



# **FERRING PARISH**

## **NEIGHBOURHOOD PLAN 2014 - 2029**

### **Pre-Submission Plan**



**Published by Ferring Parish Council for Pre-Submission Consultation under Regulations 14 and 21 of The Neighbourhood Planning (General) Regulations 2012 and EU Directive 2001/42 on Strategic Environmental Assessment**

**May 2013**

# **Ferring Parish Neighbourhood Plan 2014 - 2029**

## **Pre-Submission Plan**

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## **Foreword by Carole Robertson, Chair of Ferring Parish Council**

The Community led neighbourhood Plan is the result of 16 months of hard work by residents of Ferring. The decision to produce the plan was taken by the Parish Council in response to the increasing concerns from residents about escalating development pressures.

The suggested target of 50 more dwellings for Ferring contained in the Arun Local Plan is unpopular with the majority of residents but is unavoidable. Residents also gave a clear message that they do not want any more development in the green gaps and would prefer to see small developments near to the village centre. This plan seeks to uphold the clearly stated wishes of residents by allocating brownfield sites close to the village centre for housing, only proposing to use land outside the built up area boundary as a last resort.

In order to be able to influence the type of housing built and ensure it is in line with resident's wishes and needs, the proposed sites must be owned by the Parish Council or by the community. Hence the first phase of development is proposed on the current allotment site and the village hall site. These are the only two pieces of Parish or community owned land in the village. The plan clearly provides for replacements for both these community assets before any development could go ahead. The Parish council is actively seeking to find a new, larger allotment site, something many residents have asked for through the village survey.

The Parish Council is prepared to commit all the money that will derive to it from the new Community Infrastructure Levy and any residual money from the allotment site to funding the proposed new community centre.

This is a complex plan and trying to balance the views and needs of residents with the very real constraints of current planning laws will inevitably create a degree of controversy. However the alternative was to simply abandon any chance of fulfilling the wishes of the majority of residents and to surrender yet another piece of a strategic gap to development over which the Parish Council would have no control.

Although the plan is of necessity defensive there are also many very positive aspects to it. We have extended further protection to the village through a modest extension to the conservation area, creating areas and buildings of special character and ensuring our treasured green spaces are protected.

I would ask that residents take the time to read the plan carefully and consider the advantages it will bring to the community in the long term. The Parish Council are unanimous in backing this Plan and fully believe that it is the only acceptable solution to delivering the development we are obliged to over the next 15 years.

Best regards,

CAROLE ROBERTSON

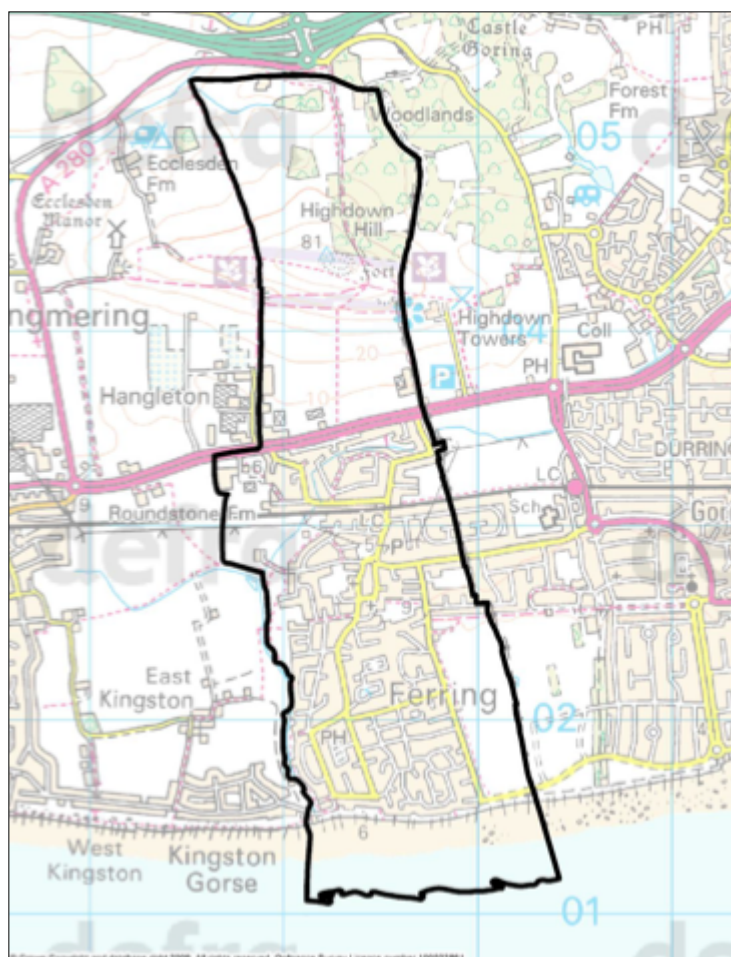
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# 1. Introduction

## 1.1 Purpose

At the request of Ferring Parish Council, Arun District Council (ADC) and the South Downs National Park Authority (SDNPA), the local planning authorities that cover the parish, have designated a Neighbourhood Area for that part of the parish in their respective administrative areas (see Plan A). The Parish Council is now leading the preparation of the 'Ferring Parish Neighbourhood Plan' (FNP) to cover the plan period 2014 – 2029.



Plan A: Ferring Parish

The FNP is being prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning Regulations 2012 and EU Directive 2001/42 on Strategic Environmental Assessment. The Parish Council wishes to prepare the plan to establish a vision of the future of the parish and to set out how that vision will be realised through planning and controlling land use and development change. As such, once adopted, it will form part of the development plan for the parish, on which future planning applications will be considered.

Specifically, the FNP proposes how much new housing should be built in the parish up to 2029 and where this housing should be built. It also makes proposals for specific sites for other land uses and for design policies, the implementation of some of which will be by using Community Right to Build Orders.

The purpose of the Pre-Submission FNP is to consult the local community and statutory authorities on the plan's proposed policies in accordance with Regulation 14 of the 2012 Regulations. In doing so, and for the convenience of the reader, the document also provides outline proposals in the making of three Community Right to Build Orders for consultation under Regulation 21 of the 2012 Regulations.

## **1.2 Neighbourhood Development Plans**

The FNP will be amongst the first Neighbourhood Development Plans prepared in England since the 2011 Localism Act. The National Planning Policy Framework states:

*“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes ... can use neighbourhood planning to set planning policies through neighbourhood plans to determine decisions on planning applications; and grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order (para.183).*

*Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area.*

*Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies (para.184).*

*Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation (para.185)”.*

## **1.3 Strategic Environmental Assessment**

The FNP requires a strategic environmental assessment (SEA), under Directive 2001/42, “to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development”. Showing how the plan “contributes to the achievement of sustainable development” is one of the ‘basic conditions’ of the 1990 Act and therefore a requirement of the FNP.

In which case, the FNP needs to include an (SEA) Environmental Report setting out the likely significant effects of the draft plan or programme, which has been consulted up on, and showing how the results of the environmental assessment have been taken into account. The State of the Parish of Ferring Report has already been published for consultation with the statutory bodies to agree the scope of the SEA. Its conclusions, and the assessment of environmental effects of the policies of the FNP, are reported in an SEA Report to accompany this document and then the publication of the Submission Plan in due course.

## **1.4 Consultation**

The Parish Council has consulted the local community extensively over the last year. Groups of local residents have been established to review and agree which issues should be addressed by the plan. There has also been a community survey of every household to obtain the fullest view of local community concerns, needs and wants from the plan.

The Pre-Submission FNP has been approved by the Parish Council's Neighbourhood Plan Steering Group to be published for public consultation for a six week period commencing 27 May 2013 and ending on 8 July 2013.

Any representation on the Pre-Submission FNP should be submitted to the Parish Clerk:

The Clerk to Ferring Parish Council  
1 Elm Park  
Ferring  
West Sussex  
BN12 5RN

or sent by email to the Clerk at [ferring-pc@btconnect.com](mailto:ferring-pc@btconnect.com).

### **1.5 The Plan Preparation Process**

The process of preparing and seeking final adoption of the FNP is in accordance with the Neighbourhood Plan Regulations 2012 and has been agreed by the Parish Council.

The intention of the Parish Council is to submit the FNP to the District Council and SDNPA for approval and then for independent examination in late Summer 2013. This will enable the two local planning authorities to consider its contents alongside the emerging Arun Local District Plan Issues & Options stage of the Local Plan of the South Downs National Park in early 2014.

The process up to submission comprises three main stages:

- State of the Parish of Ferring Report – this report summarised all the evidence on which the FNP will be based and was also published for consultation as the SEA Scoping Report
- Draft Pre-Submission FNP – this report comprised the draft vision, objectives, policies, proposals and map of the plan for informal consultation with the local planning authorities and selected community asset and other land owners
- Pre-Submission FNP – this report comprises the draft vision, objectives, policies, proposals and map of the plan, together with outline information relating to the making of three Community Right to Build Orders, for a six week public consultation period
- Submission FNP – this report will take into account the representations received on the draft plan during the public consultation period and will amend as necessary its content for submission to the local planning authorities; it will be accompanied by the SEA Report, a Basic Conditions Statement and a Consultation Statement.

If approved by the local planning authorities, the FNP will then be subject to an independent examination. Any recommendations made by the Examiner will be considered by the Parish Council and local planning authorities and the plan amended as necessary before being approved for a local referendum. If supported by a majority vote at the referendum, the FNP will be adopted by the local planning authorities as planning policy for that part of the parish that falls within their respective administrative area.

## **2. State of the Parish**

### **2.1 An Introduction to the Parish of Ferring**

The Parish of Ferring lies on the South Coast of England between the larger towns of Littlehampton to the west and Worthing to the east. Its southern area, below the A259 main road, is almost entirely built up with housing developed since the 1920's.

The northern area of the parish, around Highdown Hill is entirely rural and lies within the South Downs National Park. Between these areas lies a belt of rural land that comprises a mix of agricultural, horticultural and equestrian uses north of the Littlehampton Road. Its western boundary is formed by the Rife and East Preston/Kingston Gap separating the village from East Preston and Littlehampton beyond. To the east is the Goring Gap, separating the village from Goring and Worthing.

The village name of 'Ferring' is of Saxon origin. The present Norman church of St. Andrew was built in the 12<sup>th</sup> Century to replace the Saxon church on the same site. The Domesday Book records the village lying within the demesne of the Bishop of Chichester and being of primarily arable land with some meadow and woodland and pig grazing.

The ecclesiastical parish dates back to the early Middle Ages. The manor estate was owned by the Henty family from the late 18<sup>th</sup> Century until the 1920's, when its extensive land in and around the village was sold as building plots. Improvements in transport links along the coast and the emergence of a desire for holiday homes in this area led to significant building activity in the village, begun before WWII and continuing until the present day.

The present population of the parish is approximately 4,500. In terms of community facilities, the Parish has a primary school – the Ferring Church of England Primary School – but no secondary school. It has a village hall, the Rifers Youth & Community Centre, a library and, in addition to St. Andrew's Church, there is the Ferring Baptist Church. It has a number of important public or private open spaces – the Village Green (with play facilities), the Glebelands (including a football pitch and tennis courts), Little Twitten Recreation Ground (including cricket pitch), the Ferring Rife, Ferring Beach Little Paddocks and the Poplars.

The main village centre on Ferring Street has a number of shops, cafes, the village hall and post office. In South Ferring, there is a cluster of shops in Ocean Parade and on Ferringham Lane. There is the Blue Bird café on Ferring Beach and car dealers on Littlehampton Road (A259). There is a variety of businesses on Hangleton Lane north of the A259, two caravan parks (off Onslow Drive and Brook Lane) and the Benton Weatherstone stone and builder's merchants on Ferringham Lane.

The parish lies within the administrative boundaries of Arun District Council (ADC), West Sussex County Council (WSCC) and the South Downs National Park Authority (SDNPA).

### **2.2 Selected Parish Statistics**

The following statistics are drawn from a variety of sources, most especially the Ferring Parish Rural Community Profile published by Action in rural Sussex in January 2012. Many of the data sets used have relied upon the 2001 Census. However, their comparison with data for England remain relevant.

- 4,565 population (55% female) at 2010
- 12 people per hectare (v 4.0 England) at 2010
- 2,150 working age adults (47% v 65% England) at 2010
- 440 children under 16 (10% v 19% England) at 2010



- 1,975 older people over 65 (43% v 17% England)
- net inward migration from 2001 to 2009 in all age groups but especially aged 25-44 and aged 45-64 at 2009
- 190 employment benefit claimants (7% v 14% England) at 2011
- 155 pension credit claimants (8% v 26% England) at 2011
- 305 self-employed (11% v 8% England)
- 205 working from home (15% v 9% England)
- 2,180 households
- 605 single pensioner households (51% v 61% England)
- 1,640 detached homes (71% of stock v 23% England)
- 1,985 owner-occupied (91% v 69% England)
- 35 social rented (2% v 19% England)
- 40 homes in Council Tax Band A (2% v 25% England) at 2011
- 370 households with no car (17% v 27% England)
- 410 people with highest qualification (20% v 33% England) at 2010
- 400 people with no qualifications (19% v 13% England) at 2010
- two Sites of Nature Conservation Importance at Ferring Rife and at Highdown Hill
- one Conservation Area centred on the southern end of Ferring Street and the area west of the church including Greystoke Manor
- one Scheduled Ancient Monument (at Highdown Hill)
- 25 listed buildings (including the Grade I Parish Church of St. Andrew)

## 2.3 Community Views

A comprehensive community survey has been undertaken of all households in the parish in October/November 2012. The response rate to the survey was 46%, which is a relatively high level of response for this type of survey. The survey is intended to provide additional information on the character of the parish and the views of its communities on what the FNP should seek to preserve and to improve.

The Parish Council has published the outcome of the survey in a separate document but a summary of the survey is included here:

- The greatest proportion of respondents identified that they had lived in Ferring for 20 or more years, this group represented approximately a third (33%) of those responding to the question. Approximately a quarter of respondents (28%) had lived in Ferring between 11 and 20 years, 20% for 5 years or less and 19% for between 6 and 10 years.
- Just over half of those living in respondents households (51%) were identified as being 65 years or older. The next largest group were those aged between 50 and 65, these represented 23% of those living in respondents' households.
- In all age ranges (with the exception of those aged 6 to 10) there were more females residing in respondent's households than there were males.
- A clear majority of the responding (69%) said that the 50 additional dwellings for Ferring proposed in Arun's Draft Plan were too many, with 29% saying it was about right and 1% saying that it was too few.
- 38% of respondents strongly disagreed that the Neighbourhood Plan should allocate land for affordable housing. However, 34% agreed that market housing should be allocated as part of the plan's formulation.

- A slight majority of respondents (57%) expressed the view that new dwellings should be placed in the village, with 47% wishing this to occur on the edge of the village in green gaps.
- A clear majority of respondents (77%) would like to see additional housing constructed in small increments at a time, with 4% supporting a few large projects and 19% supporting a combination of the two.
- The type of housing identified by the greatest proportion of respondents as being required in Ferring over the next 15 years was bungalows (48%) followed by flats (36%). One to two bed (31%) and two to three bed (31%) properties being the most commonly identified as being needed.
- The greatest proportion of respondents identified: the safeguarding of the Kingston and Goring Gaps from Development (88%); preserving Ferring's trees, conservation areas and public open space (83%); flood prevention and mitigation (71%); enhancing and maintaining the beach area (64%) and improving the quality of access e.g. rights of ways and pathways (28%) as very important.
- Of the options to facilitate ease of access to GPs, dentists and other health facilities, the greatest support (60%) was expressed for longer opening hours (early evenings and Saturday mornings).
- A clear majority of respondents (70%) made clear that they currently feel safe in the village. Only 24% of those responding to the question supported an increased Police or PCSO presence and 22% the use of a village warden who could enforce parking and bye-laws.
- The greatest proportion of respondents identified providing additional allotment spaces and community gardens (37%) and the provision of adult education and special interest courses locally (34%) as being of average importance; improving the quality of existing amenities for children/young people (31%); improving the quality of existing amenities for adults and senior citizens (33%); expanding the range of amenities for children/young people (33%); expanding the range of amenities for adults and senior citizens (35%); and improving the standard of community buildings in the village (32%) were all identified by the greatest proportion of respondents as being of average importance.
- Approaching two-thirds of respondents (63%) supported a 20 mph speed limit through Ferring, with 55% of respondents opposing the use of part of the village green as a car park and 48% opposing the use of Glebelands as a car park.
- The greatest proportion of respondents opposed an increase in the precept to pay for either Ferring's own designated Police Officer (42%) and the employment of a village warden to enforce bye-laws (46%).
- Just over two-thirds of respondents (69%) identified that they were concerned about flooding and drainage issues in Ferring both now and in planning for the future.
- The vast majority of respondents (81%) made clear that they were concerned about development and its impact on flooding locally. A similar proportion (82%) supported the view that the Parish Council should work with the County Council and Local Authority to enforce responsibilities on landowners with regard to drainage maintenance.
- Just over half of those responding (60%) indicated that they would be prepared to pay an extra £10 per annum on the local precept to improve surface water drainage and help alleviate flooding in the village.
- A majority of respondents supported Ferring's Neighbourhood Plan considering a policy to make it easier to change the use of a building from business to residential if it has been vacant for a considerable period of time (84%)
- A majority also wanted a cohesive and structured developmental plan for the Hangleton Lane area to replace the previous piecemeal development of the area.

- A majority of respondents rejected Ferring's Neighbourhood Plan considering: increased parking provision in the village by using some of our green spaces (59%) or improved signage to South Ferring shops and facilities (52%).
- Three-quarters of those responding (76%) supported a combined approach being adopted with neighbouring local authorities in order to protect the strategic open spaces.

## **2.4 Developments & Site Promotions**

### Developments

The parish has seen little development of any significant scale over the last few years with the exception of the recent superstore development on the Littlehampton Road.

### Applications

There are a number of recent planning applications determined in the parish, the most notable of which are:

- An application for 39 at Jenkins Yard, Glenbarie Way (FG/23/10) approved on appeal
- An application for 40 dwellings at Greenyers Field, Littlehampton Road (FG/108/11) approved on appeal
- An application for 9 dwellings at 32-34 Sea Lane (FG/99/12) refused and appealed dismissed

There are 20 dwellings (a net 13 dwellings) on 15 different sites consented as at 1 April 2011.

### Site Assessments

In addition, 21 sites in the parish have been assessed by Arun District Council as part of the Arun Strategic Housing Land Availability Assessment (SHLAA), the latest version of which was published in September 2012.

This document provides an overview of land in Arun with the potential for housing development in the short and medium-to-long terms. The District Council has reviewed each site submitted by considering its availability, developability and deliverability. Those sites that pass these three tests may be considered to meet housing supply; those that do not are rejected for re-consideration in future reviews of the document.

The assessment indicates that three of the sites assessed may have potential for future housing development though all three sites are outside the built-up area boundary. Two of these – Greenyers Field and Jenkins Yard – have now been consented.

A more detailed assessment of these and other sites identified for the FNP is included in the Ferring Neighbourhood Plan Site Assessments Report published in the evidence base.

## **2.5 Planning Policy Context**

The parish falls within the planning authority areas of Arun and the South Downs National Park. Each of these administrations has adopted and emerging policies and proposals that have a significant influence over the strategy and detailed content of the FNP.

The National Planning Policy Framework (NPPF) published by the Government in 2012 is also an important guide in preparation of local plans and neighbourhood development plans.

At examination, the submitted FNP must demonstrate that is consistent with the policies and intent of the NPPF.

The development plan for Arun and that relevant part of the National Park currently comprises the saved policies of the adopted 2003 Arun Local Plan and the NPPF. The FNP must be deemed by ADC to be in conformity with the development plan. The forthcoming Local Plan will replace these documents once adopted. The FNP is being prepared in expectation of the adoption of this Plan but also acknowledges some saved policies in the 2003 plan.

The latest version of the Local Plan was published by ADC in May 2013 and is the version referred to in the Pre-Submission FNP. The South Downs National Park Local Plan will replace the 2003 Arun Local Plan once adopted in 2017. Before then, SDNPA plans to publish an Issues & Options report as the next stage in this process in early 2014.

### Arun Local Plan 2014 – 2029

The Local Plan vision is of:

*“By 2028, the District will be a safer, more inclusive, vibrant and attractive place to live, work and visit. Arun’s residents will be healthier and better educated, with reduced inequalities between the most and least affluent.”*

The Plan sets out a series of strategic objectives:

- *“To strengthen Arun’s economic base and provide local job opportunities by increasing, diversifying and improving the quality of employment within the district through the provision of appropriate employment sites, better infrastructure including road access, quality affordable accommodation and the development of business support and partnerships;*
- *To reduce the need to travel and promote sustainable forms of transport;*
- *To plan for climate change; to work in harmony with the environment to conserve natural resources and increase biodiversity;*
- *To plan and deliver a range of housing mix and types in locations with good access to employment, services and facilities to meet the district’s housing requirements and the needs of Arun’s residents and communities both urban and rural, ensuring that*

*issues of*



*affordability and the provision of appropriate levels of affordable housing are addressed while supporting the creation of integrated communities;*

- *To protect and enhance Arun’s outstanding landscape, coastline, historic, built and archaeological environment thereby reinforcing local character and identity;*
- *To create vibrant, attractive, safe and accessible towns and villages that build upon their unique characters to provide a wide range of uses and which are a focus for quality shopping, entertainment, leisure, tourism and cultural activities; and*
- *To promote strong, well integrated and cohesive communities, through the promotion of healthy lifestyles, provision of good quality accessible community facilities and a safe environment, which delivers an enhanced quality of life to all. This includes meeting the needs of a growing elderly population.”*

In respect of Ferring, it states that *“the District’s smaller settlements and rural areas will retain their character with limited new development to meet their needs.”*

#### Plan A: Arun Local Plan 2014-29 Key Diagram

Most of the Local Plan’s policies will be relevant to Ferring and will be used by ADC in determining planning applications in its administrative area. However, some policies are especially important in setting the context for the FNP:

- SP2 Built-up Area Boundary – defining the urban area in relation to the countryside
- SP4 Green Infrastructure & Development – defining a green infrastructure network
- SP5 Gaps Between Settlements - defining gaps between settlements to prevent coalescence, including ‘Worthing to Ferring’ and ‘East Preston to Ferring’
- DM3 Protection of Existing Premises & Sites – protecting sites where there remains a good prospect of employment use
- SP9 Hierarchy of Centres – definition of village centres
- DM8 Retail Development – criteria for retail development in village centres
- SP11 Parish Housing Allocations – requiring the FNP to identify land for 50 new homes in the plan period
- DM14 Housing Mix – requiring an appropriate mix of housing types and sizes in new schemes
- SP12 Affordable Housing – requiring affordable housing provision based on housing scheme size
- SP19 Health & Well-being – guiding the development of new community facilities
- DM22 Open Space, Sport & Recreation – protecting existing community facilities

- SP20 Allotments – provision for new allotments and protection of existing facilities
- DM23 Sustainable Travel – provision for a cycle network
- SP23 Main Road Network – safeguarding land on the A259 between Littlehampton and Worthing for improvement schemes
- DM27 Buildings or Structures of Character – defining locally important buildings and structures
- DM29 Areas of Special Character – defining Areas of Special Character
- DM31 Designated Nature Sites – identifying Ferring Rife as a Site of Nature Conservation Importance for protection
- DM39 Sustainable Urban Drainage Systems – provision for SUDS in all development proposals
- SP28 Infrastructure Provision & Implementation – guiding approach to infrastructure assessment and use of the Community Infrastructure Levy

### South Downs National Park Local Plan

The South Downs National Park became the organisation with the statutory responsibility of writing planning policy for the National Park Area on the 1st of April 2011.

The Authority sees planning policy affecting development in a number of ways:

- *“It can restrict certain types of development from being built in certain locations (for example a planning policy could prevent new houses being built in an area with protected species, or an area liable to flooding)*
- *It can shape development in certain locations (for example a planning policy could only allow certain numbers of a particular type of business within a town centre, in order to prevent less profitable uses being squeezed out leading to particular goods and services being unavailable)*
- *It can promote development in certain locations (for example by designating a plot of land within a settlement for business, or affordable housing designation, or any other use that is needed)*
- *It can provide funding for community facilities (for example a policy could specify that anyone wanting to build a house in an area has to contribute a certain amount to a new village hall, or playing pitch or whatever else is most needed)*

*It is therefore important that the planning policy approach that is decided upon best reflects the needs of the people who live in South Downs National Park and those who visit it, by shaping development in a manner that conserves and enhances the natural beauty, wildlife and cultural heritage of the area.”*

The mechanism through which the National Park Authority will create its planning policy is the emerging National Park Local Plan. The Local Plan will set out how the National Park will develop into the future. It is proposed that the Plan will be formally submitted to the Secretary of State in June 2016 and be adopted in 2017. It will set the planning policy framework for the National Park for the period up to 2035. It is likely to continue to evolve over time to meet the changing needs and aspirations of the National Park.

### 3. Vision & Objectives

#### 3.1 Vision

The Vision of Ferring Parish in fifteen years time has sought to capture all the community's views and aspirations for the parish. It therefore forms the basis on which the strategic objectives and proposed policies have been formulated.

*“By 2029, the parish of Ferring will have become a more balanced community than it was in 2013, with young families living happily alongside the early retirees, all enjoying the peace and beauty that its older residents have valued for many years.*

*Conserving that relaxed and attractive environment has been achieved through the limited release of land for development, which has allowed for some new housing to meet the needs and demands of the local community but also has maintained the distinctive character of the village's buildings, lanes, streets and spaces and sea front.*

*New development has enabled the community to create a cherished, multi-purpose community centre and improve other facilities around the village. This development has not impacted on its most sensitive South Downs landscapes nor on the character of the village and its cherished open spaces, which will continue to have strong protection.”*

#### 3.2 Objectives & Measures

The Vision is an important statement of how Ferring Parish will change overall but more specific measures are needed to judge how successful this change will be.

The following objectives and measures are therefore proposed for the plan:

1. To secure the long term future of community facilities that help make the village special
  - A new multi-purpose community centre
  - Two vibrant village centres
2. To plan and deliver a range of housing mix and types in locations with good access to services and facilities by foot and bus as well as car
  - 50 new homes built on previously used land
  - the majority of houses of a type and tenure suited to meet local demand
3. To offer greater protection to the village's surrounding countryside, coastline, heritage assets and special character
  - No development outside the existing built up area boundary
  - New Areas of Special Character designated
  - New Buildings & Structures of Special Character designated
4. To plan for climate change and work in harmony with the environment to conserve natural resources
  - Fewer properties significantly affected by surface water flooding

The objectives cover a range of economic, social and environmental issues that together provide a basis on which the sustainability performance of the FNP can be judged. They also accord with the strategic objectives of the Arun Local Plan and of the South Downs National Park purposes as they relate to Ferring Parish.

They reflect the nature of the parish and the direction the local community wants the FNP to take, especially in securing the long term future of those community and environmental assets most precious to local people. They also accept and welcome change that will enable the community to grow in a sustainable way.

### **3.3 Monitoring & Review**

The FNP will be monitored by the local planning authorities and Ferring Parish Council on an annual basis as part of the Arun and South Downs National Park Annual Monitoring Reports. The objectives and measures will form the core of the monitoring activity but other data collected and reported at a parish level relevant to the plan will also be included.

It is expected the FNP will be formally reviewed on a five-year cycle or to coincide with the review of the Arun Local Plan and South Downs National Park Local Plan if this cycle is different.



## 4. Policies & Proposals

### 4.1 Introduction

The Neighbourhood Development Plan contains a series of policies and proposals, the successful delivery of which during the plan period will achieve the community's vision for the Parish. In addition, the saved policies of the 2003 Arun Local Plan, and those of the Local Plan in due course, will be used by the local planning authority to consider and determine planning applications.

Each policy is numbered and is accompanied by a short explanation and justification, including a reference to the relevant key evidence (which is listed in Appendix A).

### 4.2 General Policies

#### Policy 1: The Presumption in Favour of Sustainable Development

*Planning applications which accord with the policies in the Neighbourhood Plan will be approved, unless material considerations indicate otherwise. Planning permission will also be granted where relevant policies in the Neighbourhood Development Plan are out of date or silent unless:*

- other relevant policies in the Development Plans for Arun and the South Downs National Park indicate otherwise;*
- or any adverse impacts of the proposal would significantly and demonstrably outweigh its benefits when assessed against the policies in the National Planning Policy Framework taken as a whole;*
- or specific policies in the Framework or other material considerations indicate that development should be restricted.*

*Ferring Parish Council will take a positive approach to its consideration of development. The Parish Council and the local planning authorities will seek to work with applicants and other stakeholders to encourage the formulation of development proposals that can be approved.*

*(Conformity Reference: Arun Local Plan Policy SP1 and NPPF, para 14)*

This policy incorporates the key principle from the National Planning Policy Framework (NPPF) into the FNP. Where planning applications are to be considered against the policies of this plan then this policy will underpin the approach the Parish Council and local planning authorities will adopt in delivering sustainable development in the parish.

#### Policy 2: A Spatial Plan for the Parish

*The Neighbourhood Plan directs future housing, economic and community-related development within the built up area boundary of the parish, as shown on the Proposals Map, to build and bolster its role as a resilient village community.*

*(Conformity Reference: Arun Local Plan Policy SP2 and SP3, Arun 2003 Local Plan Policy GEN2 and NPPF para's 17 and 109)*

This policy provides an overall spatial plan of the parish and of where development will be directed. It acknowledges the constraints on development imposed by the significant landscape and heritage sensitivity of the South Downs National Park, the rural land to the north of Littlehampton Road, the proposed Ferring Green Infrastructure Network and beach frontage that surround and define the village settlement (as evidenced by the Arun Landscape Study and Arun Green Infrastructure Study).

The FNP proposes that the Built Up Area Boundary, as defined in the 2003 Arun Local Plan and reaffirmed in the Arun Local Plan, retains its existing alignment in its entirety within the parish. Although recent appeal decisions at Greenyers Field and Jenkins Yard considered the boundary to carry less weight in the light of prevailing district-wide housing supply conditions (and reflected the earlier consent of the adjoining superstore scheme), the FNP should strive to allocate and identify sufficient land for housing over the plan period using previously developed land within the boundary.

The remaining countryside to the east and west of the village is narrow but invaluable in defining Ferring from its neighbours at East Preston, Kingston Gorse and Goring. Even modest incursions, therefore, into this area will have a significant impact on its substance.

### **4.3 Housing Policies**

#### **Policy 3: Housing Supply in the Parish**

*The Neighbourhood Plan provides for the development of a total of 50 homes in the period 1 April 2014 to 31 December 2029, above the existing commitments, comprising 23 homes in the period 2014 – 2019 and 27 homes in the period 2020-2029.*

*Sites will be allocated for housing development within the built-up area boundary only:*

- i. where there is sufficient control of ownership to deliver homes in the period 2014 – 2019, specifically to meet local demand and to enable the full residual development value to be invested in the implementation of Policy 15*
- ii. where land currently in non-residential use becomes available to deliver homes in the period 2020 – 2029 to meet the demand for open market homes and the need for affordable homes*

*The type of housing provided on each allocated site will reflect the proximity of the site to a village centre designated in Policy 14. In which case:*

- i. allocated sites that are within 400m walking distance from a designated village centre will be particularly suited to meeting the needs of smaller households of older or young people without private transport and will therefore have at least 50% of the total number of homes provided as houses and/or flats with two bedrooms or fewer*
- ii. allocated sites that are beyond 400m walking distance of a designated village centre will be suited to households with access to private transport and will therefore have no more than 25% of homes provided as houses and flats with two bedrooms or fewer*

*(Conformity Reference: Arun Local Plan Policy SP11, SP12 and DM14 and NPPF para 50)*

This policy sets a target for the supply of new homes in the Parish across the full plan period 2014 – 2029 and establishes the selection criteria for the housing allocations made in Policy 4 and for Policy 5. In addition, it sets out the principles of the types and tenures of new homes, with which those allocations are expected to accord.

The site selection criteria respond to two strategic objectives of the FNP, namely to secure the long term future of community facilities and to deliver a range of housing mix and types in locations with good access to services and facilities by foot and bus as well as car (as evidenced in the Ferring Community Survey).

The survey and previous community engagement events have shown that there are many older person households wishing to ‘downsize’ to smaller, open market properties suited to

older occupation to remain in the village. The few developments in the village of the last few years have not generally comprised properties of this type but rather have suited larger and/or younger households moving to the village and second home owners.

By prioritising the selection of land over which there is sufficient control of ownership to target such demand, the FNP will overcome the limitation of development management policy in delivering specific housing types on open market schemes. This degree of control by land owners with a local social mission, e.g. the Parish Council, will enable a mix of self-build/self-develop plots to be delivered through mechanisms such as a Community Land Trust and using a Community Right to Build Order (see Policy 20).

Crucially, by selecting such sites, there will be a guarantee that the full residual development value received by the land owners will be reinvested in delivery the new Ferring Community Centre in Policy 15. In doing so, the policy accepts that to maximise this value within the design parameters of selected sites, it will not be possible to include provision for affordable housing, either on site or off site, on such schemes. The implementation of Policy 15 will also require a financial contribution from Section 106 agreements as provided for by Policy 21.

The policy also makes provision for identifying sites in the FNP that may not currently be in residential use within the built-up area, to remain in accordance with Policy 2 and with Local Plan policy, rather than sites in the countryside. Where these are identified then it expects that affordable housing will be provided in accordance with Local Plan policy.

The Plan also seeks to enable those households with a requirement or preference for living in smaller homes in closer proximity to the village centres and their services to do so. Where households desire larger, family properties and have access to private transport, then the Plan also makes provision.

#### Policy 4: Housing Site Allocations

*In order to deliver 24 of the new homes required in the plan period, the Neighbourhood Plan will support the appropriate re-development for housing of the following sites, subject to the development principles outlined and provided that Community Right to Build Orders are made for each site:*

- i. up to 14 dwellings on land to the rear of The Henty Arms PH, Ferring Lane – comprising a 2 bed houses suited to occupation by older people to be delivered in the period 2014 – 2019, provided that Policy 15 of the Plan has been implemented; and*
- ii. up to 10 dwellings at Ferring Village Hall, Ferring Lane – comprising 2 bed, open market flats suited to occupation by older people to be delivered in the period 2014 - 2019, provided that Policy 14 of the Plan has been completed.*

*(Conformity Reference: Arun District Plan Policy SP11, SP16, SP20 and DM22 and NPPF para 47)*

This policy allocates land for the development of new homes in the Parish to achieve the housing supply objective of Policy 3. It also indicates the likely phasing of development in respect of the current five year supply period to 2019 and thereafter.

The sites have been selected from those suggested by the local community. Both sites are available for development in the period 2014-2019 so will be able to contribute to the local planning authority's five years supply of open market but not affordable housing. Those allocated are the only sites that are considered to accord with the selection criteria in Policy 3. No other sites are required to be allocated during the plan period to 2019 to meet the housing supply needs of Policy 3.

### *Land to the Rear of The Henty Arms PH*

The Parish Council, as landowner of the allotments site to the rear of The Henty Arms PH, is keen to realise the full community value of the land to deliver open market homes specifically suited to local people (as evidenced in the Ferring Community Survey and by the FNP Housing Group). In doing so, the Parish Council will invite the private landowner of the adjoining site to plan a comprehensive housing scheme for the two sites.

It is accepted that the road access and its junction with Ferring Lane will require some improvements. In which case, the Community Right to Build Order will include conditions by which the Parish Council and its development partner will submit a Travel Plan for approval by the local planning and highways authorities and will arrange for the long term maintenance of the access road. This should aim to reduce the number of car movements and avoid the need for a highways specification for adoption by the highways authority that is not possible in this location.

The policy also requires that Policy 15 of the FNP to re-provide the allotments has been implemented, prior to its implementation, in accordance with Local Plan policy. This should ensure that there is no period within which the local community does not have access to an allotment. The parish council will invest in creating the new allotments.

The residual development value of a housing scheme of this scale will make a significant contribution to implementing the new community centre in Policy 14. The proposed Community Right to Build Order will include a Section 106 Planning Obligation requiring this sum to be made as a financial contribution for this specific purpose as well as a 'Grampian' condition requiring the prior implementation of the new allotments.

### *The Village Hall*

The village hall site is owned and operated by a charitable trust having been gifted to the local community in 1924 for the benefit of Ferring villagers. The hall is a popular community asset but one that requires significant expenditure to upgrade and operate. The parish council believes that it will not be possible for the community to generate the funding required for this purpose. It is also mindful that the respective premises of the Ferring Rifers Club, Ferring Retirement Club and Ferring Football Club pavilion, clustered together on land off Greystoke Road, are all in need of significant improvement to fully realise their operational potential and to minimise their maintenance costs.

An initial development appraisal has been undertaken for the Village Hall site, which has confirmed that, although small, it is suited to a residential use of 10 flats. Access can be obtained from Ferring Street and the scheme should be designed to avoid conflict with the adjoining village centre uses. The design of the scheme will be expected to be no more than two storeys building height and to respond positively to the prominence of the site from views north and south along Ferring Street and the opportunity to terminate the view east from Onslow Drive.

The policy also requires that Policy 14 of the FNP for the new community centre has been completed, prior to its implementation, in accordance with Local Plan policy. This will ensure that the Village Hall Trust is able to operate from the new facility prior to the loss of the current facility for redevelopment. The joint venture for the new centre will be able to secure development funding with a commitment from the parish council and the Village Hall Trust that their respective financial contributions will be invested.

The residual development value of a housing scheme of this scale will make a significant contribution to implementing the new community centre. The proposed Community Right to Build Order will include a Section 106 Planning Obligation requiring this sum to be made as a financial contribution for this specific purpose as well as a 'Grampian' condition requiring the prior implementation of the new community centre.

#### Policy 5: Land at Ferringham Lane

*In order to deliver at least 26 of the new homes required in the plan period, the Neighbourhood Plan will support proposals for housing development on the existing employment sites on Ferringham Lane, as shown on the Proposals Map, in the period 2020 - 2029, comprising a mix of 2 and 3 bed homes, of which 30% will be affordable homes in accordance with development plan policy.*

*(Conformity Reference: Arun Local Plan Policy SP11, SP12 and DM3 and NPPF para 51)*

This policy encourages the re-development of this large site within the built-up area boundary, as a contribution to the proposed housing supply of Policy 3. The land is currently occupied by a stone and builders merchant and a car repairs workshop, both of which are established uses on the site. The land is surrounded by residential development and the site operations and traffic movements are not ideally suited to this location.

Although not submitted for assessment in the Arun SHLAA, the Ferring Neighbourhood Plan Site Assessments Report assessed the site as considered suitable and achievable for housing development and has a reasonable prospect of becoming available during the latter half of the plan period. Given its location within the built-up area boundary, which will avoid the need in this densely-populated parish to allocate land in the surrounding countryside, it will contribute to meeting the open market and affordable housing allocation target of the parish.

Its value as an employment site is limited as the employment density of its specific uses is relatively low. Although the location does not pose insurmountable environmental or amenity harm, its location in the centre of the village and within the setting of the Ferring Conservation Area, is far from ideal. Both uses service a wider market area than Ferring and would therefore be better suited closer to the A259 in this part of Arun District to service local customers. As such, the policy conforms with Local Plan in justifying an exception to its protection of employment land policy.

However, it is accepted that the land may not be made available for housing development and the policy is intended only to provide a signal to the landowners/occupiers of the preferred use of the land. It is not the intention of the parish council to require the relocation of these uses nor to propose that the District Council uses any compulsory purchase powers.

The availability of the land will be re-assessed at the first and subsequent reviews of the FNP. If it becomes clear that there is little likelihood of the land becoming available then other sites for housing development will be allocated to meet the supply target in Policy 3.

If, however, the land is made available, then the detailed design of the proposals will be expected to accord with the relevant development management policies of the development plan.

#### Policy 6: Land at Green Park

*In the event that, at the time of a review of the Neighbourhood Plan by 2019, it is evident insufficient housing supply will be met from Policy 5, then land off Green Park, as shown on the Proposals Map, will be re-considered as a potential allocation in the period 2020 – 2029.*

*(Conformity Reference: Arun Local Plan Policy SP11 and NPPF para's 47 and 50)*

This policy identifies land off Green Park as a contingency for future housing development in the latter part of the plan period. The land has not been allocated in Policy 4 as it does not accord with the provisions of Policy 3. It lies outside the defined built-up area boundary and forms part of a Gap Between Settlements defined by the Local Plan.

However, there is no certainty that Policy 5 can be implemented, in which case the policy provides for the re-consideration of this site to maintain a reasonable supply of housing land in the parish in the latter part of the plan period. The potential use of part of the site for the relocation of the allotments proposed by policies 4 and 16 will not be prejudicial in this respect.

### **4.4 Environment Policies**

#### Policy 7: Sustainable Drainage Systems

*The Neighbourhood Development Plan will support development proposals in the parish provided they are able to demonstrate that the proposals include one or more of the following sustainable drainage design features, in order of priority, to manage the risk of surface water flooding within their boundary and elsewhere in the parish:*

- i. permeable driveways and parking areas; and/or*
- ii. water harvesting and storage features: and/or*
- iii. green roofs; and/or*
- iv. soakaways.*

*(Conformity Reference: Arun Local Plan Policy DM39 and NPPF para's 94 and 100)*

The policy refines Policy DM39 of the Arun Local Plan in respect of requiring all relevant development proposals in the parish to manage the risk of surface water flooding. It prioritises the flood risk mitigation measures included in the policy to reflect the specific surface water flooding threats at Ferring (as evidenced by the Ferring Neighbourhood Plan Flooding Theme Group Report).

These threats have been manifest in the village at various times in recent years – most recently in Summer 2012 – following heavy rainfall episodes. The prioritisation of the measures reflects the local effectiveness of each reducing this risk.

The Parish Council will continue to press the statutory authorities and others to meet their riparian maintenance responsibilities so that the existing drainage systems are better prepared for future events. Policy 7 will increase the effectiveness of water management features of new development to contribute to this aim.

#### Policy 8: Land North of Littlehampton Road

*In the area north of Littlehampton Road, as shown on the Proposals Map, the Neighbourhood Plan will support development proposals that relate to the continued operation of the established agricultural, horticultural or equine uses in the area, provided:*

- i. all new buildings are located within the existing building clusters to avoid a significant visual incursion into the surrounding open countryside; and*
- ii. measures are proposed to improve the screening of the development in the setting of the National Park.*

*The Neighbourhood Plan will resist proposals for a change of use from an established agricultural, horticultural or equine use to any other use.*

*(Conformity Reference: Arun Local Plan Policy SP2, SP3, SP4, SP24, DM1, DM3, DM9, DM11 and DM13 and NPPF para's 109, 115 and 128)*

This policy enables the effective management of development proposals in the designated policy area between the Littlehampton Road and the boundary of the South Downs National Park in order to protect the setting to the Park and Highdown Hill.

The land is primarily open countryside, as it forms the lower, south-facing slope of Highdown Hill, and is therefore an integral part of its landscape character and setting.

The policy accepts the existing mix of agricultural, horticultural and equestrian business uses are suited to this location and it supports their need to maintain viable operations to provide employment in Arun. However, it seeks to ensure that their need for replacement or additional operational premises is met by using land within the clusters of existing buildings and not by any significant incursion into the surrounding open countryside. Where development is proposed in appropriate locations, then the policy also requires that corresponding measures are included to contribute to screening the development in the setting of the National Park.

In addition, the policy resists any change of use of the established uses as the land is not suited to any other use and the visual impact of development will be harmful to the setting of the National Park, and the scheduled ancient monument of Highdown Hill, the boundaries of which lies to the immediate north (as evidenced by the Arun Landscape Study). The policy therefore accords with a series of Local Plan environmental and economic development policies.

#### Policy 9: Ferring Conservation Area

*The Neighbourhood Development Plan provides for an amendment to the boundary of the designated Ferring Conservation Area, as shown on the Proposals Map.*

*(Conformity Reference: Arun Local Plan Policy DM28 and NPPF para's 126 and 127)*

The Ferring Conservation Area was designated in 1976. For the most part, the designation has succeeded in ensuring development proposals within and as part of the setting of the Conservation Area have sustained or enhanced the significance of this heritage asset.

However, in common with many areas designated at that time, the boundary was drawn very tightly around the cluster of listed buildings. Further, some proposals consented and built since designation have resulted in the area boundary crossing through buildings and plots. The 'Ferring Neighbourhood Plan: Ferring Conservation Area Boundary Review Report' therefore examined how the boundary may be amended as part of the FNP.

The Report recommends the amendment of the Conservation Area boundary, as shown on the Proposals Map, to deliver the following benefits:

- a modest enlargement of the Conservation Area enabling more of the essential building matrix and green backcloth of the village centre to be brought within the designated area;
- a more logical boundary which follows recognisable curtilages to eliminate the current difficulties and uncertainties associated with the bisection of properties by the boundary as currently designated;
- a clearer and more legible basis for the subsequent development of detailed plans and guidance for the future conservation and enhancement of the area;
- a more recognisable gateway into the area from the north by the inclusion of the Old School House, the War Memorial, Ferring Library and the curved line of modern shops south of Sea Lane;
- the inclusion of recent housing developments at Oaklands and Glen Gardens which now form part of the overall street picture in Ferring Street;
- the inclusion of recent housing development to the south of Ferring Grange which now contributes to the overall sense of space immediately surrounding the remnants of the Grange itself;
- the inclusion of the frontage of Greystoke Road between its junction with Rife Way and the location named Oak Lawn to provide additional safeguards for the important frontage trees in this area and the overall sense of continuity within the Conservation Area as a whole;
- A clarification of the boundary in the area west of Greystoke Road in particular with regard to the property known as The Old Flint House.

Incorporating this policy in the FNP will enable all affected property owners to be consulted as part of the FNP. If adopted, the FNP will require the amendment of the boundary and will invite the District Council, Parish Council and Ferring Conservation Group to prepare a new Conservation Area Appraisal to promote the future conservation and enhancement of its special architectural and historic interest.

#### Policy 10: Areas of Special Character

*The Neighbourhood Plan proposes the designation of Areas of Special Character by the local planning authority of land in the following locations, as shown on the Proposals Map:*

- Little Paddocks;*
- The Poplars; and*
- Ferring Beach & Patterson's Walk*

*The Neighbourhood Plan proposes that the Little Paddocks and The Poplars Areas of Special Character be appraised by the local planning authority with a view to their designation as Conservation Areas under the Planning (Listed Buildings & Conservation Areas) Act 1990.*

*(Conformity Reference: Arun Local Plan Policy SP24, DM28 and DM29, 2003 Arun Local Plan Policy AREA1 and NPPF para's 126, 127 and 135)*

This policy designates three specific areas within the parish that are considered to be of distinctive character or quality and, therefore worthy of protection through rigorous control of new development as Areas of Special Character in accordance with established and emerging development plan policy. This follows the recommendations of the 'Ferring Neighbourhood Plan: Areas of Special Character Review Report'.



In each case, the Report assesses that the designated area demonstrates a recognisable and distinctive special character worthy of protection, as a result of the cumulative value of common building types, plot size and orientation, street profile and/or open space character, and therefore accords with the criteria established by the local planning authority for designation.

Further, the Report assesses that the Little Paddocks and The Poplars areas are worthy of consideration for designation as Conservation Areas, given their especially distinct architectural character, which remains essentially intact, and local historical significance.

Incorporating this policy in the FNP will enable all affected property owners to be consulted as part of the FNP. If designated, the FNP expects the District Council, Parish Council and Ferring Conservation Group to prepare a Conservation Area Appraisal to promote the future conservation and enhancement of the areas' special architectural and historic interest.

The areas identified are:

#### *Little Paddocks*

This area is the best example in Ferring, if not West Sussex, of a holiday homes development originally laid out before 1939 and is one of the first such areas to be developed in the village. It became popular at the time owing to its promotion by a prominent local figure, C.H. Payton.

Most of the homes have since been converted into dwellings with modern amenities but many of these still retain original features. However, it is the distinctive layout of the private estate (still maintained by the Little Paddocks Freeholders Ltd) which ensures that its special character is retained and enhanced.

This character stems from the arrangement of the homes on modest sized plots but in a pattern surrounding two large rectangular communal landscaped areas. A particular distinguishing feature of the development is the existence within one of these landscaped areas of a pond first recorded by John de Flode in his survey of 1330/31 as "the old pond" and then again in a map of 1621. Currently, the pond still remains as part of the ancient drainage system for the village and it, together with the surrounding landscaped areas, is maintained by the company with a view to maximising the already considerable biodiversity value present in this location.

#### *The Poplars*

This area originated as a pre-war holiday camp development comprising of very small buildings arranged on tiny plots located around a central tennis court facility. The tennis courts have disappeared with time to be replaced by a rectangular greensward with a number of coniferous trees. The access road has never been made up and the individual building units are now privately owned residential properties. Whilst many of the buildings have been updated with repairs and alterations, they largely retain their distinctive style and appearance. Again, maintenance and care aspects of the site are looked after communally, in this instance by the Poplars Fund, ensuring a continuation of the area's special character

#### *Ferring Beach & Patterson's Walk*

This area is a narrow strip of land and properties stretching from the parish boundary in the west to the junction of Sea Lane and Marine Drive in the east. It follows the line of Ferring Beach and Patterson's Walk and includes residential properties that back on to the beach at The Strand, South Drive, Florida Road, Florida Close, The Warren, Lamorna Gardens, Ferring Marine, Elverlands Close and Sea Drive.

Notable features include the Bluebird Café, built in 1928, together with the beach huts and unmade car park associated with it and a small section of Patterson's Walk. It also includes properties on the south side of the Strand which back on to the northern side of the car park, together with the mouth of the River Rife which is marked by a sluice and a piped outfall.

The central area includes the distinctive Ocean Drive Twitten, a property that has recently been enhanced by a refurbished public amenity area adjoining Patterson's Walk and mural. The eastern area has high hedges and a raised platform surrounding an intact and partially refurbished WWII Pill Box.

The residential properties comprise a varied mix 20<sup>th</sup> Century building forms and architectural styles but almost all share the characteristic of long, open gardens and are grouped in clusters that share common rear building lines and plot width and orientation. The close proximity of the properties to the very popular Patterson's Walk – where Ferring meets the sea – and the presence of a number of narrow footpaths through to the Walk make this area of special character.

#### Policy 11: Buildings and Structures of Special Character

*The Neighbourhood Plan proposes the designation of the following buildings and structures as Buildings or Structures of Special Character:*

- *The Old Flint House, Church Lane*
- *Greystoke Manor, Greystoke Road*
- *Grange Cottage, Church Lane*
- *Phoenix House, Ferring Grange Gardens*
- *Franklands Green Cottage, Ferring Lane*
- *Gatekeepers Cottage, Ferring Street*
- *Barberry Lodge, Ferring Street*
- *The Old Cottage, Ferring Street*
- *Barn Surgery, Ferring Street*
- *Tudor Close, Ferringham Lane*
- *Highdown Hill Cottage, Hangleton Lane*
- *White Cottage, Hangleton Lane*
- *Random Harvest, Sea Lane*
- *Myrtle Cottage, Sea Lane*
- *Fern Cottage, Sea Lane*
- *15 Chalet Road*
- *The Henty Arms PH, Ferring Lane*
- *Glebe Gate, Ferring Street*
- *WWII Pill Box, Patterson's Walk*
- *Milbury House, Herm Road*
- *Milbury Lodge, Florida Road*
- *Mulberry, Church Lane*
- *Grange House, Church Lane*
- *Grange Gate, Church Lane*
- *Peggles, Church Lane*
- *Erebus, Church Lane*
- *Ty Gwyn, Church Lane*
- *Franklands Manor, Ferring Lane*

- *Little Paddocks House, Little Paddocks*
- *Scotch Dyke, Beehive Lane*
- *Magpies, Sea Lane*
- *Florida, Florida Road*
- *Barn, Hangleton Lane*
- *Woodlands, Titnore Lane*
- *Keeper's Cottage, Titnore Lane*

*(Conformity Reference: Arun Local Plan Policy DM27 and NPPF para's 61 and 70)*

Throughout the parish there are buildings and structures that, while not of sufficient special historic and/or architectural to warrant designation as listed buildings, have a distinct and valued local character and/or appearance that are worthy of retention as part of development proposals. As such, they are considered to meet the criteria of Policy DM27 of the Local Plan (and of the existing Buildings or Structures of Special Character Supplementary Planning Document) for designation as Buildings or Structures of Special Character.

All of the buildings and structures are identified as a result of:

- being very good examples of traditional or established style, or unusual type; and
- being buildings or structures which contribute towards the local townscape or have important historical associations; and
- remaining largely intact and not adversely affected by later extensions or alterations.

A brief description of the special character of each building or structure is included either in the Supplementary Planning Document or, where proposed as additions, in the 'Ferring Neighbourhood Plan: Buildings or Structures of Special Character Review'.

#### Policy 12: Local Green Spaces

*The Neighbourhood Plan proposes the designation the following sites as Local Green Spaces, as shown on the Proposals Map, and it will resist proposals for development that are not ancillary to the use of the land for public recreational:*

- on the land known as the 'Village Green' on Ferring Street*
- on the land known as 'The Glebelands' on Rife Way*
- on the land known as 'Little Twitten' off Sea Lane*

*(Conformity Reference: Arun Local Plan Policy SP4, DM22 & DM 34; and NPPF para's 76 & 77)*

This policy will enable three important green spaces in the parish to be protected from development in accordance with the NPPF. These green spaces are all in close proximity to, and are highly valued by, the local community, in what is one of the most densely-populated parishes in the district (as evidenced by the Parish Profile).

They are regarded as special to the local communities, which consider the spaces as being of particular local significance by way of their beauty, recreational value and tranquillity (as evidenced in the Community Survey and FNP Environment Group). In addition, the green spaces are both distinctive and local in their character.

## **4.5 Retail Policies**

#### Policy 13: Village Centres

*The Neighbourhood Plan defines the village centres at Ferring Village and at South Ferring, as shown on the Proposals Map.*

*The Neighbourhood Plan will support proposals in a defined village centre for the change of use of an existing shop (A1) premises to financial/professional services (A2), to a restaurant/café (A3) or to an office (B1a) provided:*

- i. it can be demonstrated that the established A1 use premises are no longer economically viable*
- ii. the proportional number of non-A1 uses to A1 uses will not exceed 50% as a result of the change of use*
- iii. the design and/or use will cause no significant harm to a Building or Structure of Special Character or Asset of Community Value designated by this plan*

*The Neighbourhood Plan will also support proposals in a defined village centre for the temporary use of empty shop premises for start-up retail businesses or other forms of 'pop-up' shops.*

*The Neighbourhood Plan will resist proposals in the defined village centre at Ferring Village for a change of use to a dwelling, other than those provided for in Policy 4, and will resist proposals in the defined village centre at South Ferring that will result in more than 10% of the total number of retail units becoming dwellings.*

*The Neighbourhood Plan will encourage and support retailers and other commercial interests in both defined village centres to participate in an appropriate retail organisation to co-ordinate retail operations and to jointly market the village centres to local customers and visitors.*

*(Conformity Reference: Arun Draft Local Plan Policy SP6 and DM6 and NPPF para 28)*

This policy firstly defines on the Proposals Map the village centres of Ferring Village and South Ferring, which meet the definition of village centres in the Arun Local Plan 'Hierarchy of Centres' retail policy SP9. Secondly, it seeks to protect and bolster their viability and vitality by refining Arun Local Plan DM8 on retail development.

The boundary of the village centres has been drawn to include all current retail and service-related uses in these locations that are recognised by the local community as their local centres. In places, the boundary includes uses that are not conventional village centre uses to maintain a visual coherence to the centre but these have been kept to a minimum.

The policy discourages the change of use of shop units in the village centre at Ferring Village as there is already some degree of residential development in and adjoining the centre and the number of units available for retail use in the primary local shopping area of the parish is limited.

However, the policy acknowledges that some change of use to dwellings of shop units in the smaller, secondary South Ferring village centre may be appropriate but that such use should remain limited to no more than 10% of the total number of units in the centre.

It also recognises that Policy 4 provides for the redevelopment for housing of the Village Hall, as an exception.

The policy encourages the beneficial commercial reuse of empty A1 or other premises in the defined village centres to maintain their viability and vitality for the local community. To avoid the harmful loss of the relatively small number and range of A1 shops serving local residents, the policy requires that development proposals can demonstrate clear evidence of

the unviability of the present A1 use. The policy extends the scope of the use of units to B1a for office uses that are compatible with a village centre location.

It limits the number of non-A1 uses in each village centre and seeks to protect those buildings in the village centres that have some heritage or community asset value from inappropriate changes of use that will harm that value.

The policy also encourages the use of empty shops for 'pop-up' shops uses. This will lower the risk and costs to entrepreneurs wishing to test retail and other format ideas that will require planning permission for works and/or a change of use. It also encourages retailers and others to co-operate in making a success of the village centre.

## **4.6 Community Policies**

### Policy 14: Ferring Community Centre

*The Neighbourhood Plan proposes the development of a new community centre facility to serve the Parish of Ferring on land at Greystoke Road, as shown on the Proposals Map. It is proposed to make a Community Right to Build Order to consent the facility, which will be up to 800 sq.m. of gross internal floor space and comprise:*

- i. the replacement of the existing Rifers Centre, Retirement Centre and sports pavilion facilities on the site*
- ii. the replacement of the Ferring Village Hall in relation to Policy 4*
- iii. space to accommodate the relocation of the Parish Council office*
- iv. space to accommodate a doctors surgery*
- v. space to accommodate a library service*

*(Conformity Reference: Arun District Plan Policy SP19 and DM22 and NPPF para's 69 and 70)*

The policy proposes that a new community centre is built on the Greystoke Road site. The centre will incorporate and extend in one building the current village hall, Rifers Club, Retirement Club and Football Club pavilion facilities, all of which are currently in premises not fit for economical, long term, community benefit. Each occupier will have a dedicated operational space in the building but will also benefit from some shared facilities. Each will also be invited to become a joint venture partner of the parish council to share ownership and management responsibility of the new facility for mutual benefit.

The parish council may relocate its office functions to the building and space may also be made available within the existing building or adjoining land reserved for a later extension to enable a new doctors surgery use and/or the existing library service to relocate.

The land at Greystoke Lane is owned by the District Council and Ferring Rifers Trust and is available for this purpose. A Community Right to Build Order for the scheme will enable the joint venture partners and the local community to control the specification and design of the facilities and provide a greater degree of certainty that it will be implemented as intended, alongside policies 4 and 5 of the FNP.

Further, policies 4 and 5 propose that the residual development value of their respective housing schemes will provide a financial contribution to implementing the new community centre. The proposed Community Right to Build Orders of Policy 4 will include Section 106 Planning Obligations requiring this sum to be made as a financial contribution for this specific purpose as well as a 'Grampian' condition requiring the prior implementation of the new community centre before the Village Hall scheme is consented.

## Policy 15: Allotments

*The Neighbourhood Plan proposes the prior provision of at least 0.25Ha land for new allotments to replace the allotments to be lost with the implementation of Policy 4, either:*

- i. on land off Green Park, as shown on the Proposals Map; or*
- ii. on other land that is suited to an allotment purpose and that is conveniently situated within the parish*

*(Conformity Reference: Arun Local Plan Policy SP20 and NPPF para 70)*

This policy enables the implementation of Policy 4 of the FNP, which requires the relocation and the increase in capacity of the existing inadequate allotments site behind The Henty Arms PH. It will enable the existing 0.1Ha site to be more than doubled in size to meet the growing demands of the existing community as well as new households in the village in coming years.

The land off Green Park, which is only a short distance from the existing site, has been identified as one option for implementing this policy. Although Policy 6 of the FNP only safeguards the site for future housing development, it may be possible for the parish council to negotiate with the landowner a satisfactory means by which land can be made available within the period 2014 – 2019 for an allotment use of part of the site. Such a use may be compatible as part of a future housing scheme that may come forward in due course and will be taken into account in the assessment of the public open space requirement of the scheme.

However, in the event that this site cannot be implemented, the policy provides for the identification and securing of other land in the parish that is suited to this purpose. The parish council believes other land may be suited and be made available by landowners. In any event, the proposed Community Right to Build Order to be made for the redevelopment of the existing allotment site in Policy 4 will include a condition requiring the completion of the new allotments prior to its implementation.

## Policy 16: Assets of Community Value

*The Neighbourhood Plan proposes the following buildings are designated by the local planning authority as Assets of Community Value, as shown on the Proposals Map, as a result of their acknowledged importance to the life and enjoyment of each village community:*

- i. Ferring Rifer Centre, Greystoke Lane*
- ii. Ferring Retirement Centre, Greystoke Lane*
- iii. Football Pavilion, off Greystoke Lane*
- iv. Village Hall, Ferring Street*
- v. The Henty Arms PH, Ferring Lane*
- vi. The Blue Bird Café, off South Drive*
- vii. The Tudor Close, Ferringham Lane*
- viii. Ferring CoE Primary School, Sea Lane*

*Proposals that will enhance the viability and/or community value of the assets will be supported. Otherwise, proposals that result in either the loss of the asset or in significant harm to the community value of an asset will be resisted, unless it can be clearly demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer financially viable.*

*(Conformity Reference: NPPF para 70)*

This policy proposes that new Assets of Community Value are designated by the local planning authority in line with the Community Right to Bid provisions of the Localism Act 2011. The Parish Council is a qualifying body to make such a proposal to the District Council.

The assets listed in the policy are all considered to meet the definition of the Act, i.e. that “*a community asset is a local building or piece of land which the community considers to be of particular value to the local community. Each community is free to decide for itself what it values.*” All the assets selected are considered to be buildings and uses of some considerable longstanding in the local community and with which local people have a strong affinity (as evidenced by the FNP Community Survey).

If designated, the policy supports proposals that will continue the viable use of the community asset but requires proposals to that will result in the loss of an asset to clearly demonstrate that all reasonable steps have been taken to retain its present use and its community value as a viable concern.

In addition, the inclusion of these sites on the local planning authority’s register of Assets of Community Value will provide the Parish Council or other community organisations within the parish with an opportunity to bid to acquire on behalf of the local community the asset once placed of sale on the open market.

#### **4.7 Access Policies**

##### **Policy 17: South Coast Cycle Route**

*The Neighbourhood Plan proposes the alignment of the South Coast Cycle Route through the parish using existing highways, as shown on the Proposals Map.*

*(Conformity Reference: Arun Draft Local Plan Policy DM21 and NPPF para 35)*

This policy amends the indicative route of the South Coast Cycle Route in the Arun Local Plan.

The policy does not support the indicative route that requires sharing the use of Patterson’s Walk and Ferring Beach with pedestrians as this is not considered practical without works that will undermine the special character of the walk and beach. It also acknowledges that it will not be possible for the route to continue west from the parish boundary through Kingston Gorse due to private land ownerships.

In which case, the policy proposes to redirect the route along Sea Lane from Marine Parade, Goring Way, Ferring Street, Langbury Lane and Littlehampton Road. The adjoining Neighbourhood Plans for Kingston, East Preston and Rustington may then choose to propose how the route may practically return to a seafront location.

##### **Policy 18: Patterson’s Walk**

*The Neighbourhood Plan will support proposals to extend the footpath at Patterson’s Walk to reach the Bluebird Café on The Strand, by a route that is agreed with the adjoining land owners, as shown on the Proposals Map.*

*(Conformity Reference: Arun Draft Local Plan Policy SP16 & DM21 and NPPF para 35)*

The policy supports a proposal that was identified in the Ferring Community Survey and Ferring Neighbourhood Plan Environment Group to extend the existing footpath that runs along the back of Ferring Beach to reach the popular Bluebird Café on the parish boundary with Kingston Gorse.

The extension of the footpath, using a similar hard surface, will enable walkers, and especially those with a disability, to reach the café and the car park off The Strand. This is currently difficult beyond the end of the footpath as it requires walking over the pebbled beach along a route that is not clearly distinguished from the private area of the adjoining beach huts. The discouragement of cycling on Patterson's Walk will also cover its extension as it is not suited to this purpose, hence the proposal in Policy 17.

There is currently no detailed route for the extension nor a specification agreed. The FNP supports the principle of the route and encourages the parish council, land owners and other stakeholders to agree the details in due course. It is estimated that the works will cost £10,000 and provision for this sum is made in Policy 19 for its funding by the Community Infrastructure Levy.



## 5. Delivery Principles & Policies

### 5.1 Introduction

The Neighbourhood Development Plan will be implemented through a combination of the local planning authority's consideration and determination of planning applications for development in the parish and through steering public and private investment into a series of infrastructure projects contained in the plan.

### 5.2 Development Management

Most of the policies contained in the Neighbourhood Development Plan will be delivered by landowners and developers responding to its allocation of land for development. In preparing the Plan, care has been taken to ensure, as far as possible, that these allocations are achievable. All the allocated sites are considered viable to develop using conventional development appraisal techniques.

Whilst the local planning authority will be responsible for development management, the Parish Council will also use the FNP to frame its representations on submitted planning applications. It will also work with the authority to monitor the progress of sites coming forward for development.

#### Policy 19: Community Right to Build Orders

*The Neighbourhood Plan proposes to make the following Community Right to Build Orders in accordance with the Town & Country Planning Act 1990 and the Neighbourhood Planning (General) Regulations 2012:*

- i. the development of up to 14 dwellings with associated access and landscaping works on land to the rear of The Henty Arms PH, Ferring Lane, as shown on the Proposals Map and in pursuit of Policy 4 of the Plan;*
- ii. the development of up to 10 dwellings at Ferring Village Hall, Ferring Lane, as shown on the Proposals Map, in pursuit of Policy 4 of the Plan; and*
- iii. the development of a community centre and ancillary uses with associated car parking, access and landscaping works on land at Greystoke Lane, as shown on the Proposals Map and in pursuit of Policy 14 of the Plan.*

*(Conformity Reference: NPPF para's 71 and 183 and Neighbourhood Planning Regulations 2012)*

The Localism Act 2011 and the Neighbourhood Planning Regulations 2012 provide for the means to obtain deemed planning consent for proposals from eligible community organisations for specific sites and schemes. To obtain deemed consent a Community Right to Build Order must be granted following a proposal that is considered valid by the local planning authority and a successful referendum vote.

Three Orders are proposed to be made in respect of the implementing policies 4 and 14 of the FNP. The Plan is viewed as a timely and suitable means by which these policies can be formulated and consulted upon within the context of other land use planning and development issues in the parish.

At this stage, only the key principles of the Orders and their conditions are outlined. An application will be made during the consultation period of the Pre-Submission Plan to the Homes & Communities Agency Fund to help finance the making of the Orders in accordance with the Regulations as part of the Submission Plan. They will then be subject to the same

examination as the Submission Plan in due course. The Orders will be the subject of separate questions on the referendum to the FNP.

The main benefit of the Orders will be to provide confidence to the local community at the time the FNP is examined and put to referendum that its most three important, mutually-dependent proposals will be delivered in the ways proposed in the plan.

### **5.3 Infrastructure Projects**

#### Policy 20: Infrastructure Projects

*The Neighbourhood Plan proposes the new community centre project in Policy 14 will be the priority project for investment in the parish during the plan period. The Parish Council will invest all its proportion of a future Arun Community Infrastructure Levy funding it receives from the local planning authority in this project and it will work with all stakeholders to ensure the capital costs can be met and the annual operating costs are covered by earned income and/or grant aid.*

*Should not all the Parish Council allocation from the Levy funding be required for that purpose then the Neighbourhood Plan proposes to invest the Levy in implementing Policy 18 at Patterson's Walk.*

*(Conformity Reference: NPPF para 17, 175 & 184)*

The new Community Centre proposed in Policy 14 forms a crucial centrepiece of the FNP. Securing the long term future of valued community assets, with a legacy drawn from the Village Hall, the Rifers Centre, the Retirement Centre and the Football Club, has driven a series of policies in the plan.

The redevelopment of the current Village Hall site is estimated to generate a residual development value of approximately £400,000 to invest in the project if the scheme is delivered in accordance with Policy 4. It is estimated the Parish Council will be able to invest approximately £600,000 in the project from its capital receipt from the development of its allotment site. Both investments will be secured through Section 106 planning obligations as part of the making of their respective Community Right to Build Orders.

The policy proposes that any remaining fund requirements should be sourced from the new Arun Community Infrastructure Levy (CIL). The CIL, which will replace the pooling of Section 106 planning obligation financial contributions in 2014, will be charged on all qualifying residential and commercial development. The draft CIL Charging Schedule will be published for consultation by the local planning authority in 2013.

The policy also identifies the works to Patterson's Walk in Policy 18, estimated at £10,000, as a further use of the Levy if sufficient funds are available. If they are not then this project may be funded through small community grants and the use of local in-kind and voluntary support.

Other sources of funds include the capital programmes of the District and County Councils. However, the availability of this funding will be limited and uncertain in the coming years. It may be possible to obtain a proportion of the New Homes Bonus for homes built in the parish up to 2016.

## **6. Strategic Environmental Assessment**

### **1. Introduction**

The purpose of this report is to provide an assessment of any significant environmental effects resulting from the policies and proposals of the Pre-Submission Neighbourhood Development Plan for Ferring (“the Neighbourhood Plan”) in accordance with EU Directive 2001/42 on strategic environmental assessment (SEA).

The Neighbourhood Plan has been published for pre-submission consultation by Ferring Parish Council under the Neighbourhood Planning Regulations 2012. Although neither Arun District Council nor the South Downs National Park Authority, as the local planning authorities, have issued a formal screening opinion requiring an SEA, one has in any event been prepared that accords with the EU Directive.

The Neighbourhood Plan is amongst the first in England to incorporate Community Right to Build Orders (under the Localism Act 2011) as policies to implement key proposals within the Neighbourhood Plan. It is also amongst the first Neighbourhood Plans to be subject to an SEA alone, and not Sustainability Appraisal, as the Government has made clear that such plans are not subject to appraisal.

The SEA report therefore provides an assessment of the Neighbourhood Plan and seeks to do in a way that is proportionate to this task and that recognises the limitations of the available data and means of measuring direct impacts.

### **2. Background to Strategic Environmental Assessment**

Strategic Environmental Assessment (SEA) involves the evaluation of the environmental impacts of a plan. The requirement for SEA is set out in the European Directive 2001/42/EC adopted into UK law as the “Environmental Assessment of Plans or Programmes Regulations 2004” as follows:

- An outline of the contents, main objectives of the plan, and relationship with other relevant plans or programmes
- The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan
- The environmental characteristics of areas likely to be significantly affected
- Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC
- The environmental protection objectives, established at international, community or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation
- The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors
- The measures envisaged to prevent, reduce, and as fully as possible offset any significant adverse effects on the environment of implementing the plan
- An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information
- A description of measures envisaged concerning monitoring in accordance with Article 10

Since 2004, the requirement for SEA of relevant plans and programmes has been aligned with the similar process of Sustainability Appraisal (SA) in the UK. During the preparation of the Neighbourhood Plan, the Government confirmed that an SA is not required of a Neighbourhood Plan but that SEA may still be necessary in circumstances where policies may have a significant environmental effect.

The methodology for the assessment is intended to be proportionate to the task of assessing the modest development proposals of a Neighbourhood Plan in a relatively small parish area. It focuses only on the requirements of SEA and does not extend to cover the wider sustainability attributes of a Sustainability Appraisal.

The report responds to each of the SEA requirements in turn, beginning with a short description of the Neighbourhood Plan, identifying the key environmental features of the parish and then assessing the impact of the strategic objectives and policies of the Neighbourhood Plan on those features, using a number of SEA objectives and measures.

### **3. An outline of the contents, main objectives of the Neighbourhood Plan and relationship with other relevant plans or programmes**

The Neighbourhood Plan contains a number of policies for the use and development of land in the parish of Ferring in the plan period from 2014 to 2029. These policies, together with the policies of the Arun development plan - that is the saved policies of the 2003 Local Plan; the proposed Arun Local Plan ("the new Local Plan") published in April 2013; and the emerging South Downs National Park Local Plan - and the National Planning Policy Framework (NPPF), will be used by the local planning authorities in determining planning applications should the Neighbourhood Plan be adopted in due course.

The Vision of the Neighbourhood Plan is:

*"By 2029, the parish of Ferring will have become a more balanced community than it was in 2013, with young families living happily alongside the early retirees, all enjoying the peace and beauty that its older residents have valued for many years.*

*Conserving that relaxed and attractive environment has been achieved through the limited release of land for development, which has allowed for some new housing to meet the needs and demands of the local community but also has maintained the distinctive character of the village's buildings, lanes, streets and spaces and sea front.*

*New development has enabled the community to create a cherished, multi-purpose community centre and improve other facilities around the village. This development has not impacted on its most sensitive South Downs landscapes nor on the character of the village and its cherished open spaces, which will continue to have strong protection."*

In pursuit of this Vision, the Neighbourhood Plan contains four strategic objectives and specific measures:

1. To secure the long term future of community facilities that help make village special
  - A new multi-purpose community centre
  - Two vibrant village centres
2. To plan and deliver a range of housing mix and types in locations with good access to services and facilities by foot and bus as well as car

- 50 new homes built on previously used land
- the majority of houses of a type and tenure suited to meet local demand

3. To offer greater protection to the village's surrounding countryside, coastline, heritage assets and special character

- No development outside the existing built up area boundary
- New Areas of Special Character designated
- New Buildings & Structures of Special Character designated

4. To plan for climate change and work in harmony with the environment to conserve natural resources

- Fewer properties significantly affected by surface water flooding

The Neighbourhood Plan sets out a range of housing, retail, traffic and community asset policies and proposes to make three Community Right to Build Orders. These policies are each assessed in section 6 of the SEA below.

#### **5. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the Neighbourhood Plan**

The State of the Parish Report for the Neighbourhood Plan published by the Parish Council in December 2012 identified the key features of the local environment. These are:

- two Sites of Nature Conservation Importance at Ferring Rife and at Highdown Hill
- an area of biodiversity opportunity at Ferring Beach
- one Conservation Area centred on the southern end of Ferring Street and the area west of the church including Greystoke Manor
- one Scheduled Ancient Monument (at Highdown Hill)
- 25 listed buildings (comprising the Grade I Parish Church of St. Andrew with the remainder all Grade II)

The quality and status of the local natural and built environment is therefore of importance to future planning decisions in the parish and these environmental designations form the baseline data for the assessment.

Should the Neighbourhood Plan not be adopted then decisions on future planning applications will be made using the policy provisions of the Arun and South Downs National Park development plans and the NPPF. Given the limitation on the Neighbourhood Plan to make only local and not strategic planning policy for the parish, the current state of these environmental features will not be affected by a failure to adopt or to implement the Neighbourhood Plan.

#### **6. The environmental characteristics of areas likely to be significantly affected**

The designated environmental features of the parish are identified in the Neighbourhood Plan and in section 4 of the SEA report above. The location of the northern part of the parish within the National Park requires a sensitivity of the Neighbourhood Plan to meeting its strategic objectives. The landscape character of this part of the National Park has been assessed as having generally low to negligible capacity for development.

The parish of Ferring is predominantly low density residential in character. Its flat topography results in long views to Highdown Hill and the National Park to the north. The beach is of

biodiversity interest and its western and eastern boundaries are defined by important open landscape gaps separating the village from its neighbours.

#### **7. Any existing environmental problems that are relevant to the Neighbourhood Plan**

There are no specific environmental problems to which the Neighbourhood Plan is intended to directly respond though it must be mindful of the susceptibility of the village to flooding from the Ferring Rife and from surface water flooding during heavy rainfall events.

The primary purpose of the Neighbourhood Plan is to take responsibility for allocating land in the parish for small scale housing development in the plan period, in accordance with the new Local Plan and the NPPF.

It aims to do so by minimising the environmental impact of the allocations by selecting suitable sites, when considered along other social and economic policy objectives.

#### **8. The environmental protection objectives that are relevant to the Neighbourhood Plan and the way those objectives and any environmental considerations have been taken into account during its preparation**

The Neighbourhood Plan has been prepared with the assumption that the Arun and South Downs National Park development plans will contain all the appropriate policies to protect the local environment, based on the saved policies of the 2003 Local Plan and on those of the new Local Plan. It does not therefore seek to repeat, refine or qualify such policies.

#### **9. The likely significant effects on the environment**

To assess the likely effects of the Neighbourhood Plan on the environment, the environmental objectives used by the Arun Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) of 2013 have been adopted. This report adopts an over-arching environmental objective – to enhance Arun’s environmental integrity – and sub-divides it into eleven more detailed objectives.

The environmental sub-objectives considered to be of relevance to the Neighbourhood Plan are set out below, together with the measures identified for each objective.

<b>Neighbourhood Plan SEA Objective</b>	<b>Neighbourhood Plan SEA Measures</b>
Historic Environment	<ul style="list-style-type: none"> <li>• buildings of Grade I and II* and scheduled monuments at risk;</li> <li>• number of Conservation Areas with appraisals and management proposals;</li> <li>• number of Listed Buildings in the District</li> </ul>
Designated Environmental Sites	<ul style="list-style-type: none"> <li>• condition of internationally and nationally important wildlife and geological sites (SSSI, SPA, SAC &amp; Ramsar);</li> <li>• area of ancient woodland within the District;</li> <li>• number of planning applications approved in the National Park</li> </ul>
Flood Risk	<ul style="list-style-type: none"> <li>• number of properties at risk from flooding, as defined by the Environment Agency;</li> <li>• number of planning applications approved contrary to advice given by the EA on flood risk/flood defence grounds.</li> </ul>

The assessment of the strategic objectives and policies of the Neighbourhood Plan against the baseline data in section 4 is made using the following notation: + positive; 0 neutral; and - negative.

In most cases, it is acknowledged the data is not collected or reported at a parish scale to enable an accurate assessment. In addition, the scale of development proposed in the Neighbourhood Plan is too small in comparison with the scale of existing development in the town, making the identification of cause-and-effect relationships between inputs and outputs very uncertain.

However, the assessment does seek to identify the relative attributes of the policies of the Neighbourhood Plan to inform the reader.

### **Assessing the impact of the Neighbourhood Plan Strategic Objectives**

The four strategic objectives of the Neighbourhood Plan are outlined in Section 4 above. They cover a range of economic, social and environmental issues in support of realising the Vision. Each of these objectives is assessed against the SEA objectives below.

	<b>Neighbourhood Plan Strategic Objectives</b>			
<b>Neighbourhood Plan SEA Objective</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
Historic Environment	+	+	+	0
Designated Environmental Sites	0	0	+	0
Flood Risk	0	+	0	+

The comparison of objectives suggests that the Neighbourhood Plan has the potential to deliver strong positive environmental impacts, even though only very modest development is proposed. Provided designated environmental sites are avoided through the location of development, or through design solutions that are sensitive to their setting, then there is unlikely to be any significant adverse environmental effects resulting from the Neighbourhood Plan's objectives.

### **Assessing the impact of the Neighbourhood Plan policies**

The Neighbourhood Plan contains the following policies, which may have an environmental impact on the key environmental features identified in section 5. The assessment has compared the proposed policy with the Neighbourhood Plan not having a policy but also explains to what extent there were other plausible options available.

#### ***Policy 2 - A Spatial Plan for the Parish***

The policy directs development to within the built up area boundary of Ferring village only. In doing so, it will avoid development affecting designated environmental sites outside the boundary – primarily the National Park – and encourage the identification of land that may

have had a previous use, both positive impacts. It will also avoid land in flood zones 2 and 3 altogether.

The policy may have negative impacts on the historic environment if not located and designed to reflect the appearance and setting of heritage assets but this is a matter for other development plan policies to manage.

The option of no policy would have a neutral impact as existing development plan policy would direct future development in a similar way.

Neighbourhood Plan SEA Objective	Policy	No Policy
Historic Environment	0	0
Designated Environmental Sites	+	0
Flood Risk	0	0

### ***Policy 3 - Housing Supply in the Parish***

The policy proposes a 50 home housing supply target for the plan period and the site selection criteria by which sites will be identified. As with the general direction of Policy 2, this policy requires sites to be within the built up area boundary. It also provides for the identification of land not yet available but suited to housing use in these locations.

The impacts of this policy are generally positive as with Policy 2. The option of not having a policy on this would likely have a negative impact as the ability to manage housing proposals using development plan policy alone may be hindered. The option of delivering fewer homes would likely be in conflict with the development plan and would not, in any event, be likely to secure a successful referendum vote. The option of delivering more than 50 homes would also not likely win the support at a referendum. Neither option is assessed in the SEA as neither is plausible.

Neighbourhood Plan SEA Objective	Policy	No Policy
Historic Environment	0	0
Designated Environmental Sites	+	0
Flood Risk	0	0

### ***Policy 4 - Housing Site Allocations***

This policy proposes two specific housing site allocations that are the only two sites that meet the criteria in Policy 3. The policy requires the Henty Arms allotment site to be re-provided in a larger and better form than the current site, leading to an overall environmental benefit. The site does not impact on any heritage assets but may affect the setting on the public house, which is a building of character, and so should take this into account in terms of the design of new buildings and of the access to Ferring Lane.



The village hall site will use previously-developed land in the village centre but outside the Conservation Area and its setting. The policy will result in the loss of a cherished local community asset but which has no special architectural merit. The redevelopment scheme will provide an opportunity to enhance the appearance of the village centre.

In both cases, the policy requires that the development proposals are implemented using Community Right to Build Orders to assure the local community that the schemes for each site will deliver strong local housing and social benefits and their environmental impact will be minimised.

As no other sites met the Policy 3 criteria, none have been assessed as options. A no policy option would be neutral for the most part, given development plan policy, but may miss the opportunity of delivering better allotment provision in the village.

<b>Neighbourhood Plan SEA Objective</b>	<b>Policy</b>	<b>No Policy</b>
Historic Environment	+	0
Designated Environmental Sites	0	0
Flood Risk	-	0

#### ***Policy 5 – Land at Ferringham Lane***

The policy identifies this existing industrial site inside the built up area boundary as suited to housing development in the later part of the plan period if it becomes available. Its redevelopment would make a positive contribution to the setting of the Conservation Area and would remove possible ground contamination from the past industrial uses of the site.

There are no other sites that have been identified in the built up area offering this potential. No policy would result in the continuation of an industrial use that does not enhance the setting of the Conservation Area and that may have land contamination.

<b>Neighbourhood Plan SEA Objective</b>	<b>Policy</b>	<b>No Policy</b>
Historic Environment	+	-
Designated Environmental Sites	0	0
Flood Risk	0	0

#### ***Policy 6 – Land at Green Park***

The policy identifies land off Green Park, which is outside the built up area boundary and is in a Local Plan-defined Gap Between Settlements, as a contingency housing development. The site has not been allocated in Policy 4 as its location does not meet the criteria in Policy 3 and its development will have an environmental impact on a designated environmental site.

However, given the re can be no guarantee at this stage of Policy 5 being implemented, this site may be required in the plan period as a replacement allocation. There are no other sites that are either available or may become available in the plan period and within the built up area boundary that are suited to residential development. This green field site presents the ‘least worst’ option available but its development ought to enable important local mitigation measures to be included in a future consented scheme.

<b>Neighbourhood Plan SEA Objective</b>	<b>Policy</b>	<b>No Policy</b>
Historic Environment	0	0
Designated Environmental Sites	-	-
Flood Risk	0	0

### ***Policy 7 – Sustainable Drainage Systems***

The policy proposes a prioritisation of measures within development proposals to reduce the risk of surface water flooding in the village. As such, it will have a positive effect on managing local flood risk. No policy may result in less or no appropriate measures being implemented as part of future schemes.

<b>Neighbourhood Plan SEA Objective</b>	<b>Policy</b>	<b>No Policy</b>
Historic Environment	0	0
Designated Environmental Sites	0	0
Flood Risk	+	-

### ***Policy 8 – Land North of Littlehampton Road***

The policy seeks to manage development proposals in an especially sensitive landscape area between the built up area of the village and the National Park and Highdown Hill. This area contains sporadic residential, commercial, horticulture and equestrian development but provides an essential, essentially unbroken setting to the Park and Hill. As such, the policy is intended to result in a positive environmental impact.

Without such a policy, then development management will rely on the generic policies of the development plan, which do not in themselves weigh the balance of economic and environmental policies in the way proposed in this policy. This may be to the detriment of seeking to protect the setting of these nationally important designated environmental assets.

Neighbourhood Plan SEA Objective	Policy	No Policy
Historic Environment	+	-
Designated Environmental Sites	+	-
Flood Risk	0	0

#### ***Policy 9 – Ferring Conservation Area***

The policy proposes an amendment to the Ferring Conservation Area boundary to reflect changes in the character of the area and to designation practice since its designation in 1976. The proposals are modest in extending the boundary to include other properties that contribute to the character of the Area and frame its setting. As such, the policy will have a positive impact on the historic environment. Were the boundary to remain the same, it is possible that the desirability of conserving and enhancing the Conservation Area may not be as well served.

Neighbourhood Plan SEA Objective	Policy	No Policy
Historic Environment	+	-
Designated Environmental Sites	0	0
Flood Risk	0	0

#### ***Policy 10 – Areas of Special Character***

The policy proposes the designation by ADC of three Areas of Special Character and further proposes that two of them are also considered by ADC for designation as Conservation Areas. The policy will therefore have potentially considerable environmental benefits in adding a higher degree of weight to the desirability to conserve and enhance these areas.

Neighbourhood Plan SEA Objective	Policy	No Policy
Historic Environment	+	-
Designated Environmental Sites	0	0
Flood Risk	0	0

#### ***Policy 11 – Buildings of Character***

The policy proposes the formal designation of the Buildings of Character. This will have a positive impact on the historic environment by providing these ‘locally listed’ heritage assets with greater protection from unnecessary or unjustified loss.

Neighbourhood Plan SEA Objective	Policy	No Policy
Historic Environment	+	-
Designated Environmental Sites	0	0
Flood Risk	0	0

### ***Policy 12 – Local Green Spaces***

The policy proposes the designation of three Local Green Spaces in accordance with the criteria set out in the NPPF. Each of the proposed spaces is an important open space and recreational asset and contributes to the setting of listed buildings and the Ferring Conservation Area. No policy in this respect will have a neutral impact as the development plan contains policies for the protection of urban open spaces.

Neighbourhood Plan SEA Objective	Policy	No Policy
Historic Environment	+	0
Designated Environmental Sites	+	0
Flood Risk	0	0

### ***Policy 13 – Village Centres***

The policy seeks to retain the vitality and viability of the two small retail centres in the village. Each centre contains a number of buildings or structures of character and the proposed Ferring Village Centre coincides with the Ferring Conservation Area. As such, the policy will have a positive impact on the historic environment by encouraging investment in local retail and services businesses and their premises.

Not having a policy will have a neutral impact overall but it is possible that the generic development plan policies may not be as effective at managing development proposals in the village centres.

Neighbourhood Plan SEA Objective	Policy	No Policy
Historic Environment	+	0
Designated Environmental Sites	0	0
Flood Risk	0	0

### ***Policy 14 – Ferring Community Centre***

The policy is a centrepiece and driver of the Neighbourhood Plan. It proposes the redevelopment of existing community assets that adjoin the Ferring Conservation Area boundary on the one side and the proposed The Glebelands Local Green Space on the other. The design and form of the existing buildings do not make a positive contribution to either of these assets.

A new facility will be designed, using a Community Right to Build Order, to achieve a standard of design that addresses these environmental impacts, as well as the greater issue of delivering long term sustainable community facilities. Not having this policy will have a negative environmental impact in allowing the current situation to continue.

<b>Neighbourhood Plan SEA Objective</b>	<b>Policy</b>	<b>No Policy</b>
Historic Environment	+	-
Designated Environmental Sites	+	-
Flood Risk	0	0

### ***Policy 15 – Allotments***

The policy requires the re-provision of the existing Henty Arms allotments prior to the redevelopment of the site as proposed in Policy 4. Land at Green Park (see Policy 6) may be made available for that purpose, or other land in a convenient location on the edge of the village. The policy will therefore have a positive environmental impact in enabling the delivery of a larger allotment with better facilities to meet local demand over the plan period.

<b>Neighbourhood Plan SEA Objective</b>	<b>Policy</b>	<b>No Policy</b>
Historic Environment	0	0
Designated Environmental Sites	+	0
Flood Risk	0	0

### ***Policy 16 – Assets of Community Value***

This policy proposes the designation by ADC of Assets of Community Value under the Localism Act 2011. Each identified asset is considered to meet the criteria for inclusion on a list of those assets to which the Community Right to Bid applies.

The policy has a positive impact in respect of those proposed assets that are already designated heritage assets by providing a contingency for the future closure of their operations. This may prevent them falling into disrepair.

The option of not having a policy will result in less of an opportunity for the local community to have a contingency plan and so is assessed as a negative impact.

Neighbourhood Plan SEA Objective	Policy	No Policy
Historic Environment	+	-
Designated Environmental Sites	0	0
Flood Risk	0	0

#### ***Policy 17 – South Coast Cycle Route***

The policy proposes to amend the route of the Cycle Route through the parish to better reflect the practicalities of delivering the proposal. In doing so, the policy will also divert the route away from Ferring Beach, which may help protect its biodiversity interest. This may not be possible if the current proposed route is retained as a new purpose-built cycle path will be required to cross part of the beach (see also Policy 18).

Neighbourhood Plan SEA Objective	Policy	No Policy
Historic Environment	0	0
Designated Environmental Sites	+	-
Flood Risk	0	0

#### ***Policy 18 – Patterson’s Walk***

The policy proposes the extension of the existing footpath at the rear of Ferring Beach for the benefit of pedestrians, especially those with mobility impairment, using Patterson’s Walk and the Bluebird Café. As such, the policy will help protect the biodiversity interest of Ferring Beach by better containing pedestrians that reach the end of the Walk.

Neighbourhood Plan SEA Objective	Policy	No Policy
Historic Environment	0	0
Designated Environmental Sites	+	0
Flood Risk	0	0

#### ***Assessment Conclusion***

The policy options chosen in the Neighbourhood Plan have been assessed as those, where genuine, plausible options were available, that achieved an appropriate balance between avoiding any significant environmental impact and meeting the strategic objectives of the Neighbourhood Plan.

The use of Community Right to Build Orders to implement some proposals will enable their impact to be fully understood in detail and the mitigation solutions to be designed, consulted upon, examined and put to a referendum as integral features of the Neighbourhood Plan.

In all other cases, there are no measurable environmental impacts, for which there is existing data or will be future data to make a meaningful assessment. Where options have allowed for a choice in proposals, where relative impact may be judged, then in each case, the option chosen as sought to minimise impact within the constraints of other policy objectives.

#### **10. The measures envisaged to prevent, reduce, and as fully as possible offset any significant adverse effects on the environment of implementing the Neighbourhood Plan**

The assessment indicates there are no significant environmental effects of the Plan. Those minor environmental effects of the Neighbourhood Plan will be addressed as identified above.

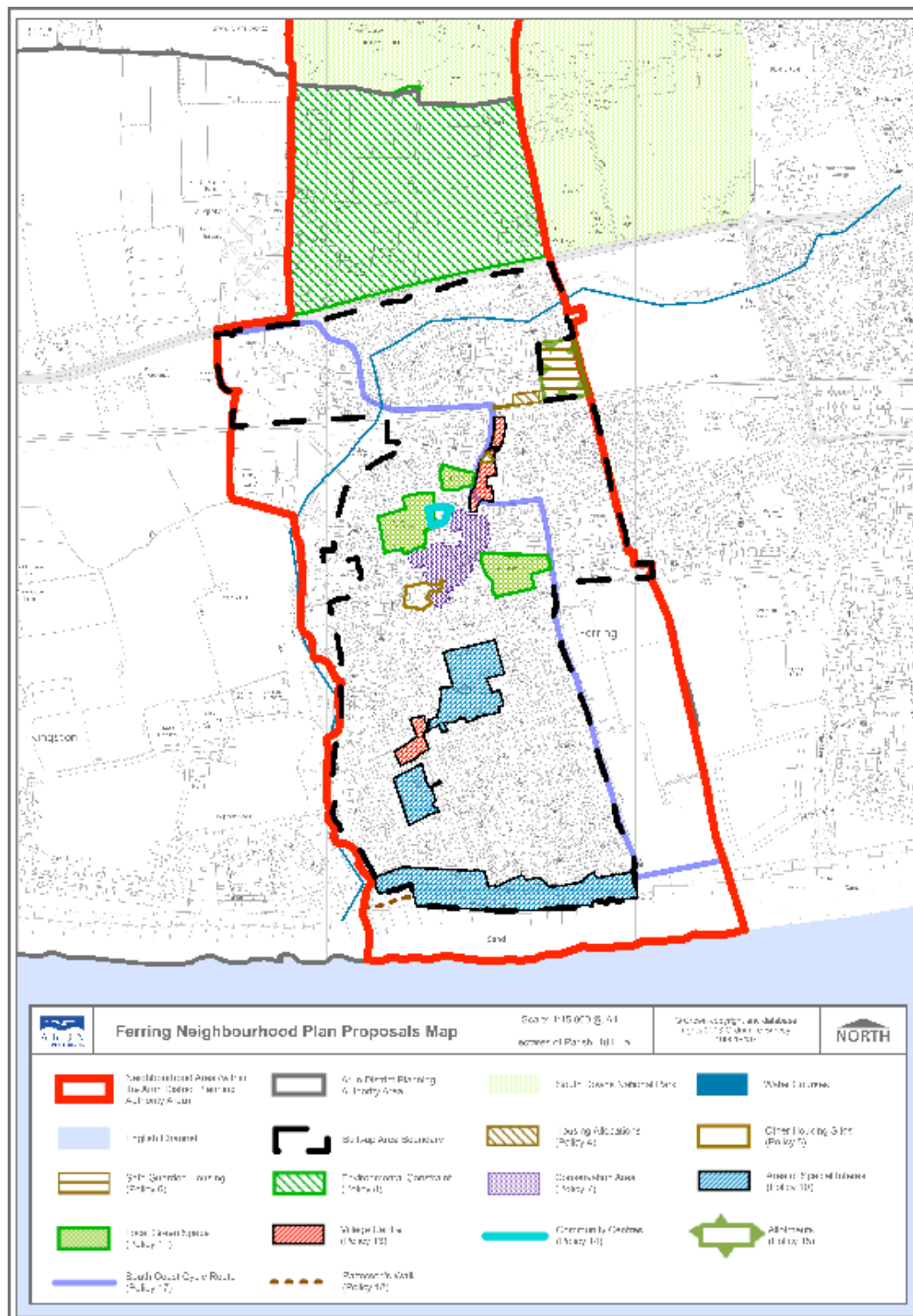
#### **11. An outline of the reasons for selecting the alternatives dealt with**

With all the policies, where there were plausible options to assess, the conclusions reached in all cases was that the preferred options now proposed in the Neighbourhood Plan were those that would minimise environmental impact when considered alongside its strategic objectives. The social and/or economic value of some policies, and the need for the Neighbourhood Plan to pass a referendum to become adopted, required environmental objectives to be qualified.

#### **12. A description of measures envisaged concerning monitoring**

The Neighbourhood Plan proposes that the progress in its implementation will be assessed using the measures identified for each of its strategic objectives. These will be reported in the Arun and South Downs National Park Annual Monitoring Reports. Similarly, its progress in respect of its SEA objectives may be assessed and reported in the same way.

## 7. Proposals Map





## **Annex A – Evidence Base**

The list below contains all those documents collected and reviewed in the process of preparing this report. All are available to view via the Ferring Parish Council website's neighbourhood plan pages.

- Community Profile for Ferring Parish (2012)
- Ferring Community Event Notes (2012)
- Ferring NP Housing Group Report (2012)
- Ferring NP Environment Group Report (2012)
- Ferring NP Drainage Group Report (2012)
- Ferring NP Heritage Asset Review (2013)
- Ferring SHLAA (2012)
- Ferring NDP Community Survey (2012)
- Ferring Parish Plan (2005)
- Arun Note on 5 Year Housing Supply (2012)
- Arun Locally Generated Housing Needs Survey (2010)
- Arun Affordable Housing Options Viability Study Update (2010)
- Arun Employment & Economic Land Assessment 2010
- Arun District Shopping Centre Survey (2006)
- Arun Settlement Sustainability Study (2007)
- Arun Infrastructure & Funding Study (2009)
- Arun District Strategic Transport Study (2006)
- Arun Strategic Flood Risk Assessment (2008)
- Arun Landscape Study (2006)
- Arun PPG17 Assessment (2009)
- Arun Green Infrastructure Study (2012)
- Arun Local Plan (2003)
- Arun Proposed Submission Local Plan (2013)
- Arun Habitat Survey (2008)
- Economic Impact of Tourism in Arun (2008)
- Arun Local Plan Sustainability Appraisal (2012)
- Arun Core Strategy Habitats Assessment (2010)
- Arun Economic Strategy (2009)
- Arun Draft Leisure Strategy (2013)
- South Downs National Park Management Plan (2008)
- South Downs National Park Housing Requirements (2011)
- South Downs Landscape Character Assessment (2011)
- West Sussex Strategic Housing Market Assessment: Arun (May 2009)
- West Sussex Sustainable Energy Study (2009)
- West Sussex Local Transport Plan 2011-26
- A Revision of the Ancient Woodland Inventory for West Sussex (2010)