

Rogate and Rake

Neighbourhood Development Plan
2015 – 2035

Final Pre-Submission document for consultation



GLOSSARY

ANGS	Accessible Natural Green Space
BAP	Biodiversity Action Plan
BOA	Biodiversity Opportunity Area
CDC	Chichester District Council
GI	Green Infrastructure
HA	Housing Association
LDF	Local Development Framework
LEAF	Linking Environment and Farming
LNR	Local Nature Reserve
NNR	National Nature Reserve
PMP	Partnership Management Plan
POS	Public Open Space
PROW	Public Rights of Way
RPC	Rogate Parish Council
Ramsar	Wetland site of international importance defined by the Ramsar Convention
SAC	Special Area of Conservation
SAM	Scheduled Ancient Monument
SINC	Site of Importance for Nature Conservation
SNCI	Site of Nature Conservation Importance
SAM	Scheduled Ancient Monument
SDNPA	South Downs National Park Authority
SHLAA	Strategic Housing Land Availability Assessment (by the SDNPA)
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
SUDS	Sustainable Urban Drainage System
UKBAP	United Kingdom Biodiversity Action Plan
WHS	World Heritage Site
WSSC	West Sussex County Council

FOREWORD

To be completed by the Parish Council, including their endorsement of the Plan

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NOTES:

1.0 INTRODUCTION

1.1 The Purpose of the Neighbourhood Development Plan

This Neighbourhood Development Plan (the 'Plan') has been produced by Rogate Parish Council, as the legal qualifying body, under the powers granted to communities through the Localism Act 2011 to comprise a planning policy document that will guide development in the Parish over the period between 2015 and 2035 (the 'Plan period'). The Plan, when adopted, will form part of the statutory Development Plan covering the Parish.

First and foremost, the Plan that has been written is actually a planning document. The primary purpose of the Plan is to express the shared vision of the local community **on planning and future development**. This vision and the resultant policies will in turn guide the Local Planning Authority (LPA), in this instance the South Downs National Park Authority (SDNPA), and all those with a development interest in the Parish when preparing and determining planning applications. The document's emphasis is on identifying policies that will allow Parishioners, particularly the older and younger members of the Community, to be able to stay in the Parish, to emphasise the need for low cost and affordable housing in the Community and to encourage employment opportunities in the area. Given the 20 year life span of the Neighbourhood Plan, the document also sets down the Community's preferred locations for any development in the Parish.

The extensive Plan process has also identified several community aspirations, likes and dislikes but, while this document tries to incorporate these wishes in the text in a balanced fashion, it must also be realised that the process actually has little power to implement and execute certain of these Parish ambitions that are not specifically concerned with planning and future development in the Parish. Nevertheless, these various aspirations are included in the document in order to provide a useful steer to the Parish Council and other statutory bodies over the life of the plan.

Four points are worth making:

- Firstly, this **lack of teeth** (whether it be a lack of financial wherewithal to fund community initiatives or the primacy of other guidelines that might trump initiatives that have been identified as being important by the Parish) can make the document appear frustratingly blunted. It is nevertheless important to recognise that the document represents a properly-consulted Parish "view" that identifies and then sets out several policies and sub-policies that constitute the Parish Plan;
- Secondly, the Parish is located in a National Park and is therefore **already subject to an exacting and comprehensive framework of guidelines and rules**, both in terms of planning and land use. Just as it has proved important to ensure that the Plan is properly compliant with these additional guidelines, Parishioners should also take comfort in these over-arching sets of rules; in the matter, for instance, of community sustainability, the SDNPA and National Policy Framework already support this concept and the practices required to deliver this concept with appropriate importance;
- Thirdly, the process has thrown up **several views on all manner of matters** and, in particular, the weighting that such matters should be given in the Plan. The writing of

the Plan (and the nearly twenty drafts that the Plan has undergone) has therefore been an exercise in trying to chart a fair, transparent and evidence-based edit of all of these views in order to reach a middle-ground document that best reflects feedback from the Community over the two years of the process;

- Fourthly, the Plan process has identified several “**Community aspirations**” that residents think key to the sustainable development of the Parish over the life of the Plan. While many of these ambitions are not directly relevant to planning matters (and not, therefore, either appropriate or generally compliant for inclusion in a neighbourhood plan), these aspirations were tested in the Plan questionnaire and have been included in the Plan’s subsidiary narrative as an important component of Parish vision.

In particular, this Plan seeks to ensure that;

- The Parish can evolve sustainably over the Plan period and beyond; and
- The well-being and prosperity of all residents are promoted and nurtured. The NP recognises that these aspirations can be achieved by ensuring the protection and enhancement of, and better provision for, the natural, social, and economic resources of the Parish.

1.2 The Plan structure

The remainder of this document:

- Provides an overview of the legal and policy context within which the Plan has been produced;
- Describes the work undertaken to produce the Plan;
- Gives an overview of the Parish, including any opportunities or constraints;
- Outlines the Plan’s vision and objectives;
- Sets out the statutory policies of the Plan and sets out the scope for any review and early replacement of the Plan;
- Additionally sets out the broader aspirational action points to be considered by the Parish Council.

Pages 1 -26 set out the background to the Plan and look in some detail at the Parish’s profile. The remainder of the document then deals with the Plan’s policies. The document should be read in conjunction with its appendix that provides additional detail and narrative.

2.0 PLAN PREPARATION AND DELIVERY

2.1 The procedural framework

Whilst Neighbourhood Development Plans represent a significant opportunity for communities to identify and then address various development issues within their Plan area they must be prepared within a clearly defined legal framework.

As the Plan carries significant legal weight, as required it has been prepared in strict accordance with all relevant primary and secondary legislation – principally Schedule 4B of the Town and Country Planning Act 1990 ('the Act') and the Neighbourhood Planning (General) Regulations 2012 (as amended) ('the Regulations'). Reference to these documents will ensure that the Plan comprises a set of policies that are procedurally sound in their preparation.

The Plan adheres to a number of legal processes during the course of its preparation that are set out in the suite of legislation. These include the formal designation of a clear neighbourhood area to be covered by the policies of the Plan, amongst others.

The Plan is also technically robust. The most important technical requirement of the Plan is that it is able to pass the 'basic conditions' tests, to be applied by an independent examiner who will undertake a technical assessment of the Plan. Primarily, the basic conditions require the plan to:

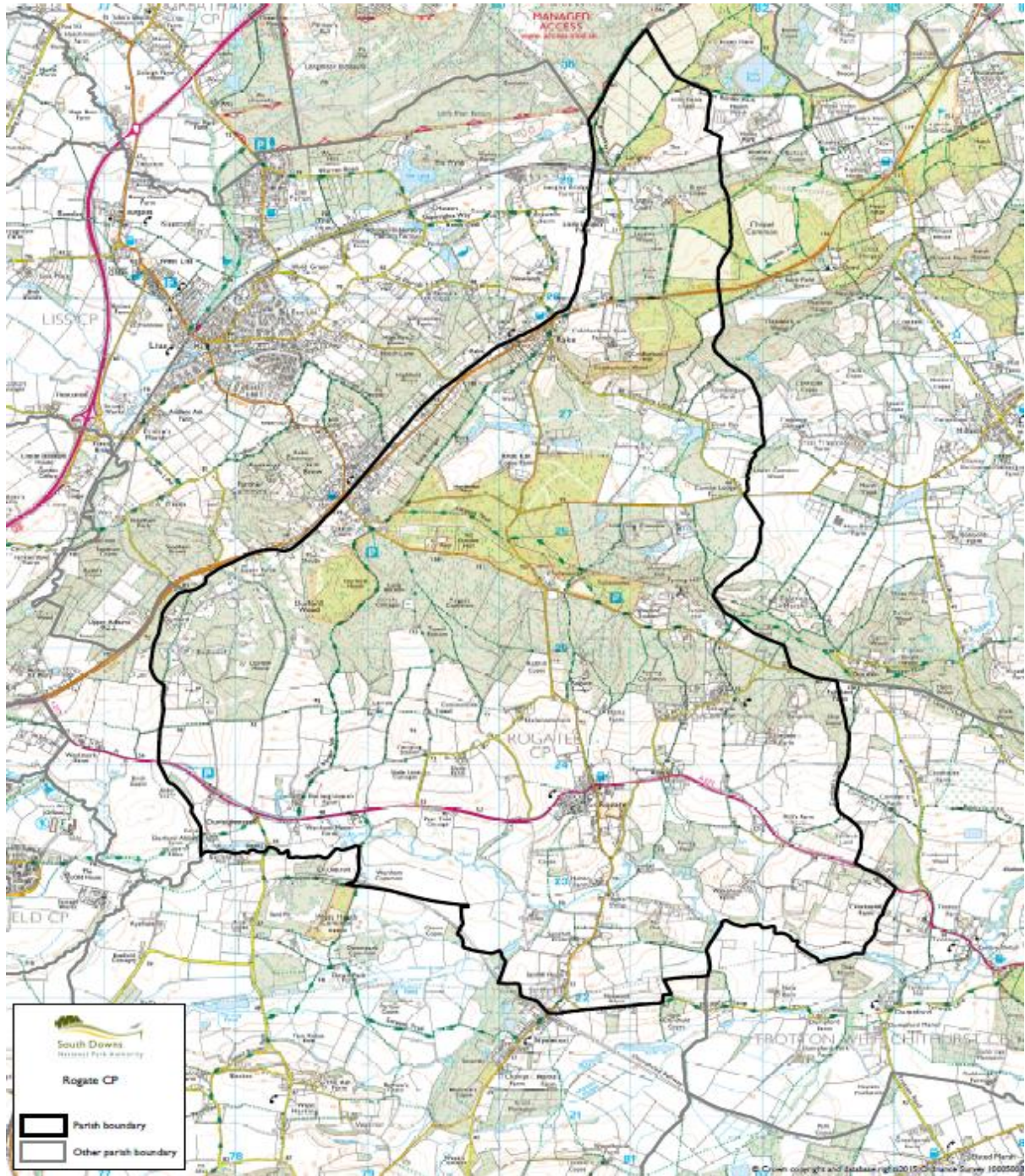
- Have regard to all national level policies contained in the NPPF, as well as accompanying guidance published by the Secretary of State (primarily the National Planning Practice Guidance suite – NPPG);
- Be in general conformity with the strategic policies of the adopted development plan;
- Contribute towards the achievement of sustainable development; and
- Demonstrate compliance with all relevant EU obligations.

It is additionally important that the Plan has been consulted on at key stages to ensure that the views of residents, key stakeholders and where necessary landowners have been taken into account. The rigour of the consultation exercise is also a consideration of the independent examiner.

2.2 The Plan area

The designated Plan area within which the policies of this Plan apply comprises the entire administrative parish of Rogate. A map of the Plan area can be found on the following page.

Rogate and Rake Plan area



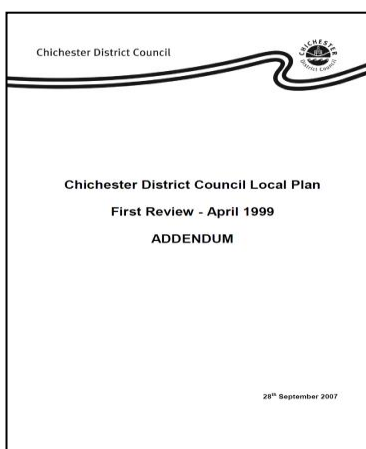
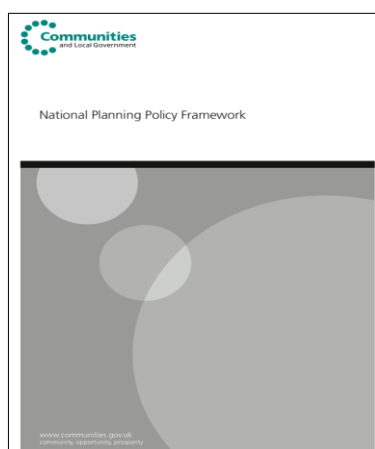
2.3 The planning policy context

The Plan has been prepared in accordance with all relevant national and local level policy and guidance.

Principally, at a national level this is contained in the NPPF and the accompanying NPPG suite. The Framework provides overarching policy which forms the start point of plan making with the Guidance providing an explanatory of plan making best practice. The appropriate policies and paragraphs of both of these resources have been considered during the production of this Plan.

The local planning authority with jurisdiction over the Plan area is the SDNPA due to the Parish falling entirely within the South Downs National Park. It is intended that the SDNPA will adopt its own local plan covering the Park area during the course of 2017. Prior to the adoption of the plan for the Park, the most up-to-date strategic local plan policies applicable to the Parish are contained in the saved sections of the *Chichester Local Plan 1999*.

The documents and policies comprising the strategic elements of the development plan will inevitably alter and be reviewed over the course of the Plan period. In which case, the policies of this Plan have specifically been drafted with close dependence on the framework provided by the NPPF and against locally derived evidence to ensure that they can endure.



2.4 The special role of the South Downs National Park

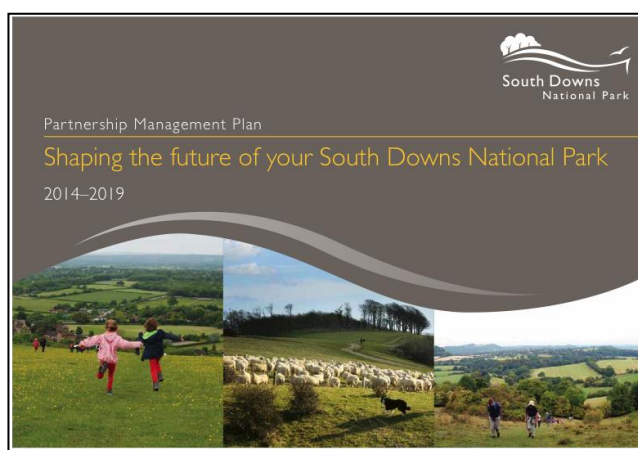
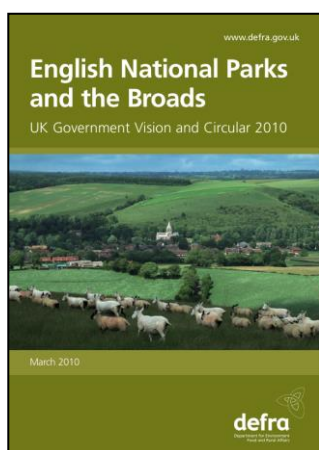
Whilst at the point of the preparation of this Plan the SDNPA do not currently have an adopted local plan appropriate regard has been had to the emerging policies for the Park. In addition a high level of attention has been paid to the purposes of the National Park's designation.

The *English National Parks and the Broads - UK Government Vision and Circular*, published by DEFRA in 2010, identifies the Purposes of National Parks as:

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

The “special qualities” of the Park referred to in the Circular were identified and published by SDNPA in 2011. In turn, the Steering Committee has used this work to underpin the Rogate and Rake Plan. The SDNPA characterise the National Park as having “diverse, inspirational landscapes and breath-taking views; tranquil and unspoilt places; a rich variety of wildlife and habitats including rare and internationally important species; great opportunities for recreational activities and learning experiences”. One of the key purposes of the Rogate and Rake Plan is to preserve such “special qualities” within the Parish in a local context. As such it purposely contains several references to such “special qualities” when referring to the Parish.

The SDNPA subsequently published a *Partnership Management Plan* in 2014 (PMP), a strategic document with a Vision for the National Park up to the year 2050. It includes guidelines, policies and actions supporting the delivery of that Vision. The PMP will provide the broader framework for the emerging SDNP Local Plan.



In addition, national planning policy is also more restrictive in National Parks than in the rest of the country. The NPPF provides guidance on planning and land use issues in National Parks. In particular paragraph 115 states that “great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads, and Areas of Outstanding Natural Beauty (AONB), which have the highest status of protection in relation to landscape and scenic beauty”.

Additionally, paragraph 116 confirms “planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest.”

2.5 Consultation and engagement

The process has sought to consult and involve the whole community – parishioners, its businesses and community groups – in creating the Plan. This has included a number of public events, and a comprehensive questionnaire exercise to get parishioners’ views on a wide range of local topics.

A key requirement set by the Parish Council in relation to both the preparation of the Plan and the programme of consultation and engagement is that it should be thorough and transparent in the eyes of residents. Amongst other initiatives, the following means were employed to ensure that this requirement was met in full:

- The formation of a steering committee under the terms of the governance document agreed at the outset of the exercise and overseen throughout by the Parish Council and members of the SDNPA. The Steering Committee has comprised a mixture of residents to produce the Plan and has been kept fully informed throughout the process through email alerts and an updating website (www.rogateandrakeplan.co.uk). The procedures for establishing the Parish’s NP were set out in a formal Governance Statement agreed with the Rogate Parish Council (RPC) and the SDNPA in April 2013;
- An Enquiry by Design process, open to the entire Parish, to aid the production of the initial vision and objectives for the Plan. This process entailed a public engagement exercise and two stakeholder workshops, culminating in the publication of the “Studio LK Vision Document”;
- A number of open community sessions and events to ensure that continual consultation has taken place during the course of the Plan’s drafting; and
- A Parish-wide community questionnaire, issued to every household in the Plan area, the results of which have been verified by an external auditor.

Full details of the consultation and engagement process are included in the evidence base accompanying the Plan. In addition, the timeline of consultation will be documented in full in the Consultation Statement prepared in support of this Plan.

2.6 Evidence gathering and analysis

Understanding and interpreting the views of residents and consultees has been guided by deliberations of a voluntary steering committee.

The Plan is underpinned by relevant evidence produced by a range of statutory bodies, primarily the SDNPA. It has also been informed by a thorough assessment of local constraints, sensitivities and opportunities, many of which are characterised either within the character context section of this Plan or the accompanying evidence base appendices.

In addition a suite of locally derived and / or produced evidence augmented by a Parish-wide Questionnaire has been used to inform and develop the objectives and policies of the Plan. In

particular the Rogate Parish Plan 2007 was used as a broad starting point for the Neighbourhood Plan, with many of the topic areas and action points being drawn from outstanding local actions. The evidence gathering process undertaken during the course of the Plan's production is set out in the evidence base appendices produced in support of this document. The evidence base also includes that the Steering Committee's efforts to identify and assess potential development opportunities in the Parish in an effort to enable an understanding of the capacity that exists in Rogate and Rake to meet local development needs.

2.7 Sustainable development

Sustainable development in the context of Rogate and Rake has been identified as the responsible stewardship of the natural environment so as to meet the needs of all residents of, and visitors to, the Plan area, without jeopardising the ability of future generations to meet their own needs and subject to safeguarding the current rural character and special qualities of the Parish.

The NPPF describes sustainability as having three dimensions, each of which require the planning system and the plans that lead it to perform a number of roles, economic, social environmental.

To ensure that the Rogate and Rake Plan successfully performs these roles and helps achieve sustainable development the policies of the plan have been assessed on the basis of Local Sustainable Development Indicators (SDIs). SDIs should cover all three inter-dependent categories, in order to improve the economic, social and environmental conditions for all residents in and visitors to the Plan area.

In the context of this Plan, sustainable development involves:

- A natural environment which supports and sustains the natural beauty, landscape and scenic beauty of the Parish including its tranquillity and dark skies as well as the biodiversity of habitats and species within the Parish and wider region.
- Interesting, imaginative, innovative, long-lasting, and adaptable buildings and public spaces that reflect the gradual development of the Parish while recognising the movement towards energy-saving lifestyles.
- The enhanced economic and social well-being of all residents in, and visitors to, the Plan area which will be taken into account;
- The consideration of the demonstrable needs of the community; and
- An importance placed on locally available work and enterprise, so people can choose to work in their neighbourhood as well as live there.

2.8 Monitoring and review

The end of the statutory policy section of the Plan lists the mechanisms for monitoring and the potential for the revision of some of all of these policies. The Plan will be subject of constant review and has the ability to be replaced prior to the end of the Plan period in the instance that this would be in the best interests of the Parish.

3.0 PARISH PROFILE

3.1 Overview of the Parish

The Parish of Rogate is home to over 1,500 residents and is a beautiful and picturesque place to live, work and relax, an environment very much cherished by both those who live within it and those who visit it. It is located in the north-west of the SDNP in a rural landscape devoid of large settlements and comprising, inter alia, sandy arable farmland in the valley of the River Rother. It comprises two main villages: Rogate, a small village with a traditional nucleus around a local road junction and its constituent services lying in the south of the Parish; and Rake, a linear settlement, stretching for around 2 miles along the B2070 London Road to the north.

The Parish measures approximately 5 miles from north to south and 3 miles from east to west and covers approximately 9 square miles (23 sq km) with a perimeter of 16 miles. It is home to a diverse range of habitats that make it an idyllic and tranquil haven for wildlife to flourish. The following section takes a topic by topic approach to the assessment of some of the more specific issues in the Parish and seeks to characterise it in such a way that enables the user of this Plan to fully understand the justification behind its vision and objectives.

3.2 Topic by topic

The following section broadly describes the Parish and its settlements and provides the baseline against which the vision, objectives and policies of the Plan have been prepared. This section is organised on a topic basis, as follows:

- Sustainability in the Parish
- The Natural Environment
- The Built Environment
- Housing
- Local Economy and Work
- Transport and Travel
- Energy
- Community Health, Well-being and Amenity

3.3 Sustainability in the Parish

The achievement of sustainable development is a thread that runs through every aspect of Plan making. It is this Plan's position that any proposals for development or for land-use changes in the Parish should show that they seek to protect the natural environment, habitats and species found in the Parish and foster the economic prosperity and social well-being of the community as a whole. Any such proposals should not negatively affect the wider community.

3.4 The natural environment of the Parish

The Parish is predominantly rural in nature, located entirely within the SDNP. It offers a high level of tranquillity and a broadly unspoiled character. One of the defining factors in characterising sustainability for the purposes of this plan is the protecting the natural and built environment and all the qualities that these offer to the Community. The Plan Area largely comprises low-lying farmland in the southern half of the Parish including the important River Rother corridor running west to east near the southern boundary of the Parish, and woodland on higher ground and escarpments in the northern half of the Parish. This rich landscape includes diverse wildlife habitat, expansive views of a rural character that are highly regarded by the community. Enhanced protection and management of the local landscape is provided by the National Park designation that washes over the whole Parish, albeit several key local views and vistas have been identified during the preparation of this Plan that are considered to be particularly representative of the Parish's character. These are covered in the statutory policies of the Plan.

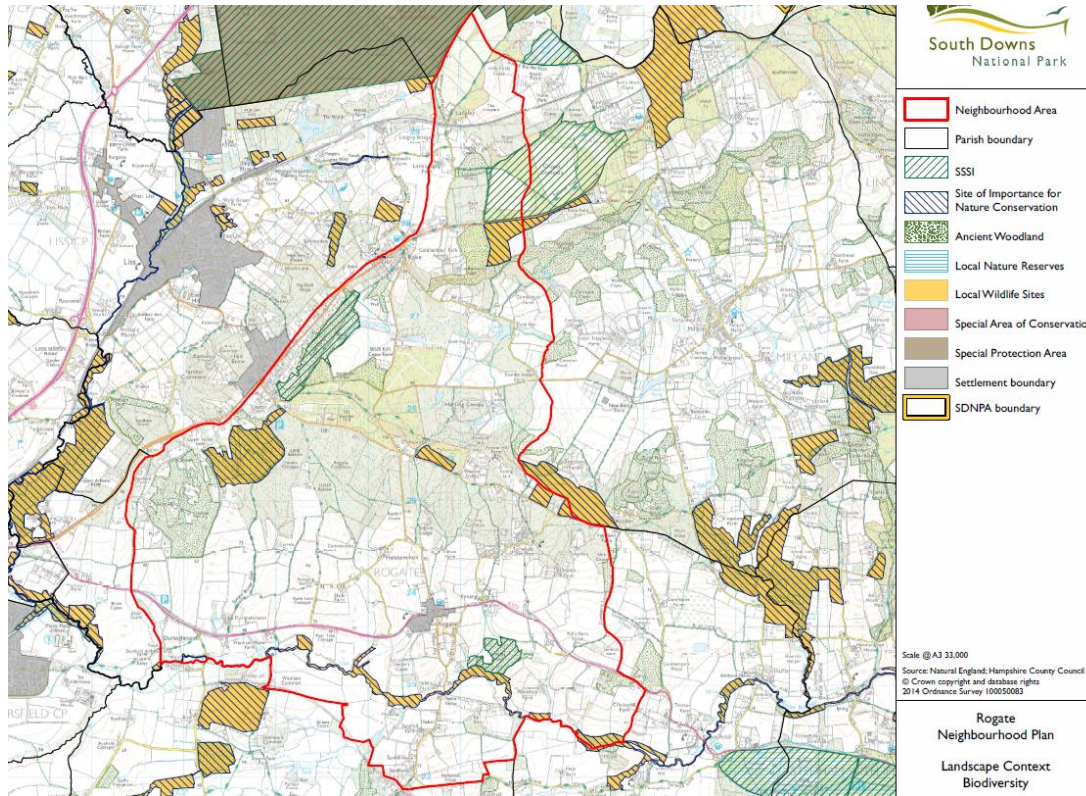
The Parish is home to a small number of designated sites with conservation importance. Currently it includes three Sites of Special Scientific Interest (SSSIs) located at Rake Hanger, a small part of Chapel Common and at Fyning Moor alongside a number of local wildlife sites and Site of Importance for Nature Conservations (SINCs). No designated or candidate LNR, SPA or SAC sites exist in the Parish, although there is an SPA directly adjacent to its northern boundary.

Along with promoting greater ecological connectivity, public access to local wildlife and landscapes for conservation management, recreation and enjoyment is an important aspect in promoting environmental stewardship and sustainable tourism in the Parish. The community values highly the network of public footpaths and bridleways in the open countryside. During the course of consultation, the community expressed particular interest in improving existing levels of access, notably to the River Rother corridor where public access is currently limited to a few crossing points and a short stretch of the riverbank northeast of Habin Bridge.

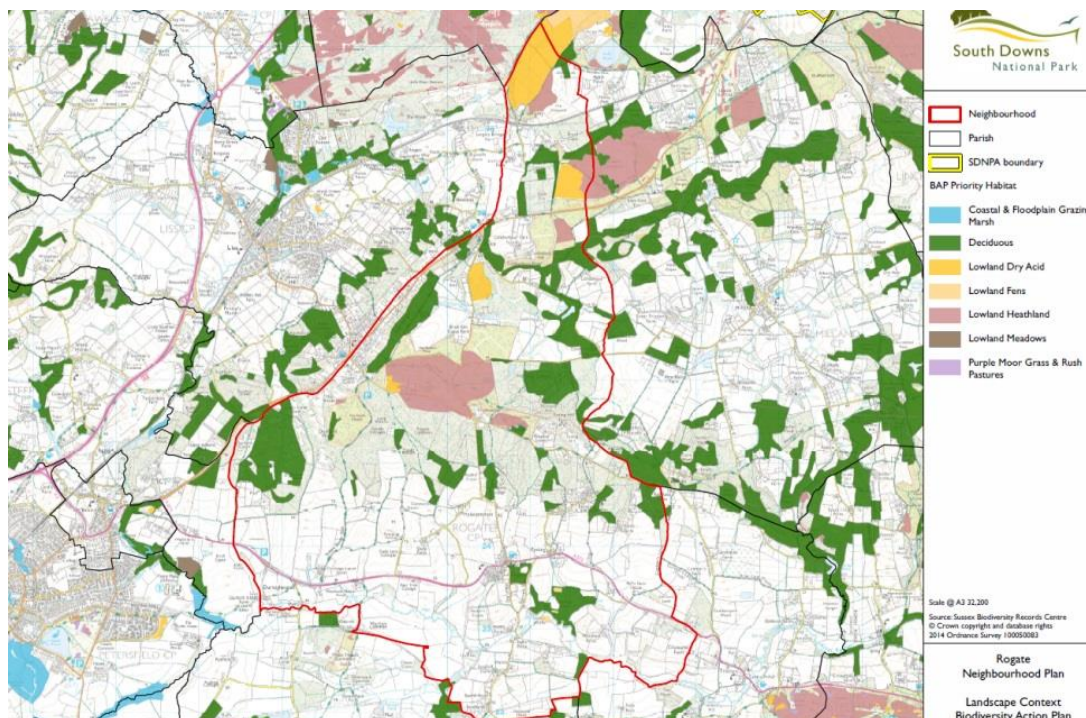
It has also been identified that the community places a high value on woodland management to ensure that sensitive and balanced management of the tree covered areas of the Parish can help maintain a healthy balance between a prosperous forestry industry, the wooded character of the Plan area and the preservation of important woodland habitats. Similarly, supporting ecologically sensitive farming practices can yield economic benefits whilst enhancing opportunities for wildlife movement, refuge, shelter and foraging.

Additionally it is recognised that one of the key attractors of tourists to the Parish is the unspoiled and sensitively managed landscape locally. The attractiveness of the Parish and the wider area can be enhanced through the provision of enhanced opportunities to access its more tranquil areas such as the corridor of the River Rother. The following maps help further characterise the Plan area through setting out important local designations, constraints and character areas.

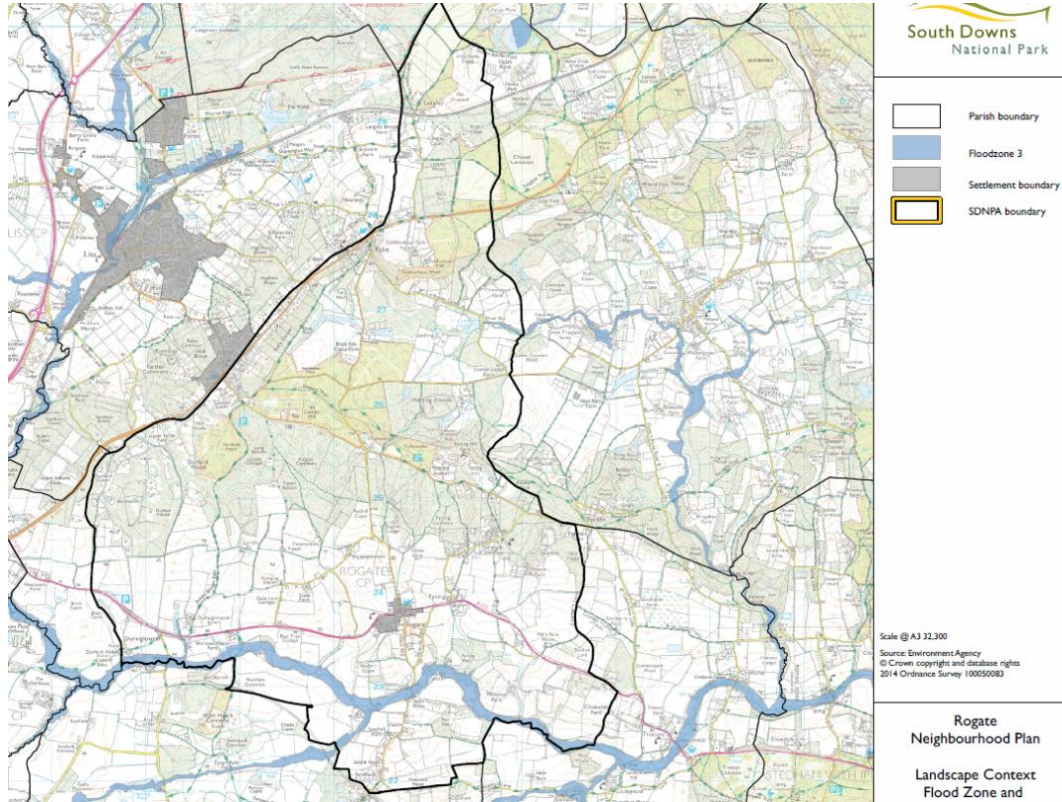
Ecological and wildlife designations



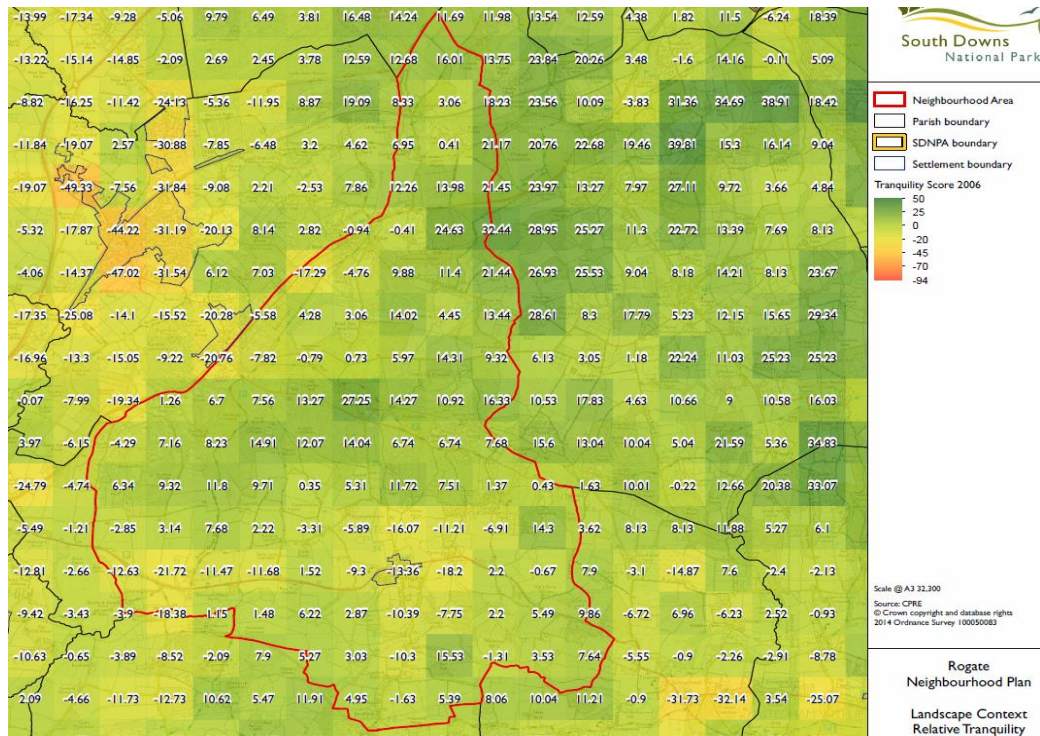
Landscape context and character areas



Floodzones (Floodzone 3 marked)



Local tranquillity indicators (with most tranquil indicated in shades of green)



3.5 The built environment

As of the 2011 Census there are 1,556 people living in the Parish, largely living within the two main settlements of Rogate and Rake. The wider countryside is then characterised by smaller, sporadic hamlets nestled in the hills of the surrounding weald. This distinctive historic pattern of building clusters contributes to the rural character of the Parish, which the community values highly and which this Plan seeks to retain.

The form and setting of listed buildings are especially valued and this Plan seeks to reinforce the guidance included in higher level policy that they should be protected and maintained. Indeed, the Parish is moderately stocked with heritage assets, all of which are identified on the map overleaf. While this might not usually be significant for any one individual development, the cumulative impact of new development and changes of land use should certainly be considered given its likely effect to the rural character of the Parish.

The evidence provided in support of this Plan demonstrates that the community does not wish to see any significant change to the rural character of the Parish. This should be a primary consideration when any new development is delivered.

A Design Guide for the Parish is provided in the Appendix (section 14, “Design Statement appendix”) as a guidance note on good quality design (in its broad definition and recognising that such terms are subjective) for buildings appropriate for the Parish, whether they are traditional, contemporary or innovative in style. The Steering Committee has devised a scheme to advise on appropriate style and design, and provide mechanisms to resolve any conflicts.

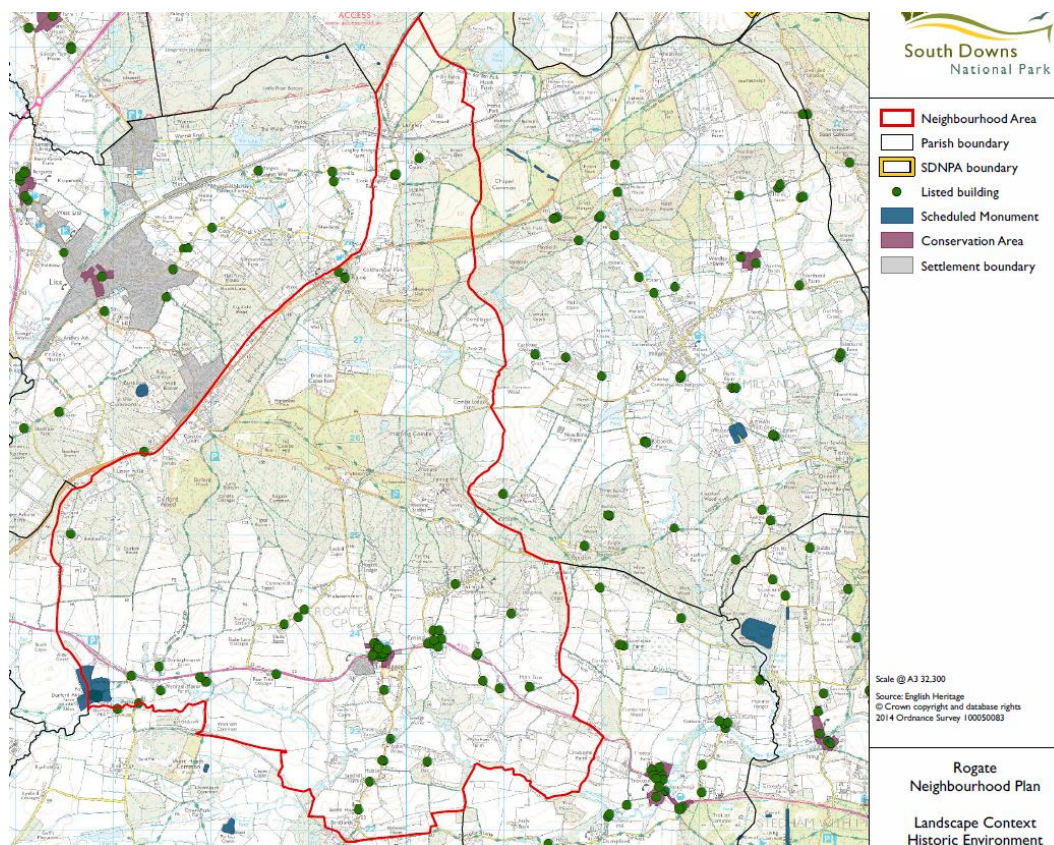
As the environment of the Parish is particularly sensitive, all residential and commercial buildings will be expected to meet high standards of energy and water conservation, while a greater use and supply of renewable and low carbon energy and the use of local and renewable construction materials will be encouraged.

Wherever viable and practical, it is considered that compliance with a high sustainable construction standard will be required for all residential and commercial structures, such as the Code for Sustainable Homes, BREEAM, the One Planet Living Standard (see <http://www.oneplanetliving.com/index.html>), PassiveHaus or Fabric First. In particular, this Plan recognises that the One Standard Living Standard is a useful and relevant current yardstick for development in the Parish.

Furthermore, the Plan recognises that a rural area such as the Parish cannot absorb large-scale development as readily as more urban locations with better public transport links, infrastructure and employment. It is anticipated that all future development in and around the villages will be on a domestic scale and will integrate subtly into the countryside and the rural character of the settlements.

It is noted that Fyning Recreation Ground positioned between bridleway 1163, footpath 1162 and close to the Serpent Trail has been omitted from the list of Registered Commons on SDNPA’s Landscape context and Rights of Way map. The Ground is a 6 acre site registered as a Village Green in 1971 (# 305412, Charity Commission # 07414727). Furthermore, it is noted that the Border and Serpent Paths are well shown on the Ordnance Survey map of the Parish but not on SDNPA’s footpath map. It is the NP’s position that these Paths are key Parish assets and the use of the Paths is important to encourage tourism within the Parish and encourage long-distance walks in the area.

Heritage assets within the Parish



3.6 Housing

Consultation suggests that there is little community enthusiasm for any significant increase in housing provision across the Parish. At the same time, it is also recognised that neighbourhood plans must be positive and provide for sustainable growth which is also concerned with jobs, amenity, recreation and conservation. To this end, the benefits of a better mix of accommodation size more suited to the likely needs of the community that will change over the life of this Neighbourhood Plan are recognised both in the outputs of consultation and the policies of this Plan. The delivery of a mix of new homes will ensure that the Parish can thrive in changing, challenging economic circumstances. In particular it has been identified that there is a lack of smaller properties to buy or rent. Many smaller homes have been lost to this tier of the market due to continual extension, turning 1 and 2 bedroom properties into large family homes.

Finding a balance between limited housing delivery and meeting the evolving needs of the local community requires sound forward planning. The policies of the Plan seek to achieve that objective in order to remain a thriving location for families to live and work.

This Plan envisages the need to deliver somewhere between 11 to 25 new dwellings within the Parish over the next two decades to help provide a critical mix of new housing for local residents. This predicted range has been identified through the analysis of findings of local consultation exercises, of data provided by CDC, output from the Neighbourhood Plan

Questionnaire and also the SDNPA who are likely to identify a need to deliver 11 new dwellings in the Parish over the timeline of the by way of allocation and on data taken from Chichester District Council's affordable housing needs register. This assumption is a key component of this Plan and is also in line with responses from the Community Questionnaire.

It is also noted, however, that there has not been any formal needs-based assessment undertaken by the relevant local planning authorities and that this number of new units, although adopted by this plan, has not been rigorously tested.

The most recent Housing Needs Survey undertaken in 2011 identified a need for between 14 and 26 affordable homes in the Parish (depending on priority band), notwithstanding there is evidence that on average 3 affordable properties in the Parish become vacant each year. A proportion of local need will likely therefore be met through the re-let of existing stock over the lifetime of the Plan. The period covered by this survey will likely have elapsed upon the adoption of the neighbourhood plan. However, it serves as an indication that there is a trend of need for affordable properties in the Parish, despite a significant level of existing stock.

Taking into account the trends set out above alongside the most up-to-date identification of local needs and demands, ascertained from the neighbourhood plan consultation exercise, 50% of the 11-25 new dwellings anticipated in the Parish over the Plan period should be delivered as affordable or supported housing as a minimum. Notwithstanding that this 50% hurdle may be difficult to implement, the 50% minimum is a firm target of this Plan and informs how the Plan considers future development within the Parish. Furthermore, the evidence underpinning this Plan identifies a pressing need for new market housing to comprise smaller one, two or three bed dwellings in order to meet local needs both now and into the future. An up-to-date and dynamic assessment of need should ideally support and justify any new housing development in the Plan area over the Plan period.

Mobility in the housing market is also identified as important. The importance of younger families to the vitality of the Parish is paramount. One way of freeing up suitable homes is to provide new, smaller-sized accommodation more suited to the needs of elderly residents that may in turn help release larger, under-occupied dwellings for younger families.

3.7 Local economy and work

Historically, the Parish has relied on agriculture and forestry for employment. These activities have greatly influenced the landscapes enjoyed and used by the community and visitors to the Parish in the past. Whilst the percentage of residents employed in agriculture has declined over the past century farming is still an important contributor to the local economy. A large proportion of farming work is now seasonal, underpinned by summer organic produce, a number of local farm shops and a notable asparagus crop.

More recently, the 2011 Census data showed that 68% of the parish's population were in employment with 42% in professional or managerial occupations. 16% were retired. A significant portion of the working population now travels to work outside the Parish. The Questionnaire survey suggests general support for more locally based employment and enterprise opportunities. Some people, particularly in the service sector, already work from home and opportunities for further home working should certainly be supported.

Commuters travel to work mainly by car, or by car and train from Petersfield, Liphook or Liss. Whilst affording easy worker access to London, conversely the existing direct road (A272 and B2070) and rail (London-Portsmouth mainline) transport links also offer opportunities for increased business and tourism investment to the Parish. One of the weaknesses of the Parish in terms of travel and accessibility, which may hinder penetration of the more rural parts of the Plan area from nearby cities, is that local public transport links are poor and do not integrate well with the rail network.

The tranquil and rural aspects of the Parish attract residential care providers, arts and crafts work, sustaining material employment and enterprise. Local private enterprises such as village shops, pubs, post offices and services rely crucially on local customers to remain viable, with passing trade and tourism providing a vital stream of top-up revenue. However, many potential customers are finding it harder to access these shops and services due to poor local public transport links, a lack of convenient and safe car parking within the villages and a lack of safe pedestrian crossing across busy main roads. There is community support for a number of measures that will help bolster economic prosperity through:

- Enhanced broadband provision and connectivity;
- Home working and shared office provision initiatives, especially in converted or derelict buildings;
- The sensitive and sustainable provision of additional tourism facilities; and
- Low impact woodland and craft enterprises that encourage sustainable management of the landscape and better environmental stewardship.

Consultation and local surveys also recognised that, while there is a desire to support local employment opportunities, the focus of the Plan should be to support, maximise and preserve the businesses, initiatives and opportunities already in place as well as to attract new sources of employment in order to bolster the Community's sustainability and diversity over the life of the Plan.

3.8 Transport and travel

Transport in and through the Neighbourhood Plan area is the responsibility of the local highway authority (West Sussex County Council) and the bus operators (Stagecoach and Emsworth and District). In addition there are other authorities (Hampshire CC), agencies (Highways Agency) and operators (SouthWest Trains and First Bus) in the neighbouring areas that have an impact on the transport issues within the parish. This Plan considers the impacts on transport in the area from planning and development policies. The starting point for the SDNPA's transport policies is a hierarchy of travel management that encourages a modal shift from private car to sustainable transport modes wherever possible. The order of preference is as follows:

- Reduce the need to travel;
- Switch to sustainable transport modes;
- Manage existing networks more effectively; and
- Create extra (car-related) capacity only when alternative methods have been fully explored.

Reference to this hierarchy of community preferences on transport will similarly be reflected in the policies of this Neighbourhood Plan.

Transport accounts for around one third of carbon emissions, so reducing the need for travel is an important objective for sustainable development, even allowing in the future for some degree of increase in electric and hybrid vehicles. Locating new development at sites that have good access to service centres helps minimise the need for travel, as does the need for sustainable and flexible working practices, including home working.

3.8.1 Public transport

In addition, and as described elsewhere within this section, public transport links in the Plan area are infrequent and often difficult to access. This places a heavy reliance on car-borne travel and leaves those without a car, including often the less affluent or elderly, isolated and at a disadvantage. In the questionnaire, 54% of respondents were concerned or highly concerned about the public transport links, and 63% said that they were poorly served by bus services.

The road network itself is varied in quality. Rogate village sits at the crossroads of the important A272 east-west single-carriageway cross-county road and unclassified country lanes between South Harting in the south and Rake in the north. The narrow road widths in the centre of the village mean that there are no continuous footpaths and any two HGVs find it difficult to pass one another. Rake village and Hillbrow straddle a considerable length of the single-carriageway B2070 London Road that was formerly the A3 Trunk Road. Due to their situation on the two main roads in the Parish both Rogate and Rake suffer from heavy through traffic at peak times, often travelling at unacceptable speed.

3.8.2 Traffic calming

Traffic calming is a key objective of local residents of both key villages and is being promoted through the ongoing work of the Parish Council group Rogate Appeal for Traffic Action (RATA) and a Shared Space Scheme in conjunction with the highway authority WSCC and SDNPA.

The remaining road network is made up of narrow unclassified country lanes that link the many small settlements in the Parish and that are attractive to cyclists, walkers and horse riders. This variety of road users, combined with cars often travelling at unacceptable speeds, can result in a dangerous road environment.

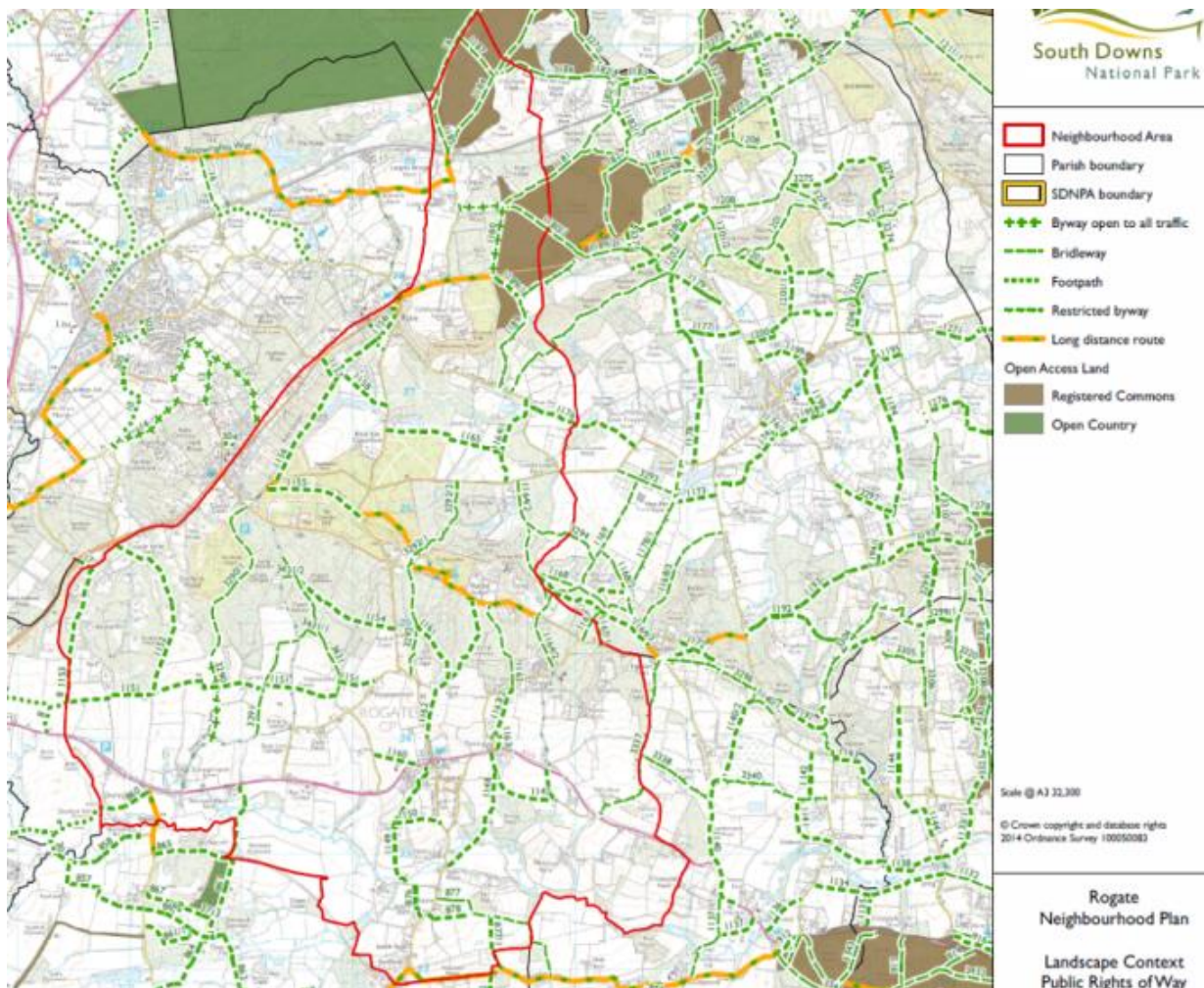
During the course of consultation 79% of respondents to the questionnaire stated that they were concerned or highly concerned about road traffic and pedestrian safety. While there is an extensive network of footpaths, as can be seen on the map overleaf, bridleway and cycleways across the Parish there are often gaps once they meet a road forcing users onto the carriageways.

3.8.3 Car parking

Car parking, or lack of, is an additional concern amongst residents. In and around high trip generators in particular, such as Rogate School and the local village halls, illegal and often dangerous parking is a feature at peak times and when there are events taking place.

In the community questionnaire, 48% of respondents were concerned or highly concerned about the provision of parking in the area and 70% of respondents stated that on-street parking in Rake and Rogate at the shop and school was poor. A more detailed overview of both the local traffic and travel issues experienced by the Plan area, as well as proposed remedies and initiatives, is set out in the evidence base of the Plan.

Public rights of way within the Parish



3.9 Energy

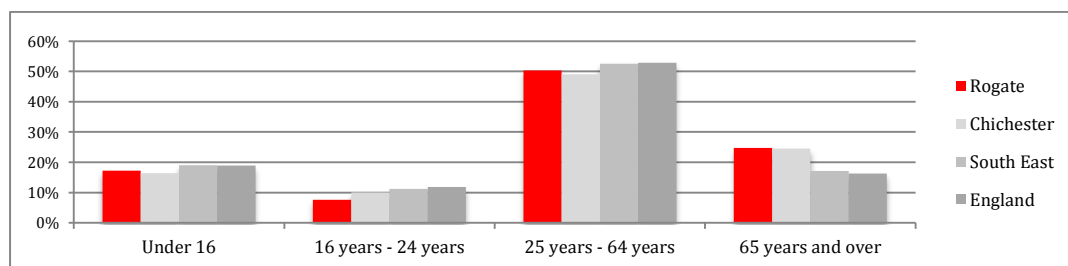
Improved energy conservation and the greater use of renewable energy sources in commercial, residential, and industrial structures and public buildings are a key mechanism to help to reduce society’s energy dependency on carbon-based energy sources. There was strong support demonstrated for this approach to be adopted in the Plan area during the course of consultation. Wherever appropriate, new structures should be designed to minimise their use of energy through guidelines offered by the “Fabric First” approach to insulation, solar gain and heat retention.

The community currently relies almost entirely on energy derived from imported fossil fuels. To encourage more sustainable living, the policies of the Plan recognise the complexity of the argument but seek as appropriate to promote the transition to alternative energy options, targeted especially small/domestic scale renewable energy provision within the Parish. Renewable energy installations will be appropriate for buildings, as long as such installations are sensitively designed and located.

3.10 Community health, well-being and amenity

The Parish’s recorded history stretches back to the Domesday Book. The Parish has a diverse social community that enjoys traditional social events, such as fêtes, rogation walks, and numerous sporting activities.

The most recent 2011 Census data indicates that the population of the Parish is 1,556 summarised as the following age groups, with a full dataset provided in the evidence base supporting the Plan. The following data, however, demonstrates that when compared with national trends the Parish has a significantly aging population.



Area: Rogate (Parish)

	Rogate		Chichester		South East		England	
All Usual Residents	1,556	100%	113,794	100%	8,634,750	100%	53,012,456	100%
under 16 years	269	17.3%	18633	16.4%	1642084	19.0%	10022836	18.9%
16 - 24 years	119	7.6%	11458	10.1%	969055	11.2%	6284760	11.9%
25 - 64 years	783	50.3%	55809	49.0%	4541591	52.6%	28044331	52.9%
over 65 years	385	24.7%	27894	24.5%	1482020	17.2%	8660529	16.3%

Last Updated: 30 January 2013

Source: Office for National Statistics

This demographic trend has an additional effect in that it leads to increasing pressures on young people to leave to Parish in search of housing, work and services, with corresponding pressures on the vitality of the Parish and many of its facilities and amenities. One area that has seen a notable upturn in demand has been the Parish's schools. Rogate Church of England primary school was scheduled for closure in 2009, but with strong community backing has witnessed its pupil numbers double in the five years since then.

The Parish is also home to a number of additional cultural and environmental assets, such as Terwick Church and the adjoining lupin field, walks and views all provide an important public amenity to residents and attract visitors to the Parish. Existing Public Houses and other independent bed and breakfast accommodation currently provide only limited facilities for tourists. As such, it has been identified that the existing provision of facilities should be maintained and supported and that further accommodation of this type should be encouraged through the policies of this Plan.

3.10.1 Community facilities

The Parish contains the following list of community facilities and meeting places, predominantly located in the two largest villages:

Community facilities in central and eastern sector – in Rogate	Community facilities in western sector - Rake
Village Hall incorporating Youth club and Heritage Centre Primary School Village Stores and Post Office Recreation Ground, including bowls green, tennis courts, basketball court, children's play area and parking area White Horse PH St Bartholomew's Church	Village Hall , Tennis court and Community Orchard Primary School Village Store (currently closed) Church (as part of Parish community) Canhouse Lane Recreation Ground Flying Bull PH with accomodation Jolly Drover PH with accomodation Post Office (part time) in Garden Centre St Luke's Church (outside Parish)

Rogate Cemetery St Peter's Church, Terwick East Lodge	
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It is proposed that the Parish Council will work with SDNPA to secure the future of many of these facilities through their inclusion on the local Community Assets Register. In particular, the Parish Council should give significant priority to safeguarding and supporting the Parish's existing village amenities. Specifically, the Parish Council should proactively protect facilities such as the Parish's public houses and schools. This duty is listed in the Action Plan to this document. There are also a number of important outdoor spaces in the Parish held as important by residents for their recreational value.

3.10.2 Parish open spaces

These are as follows:

Public open spaces in Rogate Parish

Rogate Recreation Ground
Rake Recreation Ground
Terwick Common and woodland
Fyning Recreation Ground
Garbetts Wood
Hugo Platt play area and public open space
Oliver's Piece
Lupin Field, Terwick
Chapel Common SSSI and SNCI
Rake Hanger SSSI
Fyning Moor SSSI

The latter sections of this plan will set out a range of policies that will seek to secure the future of these spaces for the benefit of the community.

3. 10.3 Leisure activities

There are also a range of outdoor formal and informal leisure activities available in the Parish, including:

- Walking and hiking; numerous easily accessible walks, off-road footpaths, bridleways and long distance trails (Sussex Border Trail and Serpent Trail) are found in the Parish.
- Cycling and Mountain biking; especially on back lanes or mountain biking at the Rogate Downhill Club.
- Equestrian facilities and cross-country events; already well provided for in the Parish.

- Fishing; available at Rogate's Coloured Ponds, Harting Combe Pond in Rake, Springwater Pond at Sandilands and along a stretch of the River Rother near Durford Weir.
- Picnicking; on Parish owned land (Terwick Common, Oliver's Piece, Fyning Recreation Ground and Rake Recreation Ground) and other landowner-approved open-access sites (Woodland Trust's Garbetts Woods, National Trust Lupin field near Terwick Church, Forestry Commission's Tullecombe and so forth).
- Camping as permitted.
- Children's playgrounds; including at Rogate Recreation Ground and Hugo Platt, and more natural play at Rake Recreation Ground and Terwick Common and Garbetts Wood.
- Outdoor learning; Garbetts Wood, currently used by Rogate Primary School as a woodland "classroom", is one of several potential Forest School resources in the Parish.
- Sports and fitness; Rogate Recreation Ground hosts football, cricket, tennis and bowls clubs and has an all-weather, floodlit basketball court; Durleigh Marsh and Rogate Village Hall offer fitness training.
- Social and cultural activities; Rogate Village Hall hosts numerous village social and cultural groups.
- Visitor and tourism facilities; whilst present these are currently very limited within the Parish.

The Action Points section of this Plan covers ways in which these activities may be secured for the future and, wherever possible, access to them strengthened.

4.0 VISION AND OBJECTIVES

It is recognised that any assessment of the constraints, needs and opportunities within the Parish as undertaken by the Plan's processes is simply a snapshot of the Community at the time of writing the Neighbourhood Plan. Nevertheless, this assessment has been informed by an extensive community consultation and evidence gathering exercise and has led to the following vision being advanced as the basis of the Plan:

Plan vision:

The Rogate and Rake Neighbourhood Plan seeks to create a more sustainable, vibrant and cohesive community for the benefit of all people living in, working in and visiting the Parish and to safeguard and improve the quality and character of the natural and built environment.

The following targeted objectives have been identified to ensure that the policies of the Plan directly met the needs of the Parish:

- 1. Objective on Sustainability (S):** To ensure development will be sustainable in every respect through the maintaining and supporting the rural character and special qualities of the Parish and through meeting the wide needs of the community as they evolve over the life of the Neighbourhood Plan.
- 2. Objective on the Natural Environment (EM):** To protect and maintain woodland, wildlife habitat and species, natural processes, natural resources and natural cycles in the Parish. This also includes protection of the Community's wetland, heathland, open spaces, notable trees, landscape setting and characterising views of the Parish.
- 3. Objective on the Built Environment (BE):** To retain, prioritise and strengthen the character of the existing built form of settlements and their setting within the landscape whilst also supporting sustainable building practices and the use of local renewable materials and local employment.
- 4. Objective on Housing (H):** To meet the housing needs of the Parish in order to sustain the wider Community over the twenty-year lifetime of the Plan.
- 5. Objective on the Local Economy and Work (EW):** To support enterprise and employment opportunities, which contribute positively to the Parish and can be delivered in harmony with the local environment.
- 6. Objective on Transport (T):** To enhance the attractiveness of walking, cycling and public transport use and create a safe and efficient environment for all road users.

7. **Objective on Energy (E):** To reduce carbon emissions and encourage the use of sustainable building techniques and renewable energy sources wherever possible.
8. **Objective on Community Health, Well-Being and Amenity (CH):** To enhance the accessibility of the local countryside public open space (POS), public footpaths and bridleways, outdoor and indoor recreational facilities, playgrounds and the river corridors and all other means to support a diverse and mixed community.

To ensure delivery of each of the objectives set out above, an analysis of the statutory policies was undertaken to ensure that they follow through from the established aims of the Plan and deliver the outcomes expected by the community. Assessed on an objective by objective basis, the following policies of this Plan seek to deliver its vision:

Objective:	Related statutory policy:
1. Sustainability	EM1, BE1, BE2, H1, H2, H3, H4, EW1, T1, T2, CH1, CH2, CH3
2. Natural Environment	EM1, H1, T1, CH3
3. Built Environment	EM1, BE1, BE2, H1, H3, H4
4. Housing	H1, H2, H3, H4
5. Local Economy and Work	H1, EW1
6. Transport	BE2, T1, T2
7. Energy	BE1, EW1, T1
8. Community Health, Well-Being and Amenity	H2, H3, EW1, CH1, CH2, CH3

The Plan's vision and the subsequent objectives set out above will inform and shape the direction of both the statutory policies and non-statutory community actions set out in the following sections. It is worth explaining at this stage how the two sets of actions relate to one another:

4.1 Statutory planning policies

These are all contained in Section 5.0. Statutory planning policies are the central focus of any neighbourhood plan as they carry significant legal weight and their consideration will influence whether planning applications for development in the Parish are approved, refused or in some instances required to be modified. Due to the weight that such policies carry they must be realistic without being overly restrictive and must ensure that development remains viable and deliverable. As they will be used as a tool of the planning system it is also important that they specifically relate to development and the use of land.

4.2 Non-statutory community actions

During the course of the neighbourhood plan process many other issues have been identified through the assessment of objective evidence and consultation with parishioners that the Parish Council are keen to see actioned. Many of these issues, however, do not fall within the remit of the suite of statutory planning policies (as defined above) due to their aspirational nature or their lack of reference to development or use of land. It is the view of the Community as evidenced by the Plan's consultation process and questionnaire exercise that these issues are no less important and in response to this Section 6.0 of the Plan comprises a further 'Non-Statutory Community Action Plan' which sets out a list of additional goals alongside mechanisms for their delivery. It is also noted here that the Plan is directed foremost at planning and land change matters and has little power to deliver on such Community aspirations.

5.0 STATUTORY POLICIES

5.1 Overview

The policies set out in this section reflect issues raised by respondents during the community consultation exercises and identified during the evidence gathering process by the Steering Committee. These policies have been designed and tested against all relevant national and local policies during the course of their development to ensure compliance. Their sustainability credentials have also been assessed (in relation inter alia to documents such as the SDNPA's Local Plan Options Consultation and "Shaping the Future of your SDNP", the National Planning Policy Framework et al) to ensure they help deliver the beneficial development required by the Parish.

The following policies are based on the twenty-four month Neighbourhood Plan process and discussions undertaken with residents and stakeholders and have been developed in partnership with SDNPA officers to ensure that they comprise a suite of policies that are complementary to the existing and emerging local plan.

The policies are once again organised on a topic by topic basis. Whilst they will primarily seek to meet the aims of the specific objective they are listed under they are also designed to ensure that they do not conflict with, and indeed strengthen the delivery of, the other objectives of this Plan. Whilst there is an overarching objective dealing with Community sustainability it is intended that the policies of the Plan read together will ensure sustainable development is achieved in the Parish.

Each policy (or in some instances related groups of policies) is accompanied by a short justification providing an overview of why the policy is required and on what basis it should be interpreted when determining planning applications. Where a policy is supported by specific evidence the source is listed. The conformity of each policy with the NPPF and alignment with the policies of the adopted Chichester Local Plan is also identified in support of each policy.

Under each topic heading there is also a list of individual non-statutory actions that are associated with each subject (although not concerned directly with the Plan's consideration of

planning and land change matters) that are therefore to be found set out in full within Section 6.0 of this Plan.

5.2 Sustainability

Objective on Sustainability (S): To ensure development will be sustainable in every respect through the observation of the rural character and special qualities of the Parish and through proactively meeting the development needs of the community.

Sustainable Development requires that all plans and projects in the Parish optimise beneficial impacts and seek to minimise adverse ones. Proposals should refer to locally relevant Sustainable Development Indicators (SDIs). These describe measures of (a) Environmental Stewardship, (b) Health and Well-being and (c) Economic Prosperity against which the potential impacts of development are assessed. Additional work is required following adoption of this plan to research and define such SDIs.

This is a good example of the need to maintain and update the neighbourhood plan and is a further responsibility of the Parish Council. Updated SDIs should be an important component of any development proposal within the Parish.

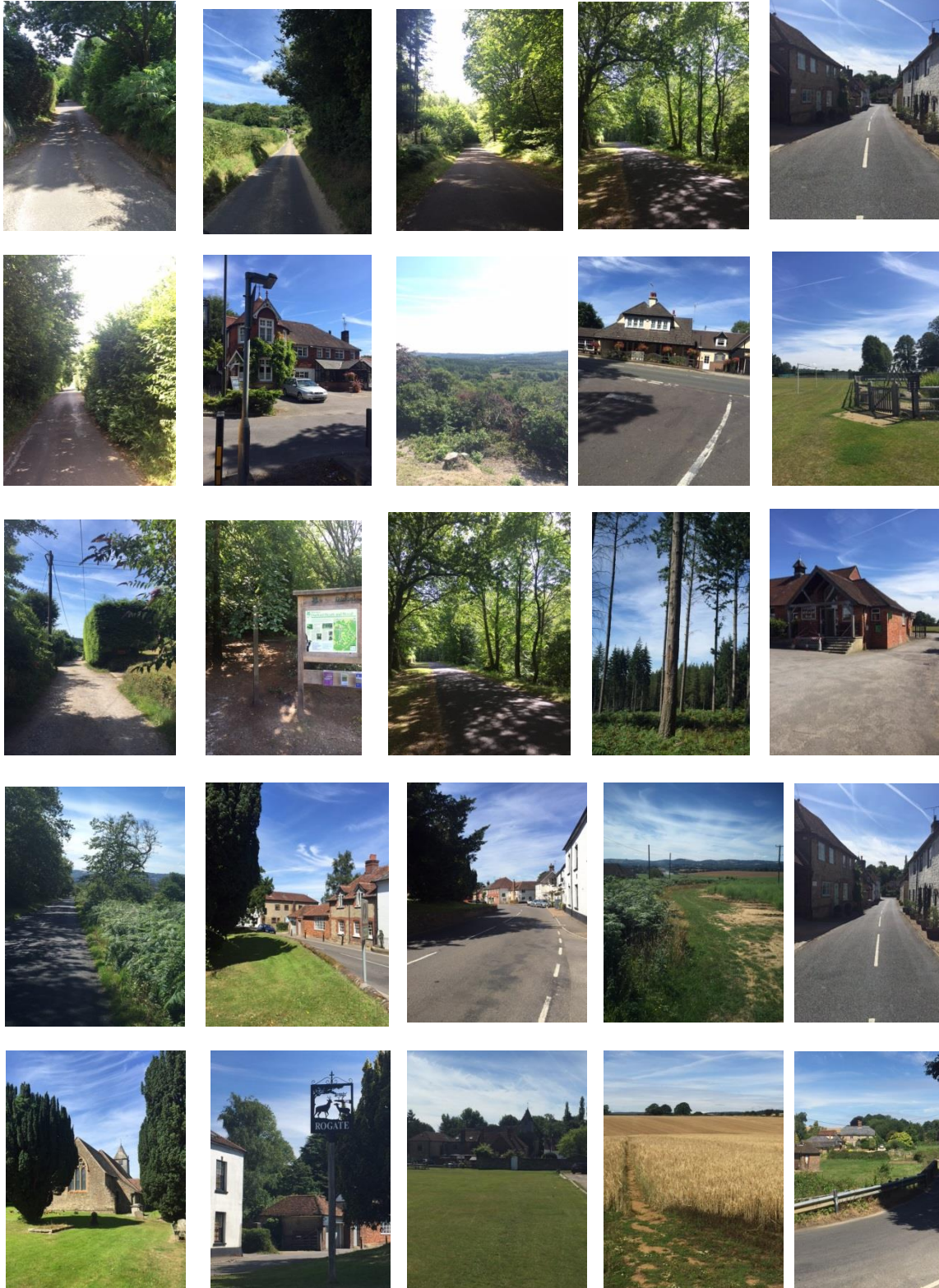
It is also specifically acknowledged that several documents such as SDNPA's Local Plan Options Consultation and "Shaping the Future of your SDNP", the National Planning Policy Framework et al provide overarching guidelines and ruling policies on the matter of sustainability within the Parish.

5.3 The Management of the Natural Environment

Objective on the Natural Environment (EM): To protect and maintain woodland, wildlife habitat and species, natural processes, natural resources and natural cycles in the Parish.

The richness of the natural environment of the Parish and the wider National Park is one of the key issues identified during the course of consultation that forms one of the two main pillars in terms of the definition of local character. In particular the diversity of the Parish's wildlife, the unspoiled nature of its views and the peace and tranquillity offered to residents and visitors alike are of paramount importance. In addition, the Special Qualities of the National Park number its inspirational views and landscapes, richness of wildlife and tranquillity amongst them. The policies of this Plan seek to ensure that great weight is given to conserving the landscape and scenic beauty of the Parish including the conservation of its biodiversity and heritage in line with the requirements of the NPPF.

The policies within this section seek to preserve and wherever possible enhance these special characteristics. In addition it seeks to identify a number of views of special local significance within the Parish to ensure that the character of Rogate and Rake that is recognised and loved by its residents is retained. A list of example vistas (NOT an exclusive list) that provides a pictorial reference setting out the Parish's rural character including the feel, architecture and density of Parish housing and land use is as follows:





5.3.1 Policy EM1: Conserving and enhancing the natural environment

Proposals which conserve and, wherever possible, enhance the natural and local environment will be supported. Proposals will be expected to contribute to and enhance the natural and local environment generally by:

- Protecting and enhancing the natural beauty, landscape and scenic beauty of the Parish, the Plan area and the National Park;
- Ensuring that appropriate geological and conservation interests are safeguarded;
- Recognising the wider benefits of ecosystem services and minimising the impact on biodiversity. This does not only cover the preservation of designated sites but also non-designated areas that may have biodiversity value either through the presence of endangered species or the diversity of the plants and species present on site;
- Preventing both new and existing development from contributing to or placed at risk from soil, air, water or noise pollution or land instability.

Of particular importance within both the Plan area and the National Park is the preservation of the tranquillity and beauty of the rural area and the character of the landscape and dark skies.

Proposals which conserve and enhance important views within the Plan area and into and from the National Park, including but not confined to the views of Parish importance will be supported.

In addition, proposals which conserve and enhance the relative tranquillity of the Parish and the adjacent areas of the National Park will be supported. Proposals should take account of the South Downs Tranquillity Study 2015 and its characterisation of tranquillity.

Any proposals which have a negative impact on the character, landscape, ecology, biodiversity or tranquillity of the Parish and the National Park will be refused.

Chichester Local Plan relevant policies: RE4, RE7, RE8

NPPF conformity: Paras 109, 115, 117, 118

5.3.2 Natural environment Community aspirations

A number of community aspirations, not themselves planning or change of land use matters but nevertheless included in this Plan, also support the delivery of this objective. They can be found in full within Section 6.0 of this Plan. In brief, these are:

Community aspiration EM2: The delivery of a biodiversity action plan.

Community aspiration EM3: The enhancement of wetland, woodland and heathland in the Parish.

Community aspiration EM4: The promotion of products and services derived from the natural environment of the Parish.

Community aspiration EM5: The promotion of greater access to the National Park for residents.

Community aspiration EM6: The encouragement to avoid the use of naturally scarce or polluting materials in construction.

Community aspiration EM7: The maintenance of verges and ditches throughout the Parish.

5.4 The Management of the Built Environment

Objective on the Built Environment (BE): To retain, prioritise and strengthen the character of the existing built form of settlements and their setting within the landscape whilst also supporting sustainable building practices and the use of local renewable materials and local employment.

The second pillar in terms of defining local character lies with the special qualities of the built environment of the Plan area. During the development of this Plan there was discussion at both Steering Committee and Public Consultation level into the way that design can play a part in preserving and achieving local distinctiveness. This process included an extensive 'Enquiry by Design' process. It also included discussion on creating a local 'Architectural Advisory Board' that might comprise a number of architects within the Parish and local residents with appropriate experience in this field who might in time be able to assist the Parish Council and other statutory bodies on architectural matters arising from time to time within the Community. Such a panel was thought to be a useful although non-mandatory local resource and is detailed in the appendix to this document.

Two of the further special qualities of the South Downs National Park relate to distinctive towns and villages and preservation of the Park's heritage assets, including its conservation areas. The policies of this Plan seek to respond to both the importance placed in locally distinctive design by residents and by the overarching strategy for the National Park alike.

The policies set out in this built environment section seek to relay certain design issues discussed during the course of consultation and Enquiry by Design process and translate them

into policies that will help shape the way in which proposals in the Plan area are considered – in a locally specific context.

The mix of existing development in the Parish, and potential development opportunities, is sporadic in nature. The Plan area contains a mixture of linear settlements, Rogate’s village setting and a wide array of pepper-potted larger homes throughout the rural area, including along country lanes.

To this end each application should be considered on a case by case basis and importantly each proposal must respond to the individual circumstances presented by its immediate vicinity and local setting. Most importantly, the tapestry of development that will inevitably come forward across the Plan area must represent the overarching vision for, and character of, the National Park.

Beyond the budget and scope of this process, it is recognised that the Neighbourhood Plan does not provide any guidance on appropriate design for new dwellings within the Parish. The plan does not contain a definite village design statement but instead relies on the best practice, guidelines and visual impact assessment criteria set out by the SDNPA.

5.4.1 Policy BE1: Locally distinctive design within the Parish

Proposals in the Plan area will incorporate a scheme of design that is sensitive to its immediate setting, the setting of the Plan area and respects the special qualities of the South Downs National Park.

In particular, Design and Access Statements, where required in support of any planning application, will demonstrate how the proposal has taken the following locally specific factors into account:

- How the design responds to and respects the landscape and setting of the National Park;
- How the design responds to the proposal’s immediate setting, including any village setting if within or closely related to one of the settlements of the Plan area;
- Where appropriate, how the design has sought to reflect the design, scale, roof structure and built form of any surrounding buildings and how it responds to the local ‘views of Parish importance’ identified in Policy EM1; and
- How the proposal impacts on the amenity of neighbouring properties.

Any proposal that cannot demonstrate an ability to make a positive contribution towards the setting of its immediate vicinity, the Parish or the National Park when assessed against the criteria set out above will be refused.

Applicants are encouraged to engage in early discussion with Rogate Parish Council when developing and prior to the submission of planning applications to help guide the design and form of the proposal.

Proposals will also be expected to accord with all other design policies of the development plan, including the need to incorporate sustainable design and build techniques encouraging carbon reduction and where relevant the criteria identified in Policy H3 of this Plan.

Chichester Local Plan relevant policies: BE11

NPPF conformity: Paras 60, 61, 63, 64, 66

5.4.2 Policy BE2: Conservation areas

Permission will only be granted for proposals either within or in nearby to one of the Plan area's conservation areas if it can be demonstrated that it will preserve or enhance the character of the designation. In particular, proposals must give consideration to the following matters in relation to the character of the conservation area:

- Overall settlement layout, including public rights of way and through routes, and the relationship of the conservation area with the overall setting of the National Park;
- Historic patterns of thoroughfares and open spaces where these provide evidence of past ways of life within the village;
- Distinctive and locally specific character both within close proximity to the site and elsewhere within the conservation area;
- The mix of building types and uses if an important factor in characterising the conservation area;
- Use of locally distinctive building styles and response to local facades and elevations where they contribute to the character of the conservation area;
- The retention of existing trees and landscaping features, including other character enhancers such as walls, gateways and landmark features; and
- The retention of existing views, vistas and glimpses that contribute to the character or interest value of the conservation area.

Chichester Local Plan relevant policies: BE6

NPPF conformity: Paras 128, 132

5.5 Housing and development

Objective on Housing (H): To meet the dynamic and changing housing needs of the community over the lifetime of the Plan.

A crux of the plan is the requirement of the Parish to be able to meet the h=developing housing needs of the Community, in particular the young and old of the Parish. A pressing concern identified during the course of consultation is the need for appropriate housing, both in terms of type, number, tenure and general affordability (mindful, for instance, of Parish residents earning below average wages) that meets the needs of local residents whilst maintaining local character. This is particularly important given recent Government initiatives to allow the transfer of publically-owned affordable housing stock to the private sector. Indeed, it is the preference of this Plan that such social housing stock be tied in perpetuity in order to preserve its use under current rules for the more disadvantaged of the Parish.

There were mixed views on where the priorities of the Parish lay and what type of house should be provided where. What was confirmed by the process was that there needs to be greater mobility within the housing ladder creating a balance in the Parish of different house sizes that is appropriate over the whole life of the Plan. Primarily this can be aided through the provision of policies that help manage a balanced housing stock – ensuring that small properties are provided or retained for entrants to the housing market and that larger properties remain available to allow mobility up the ladder. This is a matter that is governed by SDNPA and higher policy and is not therefore within remit of this Plan.

There is, however, a higher percentage of both residents under the age of 16 and over the age of 65 in the Parish than the Chichester average and it is likely that smaller and more specialist properties will become necessary over the Plan period to accommodate the varying needs of both age groups. This objective is also directly in line with the requirements of the NPPF, in particular paragraph 50. A key objective of this Plan is that young people retain the ability to live in the Parish.

One of the underpinning requirements of the National Park is that the countryside character remains rural and unspoilt in nature. To this end the policies of this Plan reinforce the focus of development in and around the built up areas of the Parish to ensure that housing needs are met in a way that complements that environment of the Park.

Housing design is also an issue that is considered to require careful management when delivering future development. In particular there is a keenness to ensure that new development proposals are in keeping with the built character of the Parish and provide a form of design and layout that does not detract from either the appearance of its locality nor the level of amenity offered to existing or future residents. This objective will additionally be aided by the guidance included as part of Policy BE1 of this Plan.

Building on the above, the following policy seeks to reinforce the urban focus of housing development in the Parish whilst ensuring that provisions are included to ensure that this is not to the detriment of meeting local needs or rural enterprise.

It is also recognised that national housing policy is itself a dynamic process and it is not possible for this plan to capture all of the initiatives that are appearing from time to time from central Government. For instance, it is likely that the Community Land Trust model will be an appropriate mechanism for the Community to bring forward and finance appropriate development in the Parish. This and other initiatives are relatively untested but should be investigated by the Parish over the life of the plan in order to deliver low cost housing solutions, to allow in particular the old and young of the Parish to remain in the Community and to encourage local employment opportunities.

Given the likelihood that new development in the Parish is likely to be in blocks of less than 5 units (which therefore attracts no CIL or Section 106 benefits to the Parish, it is also recognised that there is a need for a new model, outwith this plan in terms of both time and funding, to deliver appropriate housing in the Parish and relieve pressure on its existing affordable housing stock.

5.5.1 Policy H1: Residential development in the open countryside

Generally residential development proposals within the confines of the settlement boundaries of the villages of the Plan area will be supported provided that they accord with all other policies of the development plan with regards to character, amenity and impact on the National Park. It is noted that sustainable materials and practices should generally be used in such development.

As per Para 5.2, it will be important that the Parish Council maintains an objective needs-based assessment on housing requirement in the Community. This is also an LPA responsibility. While it is also noted that any “identified” requirement for new housing is not the same as basing development requirements upon the criteria of “objectively assessed needs”, it is recognised that the dynamic nature of the Parish and likely change within the life of the Plan make it problematic for the current neighbourhood plan process to set out firm rules on this matter.

- All areas outside the confines of the settlement boundaries will be considered open countryside and residential development will be severely restricted. Exceptions will be considered in the instance that one or more of the following criteria apply:
- The proposal comprises a sensitively located exception site adjoining an existing settlement boundary that seeks to predominantly meet a locally identified need for affordable housing; or
- There is an essential need to house a rural worker permanently either near or at their place of work. Such properties, if permitted, will be secured as rural worker housing in perpetuity; or
- Where such development would represent the sensitive reuse of a heritage asset or would represent enabling development to ensure its retention and renovation; or
- Where the development would re-use existing redundant buildings and lead to an enhancement of the immediate setting; or
- The proposal comprises the replacement of an existing dwelling / dwellings with an identical number of properties of a similar size.

Chichester Local Plan relevant policies: RE1, RE4, BE1, BE5

NPPF conformity: Paras 50, 54, 55

Above and beyond any recommended sites within the Parish that are recommended by this Plan or that are brought forward from time to time over the life of this Plan by SDNPA, it is also accepted that opportunities will be required over the course of the Plan period to meet reasonable needs that arise on an incremental basis.

The following policy therefore sets out the test that should be met to ensure that new development is less speculative in nature and more designed to meet the pressing housing needs of a community evolving in an environment where development is significantly constrained by environmental and other sensitivities.

5.5.2 Policy H2: Meeting the housing needs of the Plan area

Over the course of the Plan period it has been identified by SDNP that the immediate housing needs of the Plan area are to be delivered by way of allocation. It is anticipated that these homes will be delivered on sites identified within the South Downs National Park Local Plan that will comprise a mix of homes commensurate with the immediate needs of the Parish. Furthermore, it is expected that any such sites will meet the criteria set out in this Neighbourhood Plan, the various SDNPA local plans and in national documentation.

In addition to the homes to be delivered on sites identified within the Local Plan, further residential development will be supported provided it can similarly demonstrate that it is meeting an identified requirement within the Plan area. It is recognised that the document would no longer be compliant were it to determine exact housing mixes and sizes for developments within the Parish over the lifetime of the Plan. Instead, the size and types of homes will be based on an up-to-date demonstration of local need. A suitable mix will be determined through liaison with the SDNPA, Rogate Parish Council, the Housing Authority and the local Rural Housing Enabler where applicable.

Chichester Local Plan relevant policies: H4, H9 and subsequent amendments

NPPF conformity: Para 50 and subsequent amendments

The right for residents to extend their homes and allow their properties to adapt to their family's domestic requirements is recognised by this Plan. At the same time the extension or replacement of a dwelling in what is a constrained supply of housing in the Parish should not lead to an imbalance in the mix of properties available to residents on the open market. A marked trend in recent times in rural areas across England is the development of smaller units with large extensions that may turn a 2 bedroom house into a 3 or 4 bedroom property, significantly adding to its value and taking it out of the reach of first time buyers or families on a lower income. It is in the interests of the residents of the Parish as a whole that this trend is controlled locally. Conversely, there may significant benefit in allowing the conversion of larger properties to form a series of smaller private flat to meet any locally identified need for smaller units. Similarly, however, this allowance might be accompanied by appropriate controls to ensure that an imbalance does not arise in the Parish depriving residents the opportunity to access more affordable larger properties; it is not, however, appropriate to expect Parishioners wanting to live in smaller homes to have to live in flats and nor is it appropriate to promote blocks of flats in this rural Parish.

Additionally, there is often a need for small, self-contained 'Granny' annexes or flats to be developed in the curtilage of an existing family home to ensure that older generations can move closer to their family and receive the support they deserve in later life. The need for such units is most prevalent in rural areas where it is often more difficult for elderly people to find suitable housing close to their relations which leads to an isolation of the less mobile and more dependent. At the same time, and in the event that such annexes are created, there is also an importance to ensure that new annexes are not a mechanism to deliver a smaller and completely separate residential property 'via the back door'. The following policies seek to encourage a flexible but realistic approach to the development of existing residential properties to ensure that a sufficient supply of all types of homes is delivered and maintained in the Parish.

5.5.3 Policy H3: Extensions, replacement dwellings and ‘Granny’ annexes

Proposals for the replacement or extension of existing dwellings or the creation of tied ‘Granny’ annexes will be supported, provided that they:

- Are appropriate (as decided by the Parish Council, SDNPA and National policy but with an eye on 1) avoiding further imbalance in the Parish’s overall housing stock, and 2) the cumulative effect of development and land use changes on the Parish and property mix) for the size of the plot, taking into account the arrangement of neighbouring properties and their own relationship with their plot size, the potential for a large extension to result in a cramped form of development and whether the open nature of the development significantly contributes to the character of the local area;
- Do not impact adversely on the amenity of neighbouring properties;
- Do not result in the significant extension or replacement (i.e. through the addition of a further bedroom) of a smaller property (2 or fewer bedrooms) that will further erode the supply of dwellings in the Plan area suitable for first time buyers, downsizing or small families; and
- Do not result in any potential harm identified in Policy EM1.

In addition, any self-contained ‘Granny’ annexes or flats will be expected to be ancillary to the main residential property and will be conditioned to remain as such in perpetuity.

Chichester Local Plan relevant policies: BE12, H4, H12

NPPF conformity: Paras 50, 58, 64

5.5.4 Policy H4: Conversion of existing residential properties

Proposals for the conversion of larger residential properties into a number of self-contained separate smaller dwellings will be supported provided that:

- Any conversion does not result in an unacceptable impact on amenity either to existing or future residents, including issues such as lack of privacy caused by overlooking of habitable rooms, cramped living conditions, lack of sufficient amenity space or lack of internal light;
- Sufficient off-street parking and safe vehicular access is available to and from the public highway for each dwelling;
- Any conversion does not significantly alter the external appearance of the building, by way of materials, design, bulk or height, unless it can be successfully demonstrated that such amendments would improve the character of the building and its contribution to its setting; and
- The conversion meets an identified local need (as reviewed dynamically by the Parish Council and by SDNPA’s relevant agencies) for smaller properties in accordance with Policy H2;
- Any conversion, individually or cumulatively with other conversions, does not result in significant adverse impact on the character of the area.

Chichester Local Plan relevant policies: RE14, BE12, H4

NPPF conformity: Paras 50, 58, 64

5.5.5 Policy H6: New building

New buildings will be inappropriate in these locations other than in the following instances where the new building does not impact adversely on the reason for the LGS designation and does not impact on Parish views in its countryside:

- Buildings for agriculture and forestry;
- Provision of appropriate facilities for outdoor sport, outdoor recreation, and for cemeteries, as long as it preserves the openness of the green space and does not conflict with the purposes of its designation;
- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- Limited infilling in villages, and limited affordable housing for local community needs under policies set out elsewhere in the development plan; or
- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuous use (excluding temporary buildings), which would not have a considerable impact on the openness of the green space and the purpose of including land within it than the existing development.

Chichester Local Plan relevant policies: R2, R3

NPPF conformity: Paras 76-78, 89

5.6 Discussion on certain key Parish sites

Recognising the primacy of the forthcoming SDNPA Local Plan and attendant documents, this Neighbourhood Plan nevertheless makes the following observations on those sites discussed during the NP process as being possible sites for development within the Parish. The NP makes neither recommendations nor formal allocations but the following discussion is nevertheless made following the NP's consultation process. A full discussion of Parish-wide sites is attached as an ancillary enclosure to this document in the NP Appendix.

5.6.1 1 – 4 Parsonage

An overview of development on Parsonage and Hugo Platt.

The NP notes that there is very little appetite from Parsonage and Hugo Platt residents to see further development of these areas. A supplementary questionnaire was arranged to canvas opinion in September 2015. 48 replies were received on this questionnaire (see #125 and #126 of NP Evidence base) as follows:

Survey Results, Development & Parking on Parsonage Estate

question asked	answers			
	yes	no	NA	total
Are you in favour of more affordable housing for local families in the parish?	44	4	0	48
Would you like to see further housing development on parsonage estate or hugo platt?	1	47	0	48
if there were more homes, do you think this would have an adverse effect on the existing services like refuse collections, sewerage, emergency services and roads?	48	0	0	48
Would you like to see more car parking / have allocated parking space?	46	1	1	48
Would you object to new garages and parking on the existing garage site	5	43	0	48
If garages we available would you like to rent / own one (please underline)	20	26	2	48
Would you object to a "dop-off zone" located on Parsonage for Rogate school?	8	39	1	48
I am happy for the data on this questionnaire to be shared with RPC, CDC, The Hyde Group, SDNPA	48	0	0	48

In addition, a petition was signed by 101 Parishioners and other interested in Rogate “objecting to the Parsonage Estate [being] recognised and accepted [as a] possible Development site for housing”. The petition called upon RPC, CDC and SDNPA to:

- Remove Parsonage from the NP as a potential Development Site,
- Reject any further housing plans for the estate, and
- Fully consult with local residents on any future proposals.

Accordingly the NP process has concluded that it is inappropriate for any intensification of housing at Parsonage and Hugo Platt. This NP recognises the proven depth of feeling on this issue. While it may be legally impractical to ban future development on the site, the NP process has identified that there is unequivocal hostility to further development in the vicinity and that there is an overarching need to consult with local residents on any future proposals (citation #3 of petition), development or change of land use on Parsonage and Hugo Platt. It is the position of this NP that no further development intensification of the site should take place without the consent of immediate residents although the NP supports one-for-one replacement dwellings in the Estate as it does throughout the Parish.

In addition, the NP recognises the outstanding practical impediments to any such development including rainwater flooding in Hogo Platt, restricted access, unacceptably limited parking and inappropriate infrastructure.

The NP also recognises the inherent conflict between the Questionnaire’s request for additional social housing and the same Questionnaire’s request that no further housing development take place on Parsonage. For the avoidance of doubt, the NP is not advocating that development or land change of use be encouraged outside the existing Parish settlement area (with the caveated exceptions of 5.63 and 5.64, see below). Indeed, the policies and narrative of this document are to be considered for all new development.

While the NP process may have solicited a disappointing response in its efforts to convince its Parishioners of the need for real change within the Parish (the merit, for

instance, of small scale, low impact of low-cost housing close to existing build areas), it is not the NP's intention that discouraging additional affordable housing in Parsonage or Hugo Platt be deemed as justification to put forward sites for affordable housing outside the existing (or subsequently modified) settlement area/areas. Again, any new development proposals will be a matter for the LPA to consider under local and national guidelines and guided by the policies of this NP.

1-4 Parsonage

The site is located at the western entrance, Rogate. While its good accessibility might suggest that this is a possible development site, this is trumped by the local residents' reluctance to see any additional housing intensification in the area. Accordingly, this site is inappropriate for development unless unequivocally supported by adjacent residents. Were such consent to be secured, any redevelopment should only take place on a constrained basis with smaller, single storey dwellings, community amenities public open space and some additional residents parking, subject to a full landscape and visual impact assessment appropriate for this key site.

In particular, the site is appropriate for older citizens given its proximity to the village centre and this should be a guiding principle for the site's development. Acknowledging the Parsonage petition and questionnaire, full and transparent consultation with local residents should therefore be a condition precedent to any further development.

It is understood, however, that 1-4 Parsonage already has a long-standing unimplemented planning application for eight open market dwellings plus eight affordable dwellings. This NP considers that any re-development of the site should now be guided by the wishes of its immediate local residents (as above) and anyway requires a significantly more restrained approach from that currently proposed. Furthermore, any subsequent redevelopment should also be governed by an appropriate visual impact assessment due to the landscape of this prominent site at the western gateway to the village of Rogate.

Any measured development should respect the historic character of nearby buildings and make more appropriate use of a very accessible location within easy walking distance to the village facilities, bus stops and retail outlets.

Any proposal must unequivocally contribute to the alleviation to localised traffic congestion, sewer capacity shortcomings and localised flooding in the neighbourhood. It is recognised, for instance, that the site might provide useful parking within its scheme design (a key Parish concern as evidenced by the NP Questionnaire and given the site's strategic proximity to both Rogate shop and school). Any development on this site must incorporate appropriate traffic and parking measures that helps the wider village requirements. A safe crossing of the A272 should be in place before occupancy of the development.

5.6.2 Garage units on Parsonage site, Rogate

The site consists of redundant, poor quality and ill-maintained vehicle garages, some still in use, and has been the subject of recent housing development proposals. For the avoidance of doubt, any argument to develop the garages should be subject to a transparent consultation with local residents and, without this in place, the site is inappropriate for any development.

Nevertheless, the brownfield site does require attention but any such project should only be allowed in line with a formal community led-scheme, whether for housing or for other types of redevelopment (for example, work units, meeting place and open space, nursery, Men' Sheds or district heating scheme). Subject to this strict consultative condition, the site might yet be considered an appropriate development candidate. Any alternative uses must, however, address the visual impact on many neighbouring properties overlooking the site, parking and traffic congestion and mitigation (the NP process has, for instance, solicited comments that the site should be made over in its entirety to car-parking), and the need for improved community amenities and employment opportunities in the area. It may indeed be that such a consultation reveals that the immediately local community would prefer the site to be redeveloped for the sole purpose of additional parking and this plan would support this outcome.

Any development must be preceded by general drainage and infrastructure/sub-station improvements to the area. The site may also be appropriate as a Community Hub but the NP concludes that thorough consultation with neighbouring units and the current users of the site is required before any final use can be agreed.

5.6.3 Clayton Court, fronting B2070 at Hill Brow NP-03

The site is proposed by the NP for consideration in conjunction with the proposed Liss Neighbourhood Plan and the needs of this neighbouring community. The site includes a locally important historic building, with extensive grounds on a contained site potentially suitable for mixed used development to enable community benefits across the Parish.

Clayton Court was nominated during the community consultation exercises due to its very good accessibility to the B2070, proximity to local enterprise and employment opportunities, amenities and public transport. The location is on the edge of an already built area that does, however, back on to locally important woodland.

Nevertheless, sympathetic development of part of this site should only cause limited visual impact. It is a large contained site with historic building and outbuildings that might be appropriate in due course for alternative and mixed use purposes including employment and should therefore be considered in the LPA's SHLAA as a mixed development scheme that should include specific allocation of part of the site for low-cost, community-led social housing to meet the needs of Rogate and Rake Parish.

The site is on the southern corner of a complex junction between the B2070 London Road, 2030 Hill Brow Road and the unclassified road to Durford. Any development will

undoubtedly generate increased traffic through the junction and a condition of any such development would be to improve the junction, possibly by the creation of a roundabout.

It is recognised that any such development will be undertaken in consultation with the adjoining Parish of Liss. It is the conclusion of this Plan that any such development should place substantial emphasis on the provision of mixed use development, **in particular the provision of employment and community facilities on the site**. It is also recognised that development of this site would likely create substantial CIL and Section 106 benefits for the Parish and it is this plan's recommendation that any such benefit be ring-fenced for traffic-calming and social housing initiatives in the Parish.

5.6.4 Renault Garage site, Rogate south of A272, Rogate.

Subject to a landscape impact assessment and formal study to consider the implications of any site development to the Parish's economy, this brownfield site is generally considered to be appropriate for development including the existing neighbouring dwelling to its east.

The greenfield site SHLAA CH109 is considered inappropriate for any development given the potential detrimental visual impacts on the character of the village settlement as well as access and "ribboning" issues.

Considering the whole Renault garage site and the neighbouring existing dwelling, the NP considers this an important strategic site at the eastern entrance to Rogate village and conservation area and is appropriate as a future re-development site. The existing garage part of the site is, however, a rare local example of a sustainable employment opportunity within the area and continued further employment on the site would be desirable. It might, for instance, be appropriate to include a shop within the site's development given its potential for off-street parking. The site is in an accessible location within easy walking distance of the village facilities, bus stops and retail outlets.

Residential development should be carefully restrained in its visual impact due to its position at the eastern entrance of Rogate village. The economic impact of any such development should be considered. Furthermore, development should be contingent upon measures being implemented for the safe crossing over the A272 including better cycle and pedestrian provision and appropriate car access.

5.6.5 Summary

The NP analysis of Parish-wide sites (attached as an ancillary enclosure to this document) concluded as follows:

Site number	Description	where	NP assessment for housing
CHI 04	Hugo Platt ground West	Rogate	Inappropriate
CHI 05	Field, N of Parsonage	Rogate	Inappropriate
CHI 06	Parsonage field S-West	Rogate	Inappropriate
CHI 07	Parsonage field South	Rogate	Inappropriate
CHI 08	W entrance, Parsonage	Rogate	Inappropriate
CHI 09	Field, Garbetts/A 272	Rogate	Inappropriate
CHI 10	Garage units, Parsonage	Rogate	Inappropriate
CHI 11	Field, Eastern edge	Rake	Inappropriate
CHI 12	Wooded site, east edge	Rake	Inappropriate
Non-SHLAA	1-4 Parsonage	Rogate	Inappropriate
Non-SHLAA	Primrose lane/Flying Bull	Rake	Inappropriate
Non-SHLAA	North of Rec Ground	Rogate	Inappropriate
Non-SHLAA	Infill, Fyning lane	Fyning	Inappropriate
Non-SHLAA	Clayton Court	Hillbrow	Appropriate
Non-SHLAA	Bull Hill/Jolly Drover	Hillbrow	Inappropriate
Non-SHLAA	Renault garage	Rogate	Appropriate

5.6.6 Housing development Community aspirations

A number of community aspirations also support the delivery of this objective. They can be found in full within Section 6.0 of this Plan. In brief, these are:

Community aspiration H5: The dynamic investigation of mechanisms over the life of this Plan to ensure that those in housing need have adequate access to a suitable property. It is recognised, for instance, that National and SDNPA strategy may, from time to time, introduce housing initiatives that may be appropriate for the Parish, especially the most vulnerable and disadvantaged members of the Community.

Community aspiration H6: The provision of a suitable range of housing in the Parish for those with specific needs, including limited mobility.

5.7 The Local Economy and Work

Objective on the local Economy and Work (EW): To support enterprise and employment opportunities which contribute positively to the Parish and can be delivered without detriment to the local environment.

Due to the predominantly rural nature of the Parish there is a need for some degree of innovation within, and practical management of, the local business sector to ensure that a sufficient range and number of jobs are created and maintained for local residents. Paragraph 28 of the NPPF states the importance of maintaining a strong and prosperous rural economy and the policies of neighbourhood plans aim to support the achievement of this goal.

As of 14 April 2014 a number of changes were made to the General Permitted Development Order to allow a relaxation on the ways in which former agricultural buildings can be reused. These relaxations allowed the conversion of barns and sheds into small business units with a view to nurturing the diversification of the rural economy. These relaxations do not, however, apply to National Parks. As such, there is a need for the policies of this Plan to add a greater level of flexibility to rural based business models, albeit with development being delivered in a way that strictly respects the special qualities of the Park. The following policy identifies instances where rural based economic diversification will be supported.

5.7.1 Policy EW1: Supporting the rural economy and ensuring that it is properly sustainable over the life of the Plan

Proposals for the conversion of redundant buildings in the rural area or the appropriate, considered and in-keeping reuse of previously developed land (including land formerly used for agricultural purposes) will be permitted provided that they comply as appropriate with other relevant policies and always subject to visual impact considerations and an overarching presumption against any creeping change of use without such change being tested by a formal planning process. Furthermore, any such proposals should:

- Promote and protect the National Park's key sectors such as tourism and the visitor economy, bed and breakfast accommodation, forestry and wood related activities and local food and beverages; or
- Promote and protect green businesses linked to Ecosystem Services; or
- Support rural supply chains across the National Park and encourage closer ties between rural businesses; or
- Encourage and support small businesses through the provision of small, flexible, start-up and move-on business units; or
- Facilitate flexible working practices and promote home working providing this does not cause unacceptable harm to the amenity of neighbours; or

- Encourage smart economic growth and promote advances in information and communications technologies particularly superfast broadband.

Chichester Local Plan relevant policies: RE12, RE14, BE12, T3

NPPF conformity: Para 28

5.7.2 Local economy and work Community aspirations

A number of community aspirations also support the delivery of this objective. They can be found in full within Section 6.0 of this Plan. In brief, these are:

Community aspiration EW2: The improvement of local broadband and telecom services.

Community aspiration EW3: The general support and encouragement of rural enterprise.

Community aspiration EW4: The promotion of tourism, including the increased provision of bed and breakfast accommodation, that respects and capitalises on the natural environment of the Parish.

5.8 Transport and Travel

Objective on Transport (T): To enhance the general attractiveness of walking, cycling and public transport use and create a safe and efficient environment for all road users.

A significant draw of the Parish and the National Park is the ability to navigate it in a safe and enjoyable fashion. The extensive network of footpaths, cycle ways and bridle paths in the Park add to the enjoyment of both residents and visitors alike. On top of their leisure value, these passages also have an important function in encouraging sustainable travel and a modal shift away from the private car.

It is important that the network of paths in the Park is maintained and improved wherever possible. It is equally important that new development proposals exploit any opportunity to make more of the network, as well as access to existing and potential public transport services, through providing new linkages and enhancing these corridors wherever possible

This is not to say that there is not a role for the private car within the Parish. Due to the isolated nature of areas of the Plan area car ownership provides a high level of independence and practical mobility to residents and visitors that may be otherwise be lacking due to the infrequent public transport service available. This is not to say that residents should become reliant on private car travel – nor indeed should car ownership result in a clutter of cars on the public highway. To this end it is essential that sufficient parking provision accompanies new development that keeps the narrow roads and lanes of the Parish navigable for buses and service vehicles and ensures sufficiently good visibility to aid the safety of pedestrians, cyclists and horse riders alike.

The following policies seek to meet these twin aims.

5.8.1 Policy T1: Encouraging sustainable travel

Residential development should wherever possible incorporate attractive links to the nearest point on the public right of way network and local footway networks. Opportunities to exploit the existing footpath or cycle network and existing public transport links should be taken wherever possible.

Planning permission will not be granted for development that would be detrimental to the amenity value of public rights of way, other public non-motorised routes and access land. Any public rights of way across any land proposed for development should be retained in situ as a preference or rerouted as a minimum.

Chichester Local Plan relevant policies: TR6, TR8

NPPF conformity: Paras 30, 35, 75

5.8.2 Policy T2: Parking

Any development that will generate additional trips by private car should provide sufficient off-street parking in line with local parking standards and of a format that will allow safe access and egress to and from the public highway.

Proposals for the provision of additional areas of off-street parking for vehicles and cycles in Rogate for use by visitors to the village hall and recreation ground will be encouraged. The Plan process clearly identified a primary Community requirement for additional and appropriate parking but also recognised that implementation of such amenity will require careful handling that is outside the remit of this Plan.

Chichester Local Plan relevant policies: TR6

NPPF conformity: Para 39

5.8.3 Transport and travel Community aspirations

A number of community aspirations also support the delivery of this objective. They can be found in full within Section 6.0 of this Plan. In brief, these are:

Community aspiration T5: The encouragement of any significant trip-generating development towards the two main transport corridors in the Parish in order to keep traffic away from the Parish's framework of small lanes.

Community aspiration T6: Proposals that secure the management of traffic flows and traffic speeds on the minor roads of the Parish.

Community aspiration T7: The development of a general scheme of speed calming and highway safety measures.

Community aspiration T8: The definition and identification of 'quiet lanes'.

Community aspiration T9: The promotion and enhancement of the public transport network within, into and out of the Parish.

Community aspiration T10: The enhancement of the Parish's network of footpaths, cycle ways and bridle paths.

Community aspiration T11: Specific measures for traffic calming within the villages.

Community aspiration T12: New development should seek to reduce the need for extensive travel especially by car by locating employment opportunities close to existing residential areas.

5.9 Energy

Objective on Energy (E): To reduce carbon emissions and encourage the use of sustainable and, where appropriate, locally-sourced building materials and local renewable energy sources wherever possible.

During the course of the Plan making process the potential to encourage and introduce a range of small scale renewable projects into the Parish was identified as a further mechanism of reducing carbon emissions and enhancing environmental sustainability. The Plan supports suitable local scale renewables projects in the Plan area provided that they are commensurate with the special qualities of the National Park. In particular, this plan supports appropriate use of district heating systems whereby multiple dwellings can efficiently be heated off a single (and possibly biomass) heating system.

5.9.1 Energy Community aspirations

Whilst no policies are included within the Plan covering the delivery of renewable energy projects, or energy infrastructure generally, there are a number of community aspirations included in Section 6.0 that will help guide parties' approach (SDNPA, Parish Council, potential development in the Parish et al) to the issue. These can be summarised as:

Community aspiration E1: Support for the sourcing and distribution of renewable energy through small scale projects within the Parish.

Community aspiration E2: The management of small scale renewables projects to ensure they respect the character of the Parish.

Community aspiration E3: Encouragement of the delivery of suitable projects of this nature that will enhance the sustainability of the community at large.

5.10 Community Health, Well-Being and Amenity

Objective on Community Health, Well-Being and Amenity (CH): To enhance the accessibility and availability of the local countryside public open space (POS), public footpaths and bridleways, outdoor and indoor recreational facilities, playgrounds and the river corridors and all other means to support a dynamic, diverse and sustainable community.

A significant amount of work and research was undertaken during the preparation of this Plan to identify the network of services and facilities that underpin the function of the local community. The NPPF states that neighbourhood plans should promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. In addition, the Framework places importance on the retention and enhancement of outdoor leisure facilities and public rights of way.

The outputs of community consultation demonstrated that, whilst the community grants a clear level of importance to the existing meeting places and services within the villages, the amenity type of most demonstrable value to residents comprises the outdoor spaces, recreation grounds and public footpath network of the Parish.

One of the core issues dealt with during the course of the consultation process was how a more vibrant range of services and facilities could be introduced into the heart of Rogate village. It was identified during the Enquiry by Design process that there may be significant potential in creating a 'community hub' around the periphery of Rogate Recreation Ground. Whilst this still remains a concept that found some support in the Parish it was also found to polarise respondents during the course of consultation. As such, no specific policy has been provided towards achieving this objective. Including in this document the several Community aspirations identified over the course of the Plan process is intended to provide a platform and set of initiatives for maintaining and enhancing the community health and wellbeing of the Parish notwithstanding that such measures are neither planning matters nor have a budget allocated to their implementation.

Central to the aims of this Plan are its ability to identify local amenity and recreation needs, safeguard the facilities already in place that are of demonstrable community value and promote the provision of additional facilities in future. The following three policies seek to achieve these outcomes.

5.10.1 Policy CH1: Assets of Community Value

The Local Planning Authority are obliged to maintain a statutory list of Assets of Community Value, comprising social, recreational and amenity facilities of demonstrable value to their host community.

Any proposal within the Plan area that would result in the loss of or harm to the structure of any Asset of Community Value included on the list or impacts on its stated value to the

community registered alongside its listing, including conversion out of the existing use, will generally be refused.

Subject to additional clarification and compliance with local and national policy, proposals for the conversion or loss of an Asset of Community Value will only be supported if it can be demonstrated that it no longer performs the function listed as being of value to the community and has no realistic chance of performing a similar function in the near future (generally accepted as comprising the next 5 years).

Chichester Local Plan relevant policies: RE17, B2, R2

NPPF conformity: Para 28, 70

5.10.2 Policy CH2: Retention of existing community facilities

Planning permission will only be granted for proposals resulting in the loss or conversion of existing community infrastructure if the following criteria are all met:

- Alternative provision is available in the vicinity or accessible by sustainable means, including through clustering or shared facilities, without causing an unreasonable reduction or shortfall in meeting the local need; and
- The existing use is not reasonably viable in whole or in part, including through cross subsidy from a shared use or enabling development;
- There is a demonstrable lack of need for the existing use.

In the case of the Plan area community facilities and infrastructure comprise local shops, meeting places, sports venues, cultural buildings, public houses, places of worship and both formal and informal open space as set out in Table CH2 informing this Policy, included below.

Chichester Local Plan relevant policies: RE17, B2, R2

NPPF conformity: Para 28, 70

5.10.3 Community Infrastructure

Table CH2 – Community infrastructure in the Parish

Community facilities in central and eastern sector – in Rogate	Community facilities in western sector - Rake
<p>Village Hall incorporating Youth club and Heritage Centre</p> <p>Primary School</p> <p>Village Stores and Post Office</p> <p>Recreation Ground, including bowls green, tennis courts, basketball court, children’s play area and parking area</p> <p>White Horse PH</p> <p>St Bartholomew’s Church</p> <p>Rogate Cemetery</p> <p>St Peter’s Church, Terwick</p> <p>East Lodge</p> <p>Fyning Recreation Ground</p> <p>Fyning Moor SSSI</p> <p>Garbett’s Wood</p> <p>Hugo Platt play area and open space</p> <p>Lupin Field, Terwick</p>	<p>Village Hall, Tennis Court and Community Orchard</p> <p>Primary School</p> <p>Village Store (currently closed)</p> <p>Church (as part of Parish community)</p> <p>Rake Recreation Ground</p> <p>Canhouse Lane Recreation Ground</p> <p>Flying Bull PH with accomodation</p> <p>Jolly Drover PH with accomodation</p> <p>Post Office in Garden Centre</p> <p>St Luke’s Church (outside Parish)</p> <p>Oliver’s Piece</p> <p>Rake Hanger</p> <p>St Luke’s Church</p> <p>Chapel Common SSSI and SNCI</p> <p>Rake Hanger SSSI</p>

5.10.4 Policy CH3: Local Green Space

The following open spaces, identified on the accompanying map, are recognised as having demonstrable community value within the Parish and are designated as Local Green Space:

Local Green Spaces in Rogate Parish

- LGS1: Rogate Recreation Ground
- LGS2: Rake Recreation Ground
- LGS3: Terwick Common and woodland
- LGS4: Fyning Recreation Ground
- LGS5: Garbetts Wood

LGS6: Hugo Platt play area and public open space
LGS7: Oliver's Piece
LGS8: Lupin Field, Terwick

5.10.5 Well-being, amenity and Parish health Community aspirations

As above, a number of community aspirations also support the delivery of this objective. They can be found in full within Section 6.0 of this Plan. In brief, these are:

Community aspiration CH5: The nomination and completion of Community Action projects within the Parish to aid community cohesion.

Community aspiration CH6: The promotion of the local food supply chain and support for proposals that seek to produce and process locally sourced food.

Community aspiration CH7: The enhancement of outdoor recreational activities, such as those listed in Section 3.0 of this Plan.

Community aspiration CH8: The provision of new specialist and tailored facilities for children and youth.

Community aspiration CH9: The provision of a satellite doctor's surgery in the Parish.

Community aspiration CH10: The enhancement of existing habitats in and around Fyning Recreation Ground.

Community aspiration CH11: The maintenance of the Parish Heritage Centre.

Community aspiration CH12: The identification and creation of additional community projects above and beyond those identified by CH6.

Community aspiration CH13: Widest possible support for the village schools of the Parish.

Community aspiration CH14: The promotion of the local 'Dark Skies' initiative, in partnership with the SDNPA.

Community aspiration CH16: The NP requires the Parish Council to make best efforts to safeguard existing Parish village facilities such as the remaining pubs and schools.

6.0 MONITORING, REVIEW AND REPLACEMENT OF THE NEIGHBOURHOOD PLAN

It is intended that, upon adoption, the effectiveness of the Rogate and Rake Neighbourhood Plan and its policies will be monitored annually over the Plan period against a set of indicators to be identified by the Parish Council in partnership with the SDNPA and published on the Parish Council's website. The Parish Council should liaise with Parishioners on this dynamic review of the Plan. Following demonstrable consultation with the Parish and using best governance and only after appropriate dialogue and communication with the Community, the Parish Council may decide to review the Plan if:

- It is considered by the Parish Council that the effectiveness of the Plan could be improved through a partial or full review of the suite of policies; or
- Any future review of the South Downs National Park Local Plan results in a conflict with policies of the Plan to the extent that it is rendered ineffective; or
- It is considered by the Parish Council that sufficient opportunities are presented by any change in higher tier policy that would enable significant additional weight to be given to the policies of the Plan following a partial or full review; or
- There is planning merit in producing a replacement Plan that encompasses a wider area, possibly in partnership with adjacent Parish Councils.

Unlike the higher level local plan to be produced by the SDNPA there is no formal mechanism that allows for the review of the Rogate and Rake Neighbourhood Plan without it passing through the later stages of the regulatory neighbourhood plan-making process. In the event that any aspect of the Plan requires variation or replacement then the document in its entirety must be subject of the following processes:

- Review and redrafting, including any retained and any replaced policies;
- The return of the Plan to Regulation 14 (Pre-Submission) Consultation;
- The formal submission of the Plan to the SDNPA, including the preparation of a fresh suite of supporting documents, including the Consultation Statement, Basic Conditions Statement and supporting evidence relating to Strategic Environmental Assessment;
- The return of the Plan to Regulation 16 (Pre-Examination) Publicity;
- The independent examination of the Plan; and
- A further community referendum seeking the endorsement of residents of the Plan area.

Unless it is proposed to increase or decrease the Plan area there will be no requirement to resubmit or consult on the proposed Neighbourhood Area at the point of review / replacement.

7.0 ACTION PLAN

As set out in the introduction to this document, the Plan process has identified several “Community aspirations” that residents think key to the sustainable development of the Parish over the life of the Plan. While many of these ambitions are not directly relevant to planning matters (and not, therefore, either appropriate or generally compliant for inclusion in a neighbourhood plan), these aspirations were nevertheless tested in the Plan questionnaire and are included in the Plan’s narrative as an important component of Parish vision. As such, several of these community ambitions are now set out in the Action Plan below.

The Action Plan sets out and prioritises the delivery of NP objectives to create a more sustainable, vibrant and cohesive community for the benefit of all people living in, working in and visiting the NP Area and to conserve and improve the quality and character of the Natural and Built Environment.

Further detail on NP objectives and their delivery is provided in the Appendices (section 1, 2 and, for the NP Evidence base, section 22).

The Action Plan is a schedule of projects reflecting the shared vision of the NP community; how projects may be delivered; parties involved if the delivery of projects; and funding required to deliver the projects.

Projects in the NP Action Plan are categorised as follows:

- Countryside & Environmental Projects
- Road and Transport Projects
- Business and Services Projects
- Community Well-being Projects

7.1 Countryside & Environment Projects

WHAT	HOW	WHO	FUNDING
1. CH6 RPC to create, maintain and liaise with and report to the community and stakeholder groups on a NP list of “nominated Community Projects”	RPC to seek views from local residents and stakeholder groups	RPC to identify councillor to champion initiatives	General CIL, grants, New Homes Bonuses, private sources and s106 monies funds
2. Similar to E1, E2 and E3 Renewable energy schemes for small groups of buildings	Consult with residents, RPC & Forestry Commission, WSSC Landscaping Department, and others	Rake and Rogate residents, volunteers, Parish Council.	General CIL, grants, private sources and s106 monies funds
3. EM11 Improvements to drainage, foul water and surface water, in particular at both Parsonage and Hugo Platt	RPC to facilitate liaison between local residents, water companies and stakeholder groups to prioritise action on this issue	Water/sewerage companies, RPC, landowners, local residents and available technical expertise	Water/sewerage companies, CIL, s106, New Homes Bonuses and private sources
4. CH7 RPC to investigate and promote supply and consumption of locally grown foodstuffs	RPC to consult with residents, farmers and Parish shops	RPC to identify councillor to champion initiatives	Marketing and PR funding required
5. Para 5.2 Research and define appropriate Sustainable Development Indicators for future development proposals	RPC to seek advice on the matter	RPC to identify councillor to champion initiative	No funding required
5. CH8 RPC to identify and promote outdoor recreational activity in Parish	RPC to seek views of residents and organisations promoting outdoor activity	RPC to identify councillor to champion initiatives	Grant and private funding available

7.2 Roads & Transport Projects

10.2 Roads & Transport Projects	WHAT	HOW	WHO	FUNDING
1.	T7, T11 Rake – Shared Space Scheme for traffic calming and moves towards returning the B2070 into a pedestrian oriented environment	Detailed design to be provided by Ben Hamilton Bailie. Designs to be consulted on by RPC and WSCC Highways	Consult residents, RPC, and WSSC Highways	WSCC, SDNPA, CIL and s106 monies and other sources.
2.	T7, T11 Rogate – Shared Space Scheme for traffic calming on A272	Designs to be consulted on by RPC and WSCC Highways	Consult residents, RPC, and WSSC Highways	Council, CIL and s106 monies.
3.	Rogate and Rake – provide additional public parking within the main settlements of Rogate and Rake	RPC to determine need and location for off-street parking. RPC to ensure that all development proposals include adequate on-site parking provision.	RPC, WSCC, SDNP, Independent highways consultants	WSCC, SDNPA, CIL, s106 and other sources
4.	T9 Rogate Community Bus initiative	RPC to seek views of local residents and neighbouring parishes regarding existing and proposed community bus initiatives RPC to identify local leadership on initiative.	RPC, WSCC, local residents, neighbouring Parishes	tbc dependent on business model of scheme.
3.	Rogate and Rake – car/lift sharing website.	RPC to consult with local residents.	RPC, WSCC, local residents, requires local champion	Self-financing & grants.
4.	T10 RPC to promote new foot paths	RPC to initiate consultations with local residents and landowners and report progress	RPC, WSCC, local residents - requires local champion	SDNPA, other statutory bodies

7.3 Business & Services Projects

WHAT	HOW	WHO	FUNDING
1. EW4 RPC to encourage local sustainable tourism	RPC to make available up to date information for visitors on the cultural assets, walks, facilities and accommodation that visitors to the Parish may wish to utilise	RPC, CDC and SDNPA	SDNPA, CDC, WSCC
2. The NP supports the re-use redundant buildings in the Parish as local hubs and business service centres for home-based workers to utilise as shared resource	RPC to consider applications for shared business resources	RPC, CDC Economic Development Team, SDNPA	SDNPA, CDC, Parish precept
3. EW2 The NP wishes to see high speed broadband availability throughout the Parish	RPC to collaborate with WSCC, CDC and SDNP to ensure the Parish is represented in all digital infrastructure improvement initiatives	RPC, WSCC, CDC and SDNP	Grants, private sector, other statutory bodies

7.4 Community Well-being Projects

WHAT	HOW	WHO	FUNDING
1. CH6, CH13 Creation, maintenance and liaison by RPC on list of “nominated Community Projects”	RPC to consult with residents	RPC to identify councillor to champion initiatives	General CIL, WSCC, CDC grants, private sources and s106 monies funds
2. Similar to CH9 The NP wishes to support youth groups operating in the community.	RPC to liaise with young people to promote and publicise social volunteerism and outdoor activities in the Parish, including sport, recreation and conservation.	RPC, young people & volunteers, social and environmental organisations	RPC precept and grants, SDNPA and charitable bodies offering grants
3. Similar to H10 and H11 Retain existing and provide new housing suitable for young people in order to ensure they may reside and be economically active within the Parish.	RPC to consult liaise with young people and organisations providing supported housing. Where proven local interest is sufficient, RPC might encourage Community Land Trusts as a means to instigate and operate supported housing proposals	RPC, young people, & housing associations and independent organisations	CIL & s106 monies and CLT and charitable funds/funding bodies.
4. Similar to CH14 The NP seeks to assess future demand for school and learning provision in the Parish, and to determine appropriate locations for and the nature of facilities and resources required to meet anticipated future needs and demand.	RPC to liaise with WSCC and independent learning organisations.	RPC, WSCC, SDNPA	CIL & s106 monies, and other grant funding bodies.
5. Similar to many policies Recognise the high priority (>50%) afforded in the NP Questionnaire to maintaining public access, open spaces, public bridleways and footpaths throughout the Parish, Parish shops and churches, Parish sporting facilities and outdoor recreational facilities, and appropriate “nominated Community Projects”.	RPC actions.	RPC, WSCC, SDNPA, independent learning associations	Ad hoc/as necessary.
6. The Parish Council is encouraged to review and update its earlier 2007 Parish Plan in light of the findings and rulings of this Plan.	RPC actions	RPC in consultation with the Plan Steering Committee and others	None required.

8.0 COMMUNITY ASPIRATIONS

Community aspiration EM6: The NP will support medium-term initiatives to develop a Biodiversity Action Plan (BAP) that can help to tackle long-term threats to the ecology of the Parish and help to identify opportunities for improving ecological connectivity within the Parish. The BAP will also review the environmental priority of certain Parish sites (for instance, a buffer corridor for the River Rother).

Community aspiration EM7: The NP will support low impact plans to enhance existing wetland, woodland and heathland in the Parish and in particular will support the creation or restoration of ecological links between existing fragments of these habitats.

Community aspiration EM8: The NP will support efforts that sensitively respond to new opportunities for products and services derived from wetland, woodland and heathland habitat in the Parish and their sustainable development including low-key, low-impact leisure and educational services (subject to caveats on protecting the Parish's rural character and special qualities).

Community aspiration EM9: The NP will support (subject to usual visual impact, traffic and rural character tests articulated in this document) proposals to improve opportunities for the local community to understand and enjoy the Natural Environment locally and within the National Park.

Community aspiration EM10: The NP wishes to prevent the use of naturally scarce, damaging or polluting materials and processes in proposals. Where no alternative materials or processes are possible all proposals should show how usage and the adverse effects on people and the environment are to be minimised.

Community aspiration EM11: The NP requires that Parish ditches are suitably maintained especially where blocked ditches cause flooding in built areas (such as Hugo Platt in Rogate and Slade Lane/Jennifer's House).

Community aspiration H10: The objectively assessed *local housing need* relates to the proven needs of disadvantaged households with a 'local connection' to the Parish, occupying or seeking alternative residential accommodation that is reasonably appropriate to their housing need and may variously be classed as social, affordable, sheltered, supported or tied-occupancy housing. This is a key area of focus for the NP in order to prioritise such housing for local families. A 'disadvantaged household' covers a broad category of people who have additional housing needs not common in the general population.

Community aspiration H11: The delivery of supported housing to meet local needs should be allocated between the different disadvantaged groups based on the record and up-to-date data on the Housing Register and from other appropriate information sources intended to identify any unregistered housing needs in the Parish. The Local Housing Authority and Rogate Parish Council have roles to play in fostering and collating different sources of data that will inform the allocation of such housing between different groups with proven housing needs.

Community aspiration EW2: The NP supports proposals to improve local telecom service infrastructure and broadband connectivity quality and speed, which may help to foster economic prosperity in the NP Area. Proposals for telecom networks should target, where possible, all buildings where people live, work or visit the Parish and not just the main settlements.

Community aspiration EW3: The NP will support and promote more local based enterprise and work opportunities to better meet the needs of the local community and manage the local landscape more productively.

Community aspiration EW4: The NP supports tourism and leisure facilities and activities that support existing and promote new businesses in the Parish and can deliver new jobs that contribute to a more sustainable prosperous community. All such development and land use change should seek to contribute positively to the public amenity, the rural character and good stewardship of the Natural environment in the Parish.

Community aspiration T5: Road Network; Development that generates additional vehicle trips should have direct access to the A272 or B2070.

Community aspiration T6: Through Traffic; Design and highway proposals that mitigate the impact of through traffic especially on the country lanes will be supported. Proposals will not be supported, whether within or outside the Parish, that increase the volume of through traffic.

Community aspiration T7: Traffic Speeds and Safety; Proposals will be supported that reduce and slow traffic, improve safety of all road users, and enhance the streetscape. Hamilton Bailie have advised that the presence of people walking on the streets also slows traffic, particularly in the context of visibly shared ownership of the public space (road and pavement where combined). This aspect needs to be considered particularly in the context of proposals for Garbetts Hill and North Street in Rogate.

Community aspiration T8: The NP supports efforts to define and introduce Quiet Lanes within the Parish.

Community aspiration T9: Proposals that enhance the attractiveness of public transport or provide direct routes to neighbouring towns or increase the frequency of service provision will be supported. Proposals that establish and maintain a community transport service will be supported.

Community aspiration T10: Footways, Footpaths, Byways and Bridleways; Proposals for the provision of additional pedestrian and cycle routes will be supported after due regard to issues of likely use, security and impact on adjacent properties.

Community aspiration T11: Traffic Calming; Proposals for the provision of traffic calming measures in Rogate and Rake that will reduce and slow traffic, improve safety and enhance the streetscape will be supported.

Community aspiration E1: The NP supports the sourcing, distribution and use of alternative, small-scale, local, renewable energy supplies subject to visual impact and other criteria set out in this document.

Community aspiration E2: The NP supports development and land use proposals for small scale renewable energy generation and distribution in the NP Area, provided such

proposals do not cause any adverse effects to the rural character of the Parish, the public amenity or the ecological and Natural resources of the Parish.

Community aspiration E3: Small and domestic scale renewable energy installations (subject to usual visual impact, traffic and rural character tests articulated in this Plan) play an increasingly important role achieving a more sustainable community and can contribute towards the better care and management of the landscape of the Parish.

Community aspiration CH5: The NP supports development proposals that include a provision for new Public Open Space. It will not support any development proposal which would result in the loss of existing POS, unless it creates a replacement POS of equivalent or better accessibility, size, character and amenity and has overwhelming support from the neighbourhoods that would suffer any proposed loss of POS.

Community aspiration CH6: Nominated NP Community Projects listed in the NP Action Plan should benefit people living in, working in and visiting the Parish. Funding sources such as S106 contributions, CIL payments and the New Homes Bonus, and other Developer Contributions, levies and grant awards intended for the benefit the Parish will be prioritised according to the NP Action Plan and will be administered by Rogate Parish Council.

Community aspiration CH7: The NP will support proposals that grow, supply and promote the consumption of locally produced food, such as farm shops, local markets and community allotments, subject to due and appropriate consideration potential impacts on road traffic, public amenity and the Natural Environment.

Community aspiration CH8: The NP supports proposals that create or improve opportunities for outdoor recreational activity in the Parish, such as walking, cycling, horse-riding, fishing and picnicking, provided they do not adversely affect the public amenity and tranquillity of the area, threaten protected or rare ecological habitat and species or result in traffic and congestion impeding public highways.

Community aspiration CH9: The community has identified the importance of providing facilities for those in the Parish under 18 years old. This should be a priority for the Parish Council and form a component of the NP's Action Plan.

Community aspiration CH10: The Parish Council should also promote a part-time doctor's surgery in the Parish.

Community aspiration CH11: Fyning Recreation Ground is a designated "village green" and important public amenity with some wildlife interest. Opportunities for environmental enhancements, such as the installation of bat and owl boxes would be appropriate, within the constraints of the inevitable disturbance that open access land including occasional camping places on wildlife resources. It should also be available for general access. Furthermore, it is an NP recommendation that it be a Parish Council obligation that this facility be appropriately maintained going forward and the RPC is in contact with the SDNPA Rangers to develop a formal woodland management plan for this asset.

Community aspiration CH12: The NP endorses the maintenance of a Parish Heritage Centre that encompasses a collection of relevant documents and records and other articles. The

resource should be used for the benefit local interest and encouraging tourism within the Parish.

Community aspiration CH13: The NP encourages the Parish Council to solicit further Community Projects to improve the community's cohesion and well-being. Projects might include a river Rother fish-farm, Wenham barn retail/country pursuits, Vineyards within the Parish, Balloon flights...

Community aspiration CH14: The village schools in Rogate and Rake are an essential ingredient to community well-being and should be supported.

Community aspiration CH15: The NP supports the Parish Council's "dark skies" initiative being run in conjunction with the SDNPA.

Community aspiration CH16: The NP requires the Parish Council to make best efforts to safeguard existing Parish village facilities such as the remaining pubs and schools.