous shrubs or stone walling will be considered more appropriate.
- 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).

14 EMPLOYMENT

- 14.1 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.
- 14.2 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.
- 14.3 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.

Micro-businesses

Background and policy justification

- 14.4 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.
- 14.5 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.
- 14.6 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 EM1: 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

- 14.7 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.
- 14.8 As with Policy EM1, 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 EM2: 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 commercial space from which to operate a business. This will be subject to the commercial activity being appropriate in terms of amenity to residential neighbours – this includes traffic generation, parking, noise and odours.

Tourism employment

Background and policy justification

- 14.9 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.
- 14.10 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."

- 14.11 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 EM3: 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**

- 14.12 Access to broadband services in Fernhurst parish have long been an issue for residents and businesses alike. It is expected that high speed broadband services will be provided shortly. 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.
- 14.13 Whilst issues of broadband provision are commonly not direct planning matters of significance, it is felt appropriate to emphasise its importance as supporting infrastructure to 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 EM4: 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**

- 14.14 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 EM5: 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
- **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.
- **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.

