

WESTBOURNE NEIGHBOURHOOD PLAN

2017 to 2029

Post Examination Version

June 2021



Part of Thomas Kingtons' estate map of the Manor of Bourne dated 1640

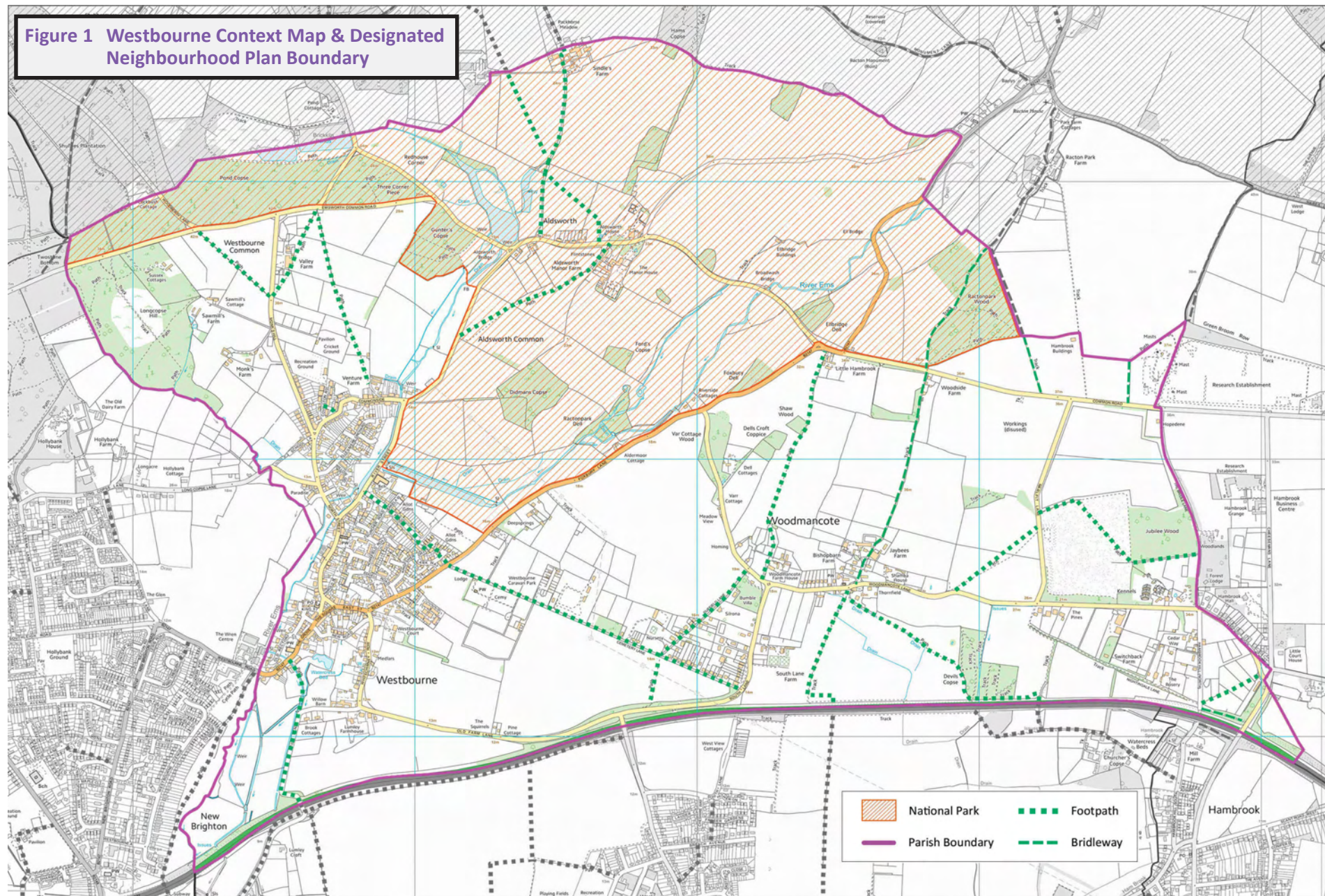
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POST EXAMINATION VERSION:

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Figure 1 Westbourne Context Map & Designated Neighbourhood Plan Boundary



1 INTRODUCTION

1.1 WHAT IS OUR NEIGHBOURHOOD PLAN?

- 1.1.1 Neighbourhood Plans (NPs) were introduced by the 2011 Localism Act and can help local communities shape their own environment. NPs are part of the statutory development plan system and must conform to national and local planning policies.
- 1.1.2 The Government's national planning policy is contained in its National Planning Policy Framework, March 2012, and additional specific guidance for Gypsy and Traveller sites is provided in its Planning Policy for Traveller Sites, August 2015. These policy documents provide the overarching advice which supports the concept of sustainable development, which both plan making and plan decision taking must adhere to.
- 1.1.3 In terms of local planning policies, Westbourne is subject to two Local Planning Authorities (LPAs): Chichester District Council is responsible for the main part of Westbourne Parish, including Westbourne village and Woodmancote. The new South Downs National Park Authority is responsible for the northern part of the Parish including Aldsworth and part of Stansted Park.
- 1.1.4 Westbourne Parish Council applied for the whole Parish to be designated as a Neighbourhood Plan Area and approval was given by Chichester District Council (CDC) on 03-12-2013 and South Downs National Park Authority (SDNPA) on 27-11-2013.
- 1.1.5 The Chichester Local Plan: Key Policies 2014-2029 (CLPKP) was formally adopted in July 2015, whilst the South Downs National Park Local Plan was adopted in July 2019. The NP must be in conformity with the strategic policies of the current Local Development Plan (LDP) but can address other local issues not covered by these LDPs.
- 1.1.6 The content of a NP should be drawn from the views of the whole community, which will need to endorse the draft NP at a referendum, following independent examination, before it can be formally adopted. Once adopted the NP becomes a component of the statutory LDP.
- 1.1.7 Our 'Neighbourhood Area' is the whole Parish of Westbourne, nearly 3 sq miles or about 7.5 sq kilometres, which comprises the village of Westbourne as well as the outlying and separate hamlets of Woodmancote and Aldsworth. About one third of the Parish, to

the north, is in the South Downs National Park (SDNP).

- 1.1.8 Within the constraints of international, national and local government legislation and regulation our NP we can choose where new homes should be built. We can say what new buildings should look like and what infrastructure should be provided. We can also identify and protect environmentally important green spaces, corridors, open spaces, and other community assets. The horizon of our NP, as set by the new CLPKP, is for 12 years (2017–2029). It is recognised, however, that much can alter in 12 years, including changes in government legislation and guidance, reviews of the CLPKP as well as Westbourne residents' evolving wishes and preferences. In light of these potential factors, the NP will be monitored on an annual basis. If it is felt that amendments should be made, a NP review will be undertaken with proposed changes tested with residents of Westbourne through consultation and feedback.
- 1.1.9 The NP has been co-ordinated and prepared for the Westbourne Parish Council and community by the Westbourne Neighbourhood Plan Steering Group (WNPSG), comprising Parish Councillors and local community volunteers. It has canvassed the views of everyone in the community to help generate a vision for the Westbourne area and to create an NP that will stand us in good stead until 2029. In June and July 2013, the WNPSG carried out an initial community consultation. Flyers were delivered to more than 1,000 households and an Open Day was held in the Parish Hall, giving people opportunities to indicate their priorities and comment on what they would like to see included in the NP. Subsequently, detailed NP questionnaires were distributed to all households in the Parish during May 2014. 35% of these were completed and returned and the responses used as part of the community's input into the NP. The sites put forward for development were unveiled to the Parishioners at an Open Day in July 2015.
- 1.1.10 NPs, as part of the formal development plan system, are intended to guide planning decisions in accordance with specific local land use planning policies. The proposed policies of this NP fulfil this statutory objective. However, the Westbourne community has expressed aspirations for a better local environment that go beyond strict land

use planning policy and this NP also gives voice to the aspirations which our community wishes to achieve during the life of the NP.

1.2 PLANNING POLICY CONTEXT

1.2.1 The Neighbourhood Plan must be in general compliance with the National Planning Policy Framework (NPPF), the Planning Policy for Traveller Sites (PPTS), the Chichester Local Plan: Key Policies 2014 - 2029 (CLPKP), EU obligations and human rights requirements. Once adopted, it will form part of the Development Plan and its policies will work alongside, and may in certain cases add to, the policies in the CLPKP. The Plan provides a vision for the future of the Parish and sets out clear policies, principles and objectives to realise this.

1.2.2 It must be noted that about one third of the Parish is in the SDNP. In September 2015, the SDNP Authority published its Local Plan for consultation. Until a Local Plan has been adopted for the National Park Area, the SDNP Authority's current planning policy comprises the saved policies of the Chichester Local Plan 1999. It is currently estimated that the SDNP Local Plan will be adopted in July 2018.

1.2.3 In all applications for development adjoining, or in close proximity to, the SDNP, consideration will be given to paragraphs 115 and 116 of the NPPF, which refer to protected landscapes. The Government has provided two statutory purposes for National Parks in England. All public bodies and utility companies, when undertaking any activity which may have an impact on the designated area, have a duty to have regard to these purposes. The Government also places a corresponding social and economic duty upon National Park Authorities themselves - to be considered when delivering the two purposes. This reciprocal arrangement is designed to ensure a high degree of mutual cooperation, avoiding the risk either that the needs of National Park residents and businesses will be ignored, or that others will ignore its designation when undertaking activities.

1 Purpose 1: To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.

2 Purpose 2: To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

3 Duty: To seek to foster the social and economic wellbeing of the local communities within the National Park in pursuit of our

purposes. For further information see: <https://www.southdowns.gov.uk/national-park-authority/our-work/purposes-duty/>

1.3 STRATEGIC ENVIRONMENT ASSESSMENT SUSTAINABILITY APPRAISAL (SEA/SA)

1.3.1 The WNP has been subject to an SEA determination as a result of which it has been determined by Chichester District Council that no SEA is necessary. The formal screening opinion is included in the evidence base.

1.4 EQUALITY

1.4.1 In accordance with the themes of sustainability, one of the aims of the Neighbourhood Plan is to promote equal opportunity and the ability of present and future residents of Westbourne Parish to live, work and play in a community without any prejudice in terms of race, gender, sexual orientation, age, disability, ethnic origin or religion. To achieve and maintain this objective, the Plan will support the examination of all new developments, planning applications and policies to ensure that there is no adverse impact on the quality of life for current and future residents of Westbourne.

1.5 HABITAT REGULATION ASSESSMENT

1.5.1 The European Habitats Directive (92/43/EC) requires 'appropriate assessment' of plans and projects that are, either alone or in combination with other plans and projects, likely to have a significant impact on national and international designated sites. In the case of the Westbourne Neighbourhood Plan this matter has already been addressed, in terms of the level of overall housing provision, by the relevant assessments carried out for the adopted Chichester Local Plan: Key Principles 2014-2029.

1.6 THE NEIGHBOURHOOD PLAN DOCUMENT

1.6.1 This plan is the culmination of a large evidence gathering and consultation exercise. The neighbourhood plan itself only contains the key points that emerged from several years of work. This

- document contains the vision, spatial strategy, site allocations and key land use policies.
- 1.6.2 This Neighbourhood Plan should be read in conjunction with supporting evidence, available in hard copy or online on the Westbourne Parish Council website, <http://www.westbournepc.org/>. This includes:
- 1 Village Design Statement.
 - 2 SEA screening opinion.
 - 3 Technical reports on Traffic and Parking.
- 2 PARISH PROFILE
- 2.1 ABOUT OUR PARISH
- 2.1.1 Westbourne is a civil parish in the Chichester District of West Sussex. It is adjacent to Emsworth, administered by Havant Borough Council. The parish consists of the village of Westbourne and includes the separate and outlying hamlets of Woodmancote and Aldsworth. The immediate surroundings are notable for the meandering River Ems, which has been canalised to create mill leats and mill ponds. This small river flows into Chichester Harbour at Emsworth. It is believed that the village takes its name from its position on the river, which traditionally marks the westernmost boundary of Sussex, 'bourne' being an archaic term for a boundary as well as for a small river or brook.
- 2.1.2 It is a rural parish whose history dates back to the Domesday Book of 1086; it was probably a trading centre from early times. In 1302 there was a weekly market and a fair on the 28th August, the day of the Beheading of St. John the Baptist (the patron of the church). There were also nineteen tenants who held stalls in the market-place. In 1348, Westbourne, as with the whole of Britain, was ravaged by the Black Death, a disease that wiped out entire families and depopulated whole villages. The value of acreage in Westbourne dropped significantly as there were no longer enough people to cultivate and maintain the land. A detailed rental of the manor drawn up about 1375 shows that the tenements in Bourne itself were mostly small cottager holdings. However, later, in the 15th and 16th centuries, Westbourne became famous for sheep, cattle and pony trading and the settlement reached the height of its

prosperity in the late 1600s, during the reign of Charles II. A disastrous fire destroyed a large part of the village at about this time, resulting in few of the ancient buildings surviving. Westbourne still retains a vibrant village centre with shops, doctor's surgery, garages, public houses as well as a local primary school. The parish church, with its 18th century spire, plays an integral part in village life. Residents appreciate Westbourne's rural charm, its heritage assets and its sense of community and wish to retain its unique and historic identity.

- 2.1.3 The charm of the parish lies in its rural location covering 1846 acres of countryside nestling in a patchwork of open fields and woodland, interlaced by streams, valuable wildlife habitats and country lanes. Westbourne lies on the flattish coastal plain which marks the boundary between the South Downs and the English Channel. The settlement is just above the 10 metre contour but almost immediately to the north the land rises to around 45 metres. The southern part of Westbourne Parish sits within an area classified as the South Coast Plain in the West Sussex Landscape Assessment. Since April 2011, the north-eastern and eastern edges of the village have formed boundaries with the newly designated South Downs National Park; this designation will greatly assist in protecting and preserving Westbourne's important landscape, biodiversity and cultural heritage. The characteristics of the landscape are described in the South Downs Integrated Landscape Character Assessment.
- 2.1.4 Westbourne's agricultural land has been extensively farmed for many centuries. The fields are used for both arable farming and grazing, and tend to be regularly shaped, suggesting that their form results from the planned enclosures which took place between 1818 and 1823. The area was once important for watercress farming, largely using artificially-made ponds and streams. There are large areas of forest to the north, some of which are designated as Ancient Woodland and provide a haven for wild life.
- 2.1.5 The whole of Westbourne Parish benefits from an extensive network of Public Footpaths, including the long distance Sussex Border Path. There is also a network Bridleways within the Parish for the horses and ponies kept either in the livery yards in Westbourne or located privately in the many paddocks and stables in the Parish.

- 2.1.6 Westbourne Parish lies a few kilometres to the north of the Chichester Harbour Area of Outstanding Natural Beauty (AONB), which includes many areas of special nature conservation.
- 2.1.7 Westbourne Parish is particularly recognised for the diversity of its buildings, ranging from timber-framed thatched cottages and Georgian mansions to Victorian terraces. The Parish is home to over 60 Listed Buildings as well as a similar amount of positive, non-designated Heritage Assets, both within the Conservation Area and outside it, which make an important contribution to creating the Parish's sense of place and local identity. (See appendix 6.1 and Figure 18). The following are amongst the most significant surviving historic features:
- 1 Continuous occupation since the Norman period;
 - 2 St John the Baptist's Church, with Norman origins, and some late 14th century and later fabric;
 - 3 Unusual, dispersed layout with the main part of the village centred on the church and possible site of the medieval market place;
 - 4 The survival of Westbourne Mill and its mill pond next to River Street;
 - 5 Meandering streams and mill leats;
 - 6 Some 16th century houses along Church Road;
- 2.1.8 Whilst more detailed information can be found in the West Sussex Historic Landscape Character Assessment and the Chichester District Historic Environment Record, the Parish's key characteristics are summarised in the Westbourne Conservation Area Character Appraisal as being:
- 1 A large linear Conservation Area encompassing the former mill and mill pond, various residential streets, and the village centre, with its shops and other facilities;
 - 2 River Ems and its various mill leats and ponds are very important;
 - 3 North Street is a winding, mainly residential, road connecting the village centre to Westbourne Mill and Commonsides;
 - 4 Westbourne House is a fine 18th century house and is listed grade II*;

- 5 High concentration of listed buildings in the village centre around The Square and St John the Baptist's Church, which is itself listed grade I;
 - 6 The church occupies a focal position on Westbourne Road, and its churchyard is notable for the ancient yews which face Church Road;
 - 7 East Street and Foxbury Lane lead out of the village centre and have a number of prestigious listed houses including Mile End House, dating to the 18th century and listed grade II;
 - 8 Whitechimney Row is a quite separate winding lane with many early listed buildings on the west side, and two substantial gentry houses (Westbourne Court and The Lawn) somewhat concealed by high walls and planting on the east;
 - 9 Varied materials including flint, brick, thatch and clay roof tiles;
- 2.1.9 The Parish's archaeology is significant. Because of its particularly rich natural resources, the West Sussex coastal plain has been exploited continuously since hominids first arrived in Britain c. 500,000 years ago. The older, Palaeolithic deposits would not normally survive close enough to the surface to be relevant, but later pre-historic deposits, from the Mesolithic to the Early Saxon, and most particularly Bronze age to Roman, should be expected to survive at plough depth. The significant archaeological themes are the general potential that the coastal plain has for later pre-historic, Roman and medieval settlement, especially close to a natural water-course, and the particular potential that comes from the earlier medieval history of the village itself – the importance of the market to the Earls of Arundel, etc. The Historic Environment Record (formerly SMR -Sites and Monuments Record) records the following features for Westbourne:
- 1 Middle Bronze Age cremation burial was found close to Mill Road in 1949 (an Archaeologically Sensitive Area);
 - 2 St John the Baptist Church: an important medieval church with a Norman foundation;
 - 3 Existing 18th century water mill to the west side of River Street may be on the site of Northmylle, which is mentioned in the Domesday Survey of 1086 and which may have included a

malthouse. A corn mill is recorded also in 1663. The current building ceased operations in the late 1920s.

4 Former Engine House on the east side of River Street (now converted to a private dwelling). This housed a water-powered engine which supplied water to Stansted House from the River Ems. In 1855 a steam engine was installed, which apparently ceased working in the 1900s, presumably when mains water was supplied;

5 A medieval seal was found in Westbourne in 1986, and a 13th century silver ring was found in 1985, when new houses were being built to the north of the village;

6 A Roman coin was found in a field outside Westbourne;

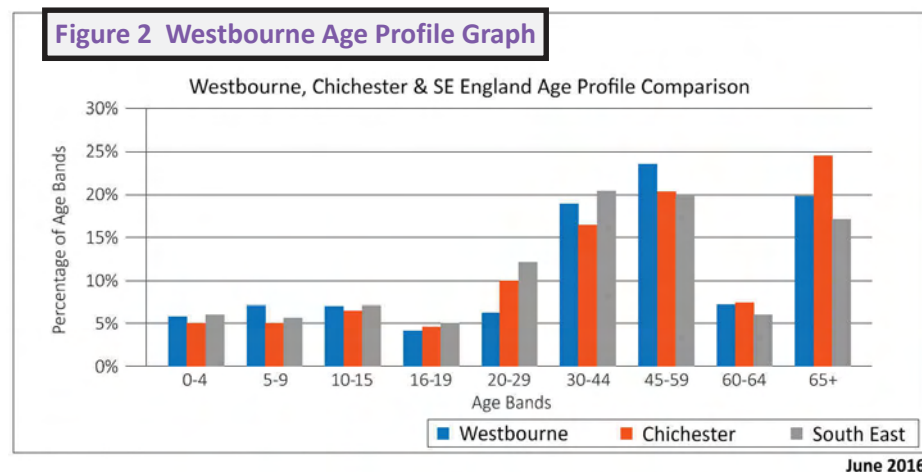
7 Evidence of the canalisation of the River Ems in the 18th century to the north-east of Westbourne, probably to provide a source of water to Westbourne Mill or to alleviate flooding;

8 Four mills once existed between Westbourne and Lumley;

9 Late Bronze Age, Roman and Middle or Late Saxon pottery was found close to Foxbury Lane, possibly along the former line of the River Ems, during 1999-2000

2.2 POPULATION PROFILE

2.2.1 The West Sussex Ward Profile 2013, drawn from the 2011 Census gives the age information for the Parish population, see Figure 2:



2.2.2 The profile demonstrates a very even population distribution with a good mixture of younger families and elderly residents, although there is a relatively low number of people aged 20-29 living within Westbourne compared to the rest of the district and SE England. It also indicates a relatively high number of people aged 45-59 compared to the rest of the district and SE England.

2.3 EDUCATION – FACILITIES AND ACHIEVEMENTS

2.3.1 Westbourne has a privately-run nursery and a primary school. Secondary education is provided at the Bourne Community College in neighbouring Southbourne. A number of children attend school in Chichester.

2.3.2 GCSE Results published by West Sussex County Council in 2012 for residents in the Westbourne Ward, considering the percentage of students achieving 5Cs and above including Maths and English combined, are slightly higher (59.1%) than the level for the District (56.4%) and the County (57.4%).

2.3.3 Residents have indicated that the Primary School is important to the long-term future of the Parish and wish to see it retained.

2.4 COMMUNITY FACILITIES

2.4.1 Commonsides forms the northern edge of the village of Westbourne. This area is located near the village cricket pitch and The Cricketers Pub. There is also a children's play area and a Common to the north of the village. The Parish boasts many active groups and clubs, which include the Scouts, the WI, the History Group and the Local Environment Group. The doctor's surgery is managed by the Emsworth practice. Shopping facilities are provided in the area of The Square and The Grove and a small shop at the junction of Monk's Hill/Commonside/North Street is well used. A post office is situated within the supermarket and there is a pharmacy in The Grove.

2.4.2 20% of the population is 65+ and the latest census data indicates that the percentage of those in that age group in good health is lower than for the District, County and South East England. In particular, the percentage of residents of 85+ with a limiting long-term illness is higher than the national average at 71.3%. Therefore,

it is considered vital, if Westbourne is to remain a sustainable community, to retain and if possible improve the facilities offered at the Doctor's Surgery.

- 2.4.3 There are two churches in the Parish, and a Cemetery managed jointly by a committee from Southbourne and Westbourne Parish Councils. Social facilities are provided at The Parish Hall, The Meeting Place and Westbourne Club. The Parish Council provides allotments and also recreation space at Monk's Hill and Mill Road.
- 2.4.4 Of particular concern to the community is that Westbourne's infrastructure will not keep pace with the rate of new development. The purpose of Infrastructure Business Plans (IBP) is therefore to plan that infrastructure is provided at the right time and in the right place. Infrastructure can be paid for in several different ways, for example:
- 1 Customer bills – to telephone and broadband companies, and water companies to supply fresh water and to take away and treat wastewater.
 - 2 Government grants, to help provide school places.
 - 3 Planning obligations – S106/S278 (infrastructure directly related to a planning application).
 - 4 Community Infrastructure Levy (a levy on new development) (see also section 4.17).
- 2.4.5 Sometimes several different funding sources have to be combined to pay for the infrastructure that is needed. The IBP shows which funding sources will contribute, and to what extent, to each infrastructure item/project, and where and when it will be provided.
- 2.4.6 Westbourne has prepared an initial IBP and its content can be viewed in the evidence base. This initial IBP, as it is still evolving, is not exhaustive and is subject to change.
- 2.5 HOUSING TENURE
- 2.5.1 The Parish has a population of 2,309. 104 new houses were built in Westbourne between 2001 and 2011. The population residing in the main village of Westbourne is currently estimated to number some 1,950 people. The population residing in Woodmancote is

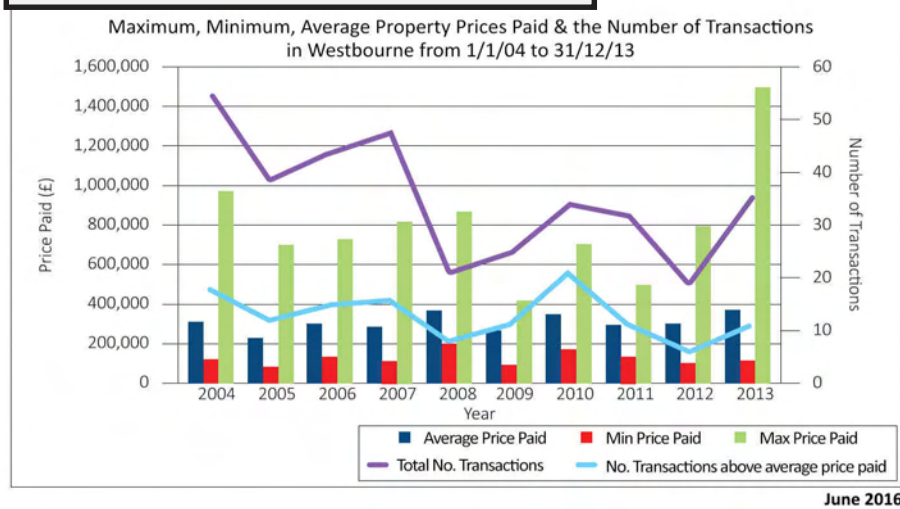
estimated at around 230 and in Aldsworth 130. Accommodation tenure is set out in the table below:

<i>Accommodation tenure</i>	<i>Number</i>	<i>%</i>
Owned	716	68.52%
Shared Ownership		
<i>(Part Owned or Part Rented)</i>	16	1.53%
Social Rented	163	15.60%
Private Rented	90	8.61%
Living Rent Free	15	1.44%
GTTSP pitches/plots	45	4.31%

Source 2011 census & Source CDC figures 2014 - 2017

- 2.5.2 The population density is 3.1 people per hectare, higher than the average for the District at 1.4 people per hectare. 90% of houses within the Parish are in Westbourne Village, the remainder are mainly in Woodmancote. In terms of Council Tax bands, Westbourne ward has the majority of its properties in Council Tax bands C and D. The majority of properties in this ward are semi-detached, with almost 60% of properties having at least two rooms that are not regularly used.
- 2.5.3 The average price paid in 2014 for a property in Westbourne was £362,052. The table below, figure 3, from CDC Housing Department gives a more detailed indication of the minimum, average and maximum prices paid for housing in Westbourne over a ten-year period. *Source Land Registry.*
- 2.6 HOUSING NEED
- 2.6.1 Westbourne is considered to have a high need for affordable housing within the CDC area (171 dwellings are affordable housing as of March 2015). The total number of households on CDC's Housing Register with a stated local connection to Westbourne at November 2015 was 26, of which 12 were classified with a priority need. The highest demand is for one and two bedroom properties, although there are 4 households on the housing list seeking four bedroom properties, and for which there is currently no provision.

Figure 3 Westbourne Property Values Graph



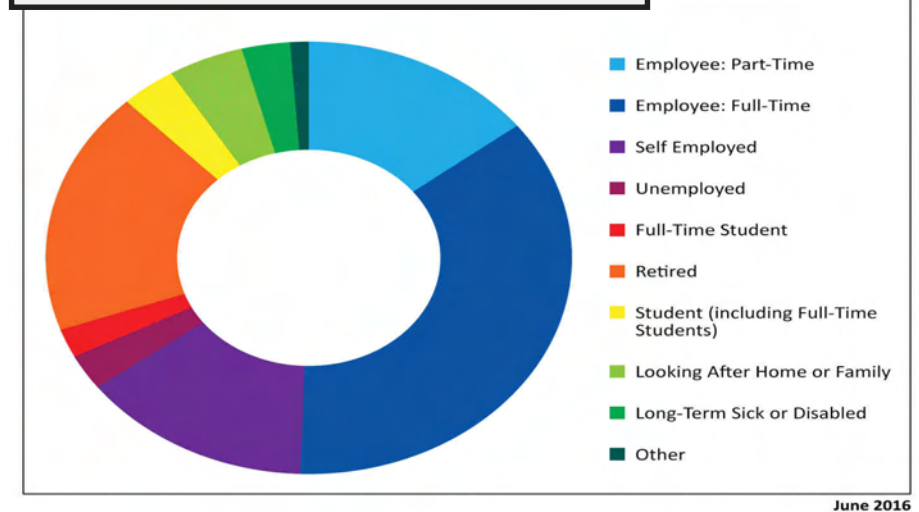
2.7 OUR ECONOMY: LOCAL BUSINESS AND EMPLOYMENT

2.7.1 The number of self-employed in Westbourne is approximately the same as in Chichester District, although substantially higher than in West Sussex and in the country as a whole. Those retired at 18.4%, again, is approximately the same as for Chichester District but higher than in the rest of the country. There are significantly more people involved in professional occupations than in the Chichester District or in England. The unemployment rate at 2.7% is broadly similar to Chichester District but lower than for the remainder of West Sussex. Although 36.2% of the working population of Westbourne have Level 4 qualifications or above, 18.6% of the population have no qualifications at all.

2.7.2 The following chart is compiled from the 2011 Census and shows the activity breakdown of Westbourne residents

	Westbourne		Chichester	
Economically Active:	Total 1,151		Total 56,102	
Employee: Part-Time	241	14.60%	11,384	14.00%
Employee: Full-Time	594	35.90%	27,847	34.40%
Self-Employed	236	14.30%	11,774	14.50%
Unemployed	44	2.70%	2,267	2.80%
Full-Time Student	36	2.20%	2,830	3.50%

Figure 4 Westbourne Residents' Economic Activity



	Westbourne		Chichester	
Economically Inactive:	Total 505		Total 24,935	
Retired	304	18.40%	14,773	18.20%
Student <i>inc Full-Time Students</i>	56	3.40%	3,590	4.40%
Looking After Home or Family	78	4.70%	3,395	4.20%
Long-Term Sick or Disabled	48	2.90%	1,944	2.40%
Other	19	1.10%	1,233	1.50%

2.7.3 The NP questionnaire responses indicated:

- 1 Over 70% support for more independent shops in Westbourne.
- 2 65% felt that in order to promote the economy the provision of a car park is required.
- 3 70% thought that other new infrastructure is also required to encourage new business.
- 4 80% supported creating employment opportunities for young people.
- 5 81% supported the promotion of tourism.

2.7.4 The CLPKP policy is that, outside of Chichester city and the Settlement Hubs (eg Southbourne), the Service Villages including

Westbourne Parish will be the focus for new development and facilities. Provision will be made for local community facilities, including village shops that meet identified needs within the village, neighbouring villages and surrounding smaller communities, and will help make the settlement more self-sufficient, and small scale employment, tourism or leisure proposals.

2.7.5 Westbourne Parish does have a relatively thriving local economy, albeit that the numbers of shops and business have been in gradual decline over many years, as with all rural communities in modern times. The NP should set out to maintain and encourage the Parish's local economy and to support the on-going sustainability of the community. It should support the sustainable growth of all types of businesses and enterprise in the Parish, together with any rural tourism and leisure facilities that benefit local businesses, residents and visitors, and which respect the character of the countryside. NP land use planning policies for the location of shops and businesses, however, would not in themselves result in any significant enhancement of the local economy.

2.7.6 There is a strong feeling, especially amongst local businesses, that Westbourne needs additional car parking facilities. The Parish Council does not directly control any suitable land but has identified two or three possible sites. One of these adjoins the allocated development site, adjacent to Chantry Hall, Foxbury Lane (see Policy SS3). Given the scale of the proposed development in the immediate area, the Parish Council is mindful that extra parking will be required in the village area, and is currently at the early stage of investigating two other possible sites. If one of these is secured it would offer an opportunity to ease the car parking situation, particularly for visitors using the retail and community facilities in the village. Funding to assist the development of additional car parking facilities has been included in the initial IBP.

2.8 DEVELOPMENT CONSTRAINTS

2.8.1 There are several development constraints in Westbourne Parish:

1 A significant part of the Parish, including the entire hamlet of Aldsworth, is designated as National Park, which places particular constraints on development as per paragraphs 115 and 116 of the

NPPF. The SDNP forms part of the Parish but the setting of the National Park will also be a consideration in planning. Development could also be constrained in close proximity to the border of the National Park to avoid any development having a detrimental impact on its setting.

2 A Conservation Area extends beyond the village to the south and east.

3 The entire hamlet of Woodmancote is situated within the countryside and therefore is not normally suitable for any new development, apart from those proposals justifying development as rural exception sites to meet local need or deemed to require a countryside location.

4 Chichester Harbour SAC, Chichester and Langstone Harbours SPA and Ramsar Site lie about 2 km to the south.

5 5 Sites of Nature Conservation Interest (SNCI) exist within the Parish as well as a Biodiversity Opportunity Area, see Figure 12.

6 Areas of flood risk (Flood Zones 2 and 3) extend along the River Ems valley running north to south through the village and extending north-east and south-west of the village.

7 Grade 1 Agricultural Land lies to the south-east.

8 The western edge of the village is directly adjacent to Havant Borough, which is currently proposing extensive development on its side of the boundary. 260 houses are proposed adjacent to the boundary. This development will significantly reduce the existing gap between Havant and Westbourne and, unless it is maintained on the Westbourne side, it will adversely impact on the rural character and lead to coalescence of the separate settlements. This therefore restricts the development potential within Chichester District.

2.9 FLOODING

2.9.1 It has been noted that extensive tracts of land in Westbourne Parish fall within Flood Zones 2 and 3. See <http://apps.environment-agency.gov.uk/wiyby/37837.aspx>. The community's concerns about flooding are reflected in the parish-wide survey in 2014 in which 92% of respondents expressed a wish for new development to include flood risk mitigation. The NP needs to be guided by CLPKP's Policy 42 Flood Risk and Water Management in directing future

development, where possible away from the areas of highest flood risk. However, as indicated above, there are significant other constraints to development in Westbourne Parish. In considering suitable sites for future development WPC has had to take into account these conflicting constraints, as well as the availability of sustainable sites which would be acceptable to the local community.

3 WHAT DO WE WANT OUR NEIGHBOURHOOD PLAN TO DO?

3.1 THE COMMUNITY VISION

3.1.1 Our community vision is for Westbourne Parish to continue to thrive as a vibrant and distinctive community:

- 1 to continue to respect and reflect the views of its community;
- 2 to evolve whilst retaining its unique and distinctive historic identity and rural character;
- 3 to recognise the unique and separate identities of the main village and the two outlying hamlets;
- 4 to avoid the erosion of that identity through development which would inappropriately lead to the coalescence of local neighbouring communities;
- 5 to plan for the appropriate change and evolution of our Parish within reasonable and measured limits;
- 6 to utilise the Community Infrastructure Levy (CIL) and the Infrastructure Business Plan (IBP) to secure improvements to Westbourne's infrastructure;
- 7 to provide for an outstanding quality of life for current and future generations of residents.

3.2 LOCAL OPINIONS

3.2.1 Responses to Development

The responses to the questionnaire overwhelmingly confirmed that the community feels Westbourne cannot absorb any more development. However on the grounds that the NP has to plan for some development, more detailed responses can be summarised as follows:

- 1 61% agreed that development should take place on small sites in order to spread the impact.

- 2 54% agreed that some development should take place outside Westbourne village, eg Woodmancote.

- 3 90% agreed that any development should focus on previously developed sites first.

- 4 There were no strong views about whether development should concentrate on housing for younger or older people but 48% agreed that new development should be predominantly family housing.

- 5 53% felt that new development should not be predominantly affordable housing.

- 6 77% supported compliance with the Village Design Statement.

- 7 92% wanted new development to mitigate flood risk.

- ##### 3.2.2
- Whilst the position of the community must be the starting point, the plan must also reflect national and local planning policy in order to be recommended for referendum. The main challenges that the NP has had to address are the allocation of development in the peripheral areas eg at Woodmancote, the desire for small sites and the concept of previously developed land first. The latter two issues create conflict with other policies and fail to deliver the preferred sites. This has created tensions between the wishes clearly expressed by the community and the planning constraints imposed by the NPPF & CLPKP.

- ##### 3.2.3
- This plan is accompanied by a consultation statement that sets out the full extent of all consultation carried out with the community to reach this stage. The consultation statement explains how the plan has changed to reflect the views of the majority of the community of Westbourne and other consultees.

3.3 HOW DO WE ACHIEVE OUR VISION FOR THE FUTURE?

- ##### 3.3.1
- Neighbourhood Plan Policy Parameters: The WPC can only draft planning policy within fixed parameters that are in general conformity with the CLPKP and the NPPF.

- ##### 3.3.2
- The CLPKP proposes that, outside of Chichester city and the larger proposed Settlement Hubs, 'Service Villages' including Westbourne will be the focus for new development and facilities, within which provision will be made for the following:

- 1 Small-scale housing developments consistent with the indicative

housing numbers set out in CLPKP Policy 5, which requires Westbourne to provide at least 25 new dwellings up to 2029, (recognising the limited capacity of Westbourne to provide new housing).

2 Local community facilities, including village shops, that meet identified needs within the village, neighbouring villages and surrounding smaller communities, and will help make the settlement more self-sufficient; and

3 Small-scale employment, tourism or leisure proposals.

3.3.3 The Westbourne community has expressed a wish for future development to be on smaller sites and to be dispersed throughout the Parish, and the WNPSG originally sought to spread development throughout the main village and the two hamlets.

3.3.4 However, the NPPF and the CLPKP seeks to restrict development in the countryside to those that absolutely require a rural location, meet an essential local rural need or support rural diversification. These constraints exclude Aldsworth and Woodmancote, along with the majority of Westbourne situated outside the Settlement Boundary Area, from any new development as NPPF guidance deems them unsustainable. This places a severe restriction on the location of potential development sites.

3.3.5 The CLPKP policy is that NP allocations for new housing development should be on sites of 6 or more dwellings. Development of sites with fewer than 6 dwellings are considered as 'windfall' developments, which are already accounted for in the CLPKP in terms of housing number targets.

3.3.6 Working within those parameters, the WPC set itself the task of identifying potential development sites to meet the following

Objectives:

- 1 accommodate between 6-10 dwellings, spread as evenly as possible throughout the Parish;
- 2 be sustainable in their location, based on access to services and facilities (*policy OA1*);
- 3 continue to protect the countryside location wherever possible (avoiding isolated development) (*policy OA1*);
- 4 encourage the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring (*policy LD2*);

- 5 ensure that any new development makes a positive contribution to the local character and distinctiveness (*policy LD1*);
- 6 be on previously developed land if at all possible;
- 7 be capable of meeting the requirements of the Westbourne VDS in terms of village character (*policy LD1*);
- 8 mitigate flooding and sewerage problems within the Parish;
- 9 provide a mix of housing types to meet the requirements of the whole community (*policy OA3*);
- 10 encourage the positive contribution that conservation of heritage assets can make to sustainable communities, including their economic vitality (*policy LD2*);
- 11 keep Westbourne thriving and vibrant;
- 12 encourage local business and employment;
- 13 ensure the current balance between the settled and travelling communities is maintained (*policy OA3*).

3.3.7 Justification and Rationale for Development Allocations:

1 As a community it is very clear to us that, in order to achieve sustainable development within Westbourne, it is necessary to respect the 'social and cultural wellbeing' dimension of sustainability that reflects the community's needs and recognises that the identity of the community is in part made up from its valued townscape and landscape.

2 The Westbourne community supports the small and dispersed sites in the plan and **does not support the development of other greenfield sites outside the settlement boundary**. This is because virtually all of this land serves to protect the important gaps around the settlement that form Westbourne's identity as a free-standing 'delightfully rural' settlement in a highly urbanised hinterland. It also serves to protect cherished views and helps to create cohesive ecological networks. These can become more resilient to current and future development pressures by planning positively for the creation, protection, enhancement and management of biodiversity networks.

3 All the development allocations in the NP contain green spaces to serve the strong Westbourne tradition of open spaces occurring deep within the village fabric. This is to ensure they create locally distinctive designs that reflect identified local character whilst safeguarding and retaining the rural feel of Westbourne and that all development is

contained within the settlement boundary, unless there is specific justification to the contrary.

4 In addition to the strong desire to retain the rural separation from the encroachment of Havant and the urban sprawl of the south coast conurbation, much of the greenfield land within Westbourne is subject to flooding, which strictly further limits the availability of sites for future development.

5 The community has recognised the drive to deliver much-needed housing and has demonstrated a 12% contingency to allow oversupply above the identified figure given by CDC through the allocations.

6 The WPC believe that the site selections meet the above objectives. Sadly, due to planning constraints, we are currently unable to recommend any previously developed sites to be included in the plan as their locations are not considered sustainable and none were identified within the settlement boundary.

4. LAND USE POLICIES OF THE NEIGHBOURHOOD PLAN

4.1 INTRODUCTION TO THE POLICIES

4.1.1 This section contains the Policies that will deliver the **Objectives** (see 3.3.6), together with reasoned justification and evidence to support inclusion. The Plan sets out to protect and, where appropriate, enhance the factors, identified through our consultation that contribute to the 'traditional village setting'.

4.1.2 A series of local policies have been developed and are supported by the revised Westbourne Village Design Statement (available on the village website), which identifies the visual character of each area of the village and recommends future design options to ensure that character is maintained and, where possible, enhanced. The land use policies of the Neighbourhood Plan are listed below.

4.1.3 Overarching policies:

OA1: Sustainable Development Policy

OA2: Community Facilities Policy

OA3: Community Balance Policy

OA3-1 GTTPS Plots/Pitches

OA3-2 Housing For Older People

4.1.4 Local Distinctiveness policies:

LD1: Local distinctiveness Policy

LD2: Heritage Policy

4.1.5 Biodiversity Policies:

BD1: Biodiversity Opportunity Area and SSCI Policy

BD2: Natural Environment Policy

4.1.6 Local Green Space policies:

LGS1 Cemetery Green Space Policy

4.1.7 Westbourne site-specific policies

Explanation of Site Assessments and Site Allocation:

SS1: Land to the West of Monk's Hill Policy

SS2: Land at Long Copse Lane Policy

SS3: Land adjacent to Chantry Hall, Foxbury Lane Policy

4.2 DEVELOPMENT CONSIDERATIONS

4.2.1 Westbourne Parish has been allocated a minimum of 25 houses over the Plan period. All windfall numbers are in addition to allocated housing numbers and the Parish is not reliant on windfall developments to make up the allocation of a minimum of 25 houses. New sites have been selected in the most sustainable locations adjacent to the settlement boundary due to their walking proximity to the school and central village services. The allocations are located on three sites. The WNP will provide for 28 houses on allocated sites as defined in Policies SS1, SS2 and SS3 and consistent with the spatial strategy for the village.

4.2.2 Westbourne Parish is rural and the area within the current Settlement Boundary is unable to accommodate all the further housing required. New sites are required adjacent to the existing settlement area.

4.2.3 Through the consultation process, the community indicated that it would like small-scale development distributed throughout the settlement area, preferably built on a phased basis over the 12 year Plan period.

4.2.4 The recently adopted Chichester Local Plan makes provision to deliver 7,388 homes over the period 2014-2029. This includes 339 homes in the North of the Plan area, to be delivered through a combination of allocated housing sites and windfall sites of fewer than six dwellings (arising mainly through change of use, conversions, and small infill

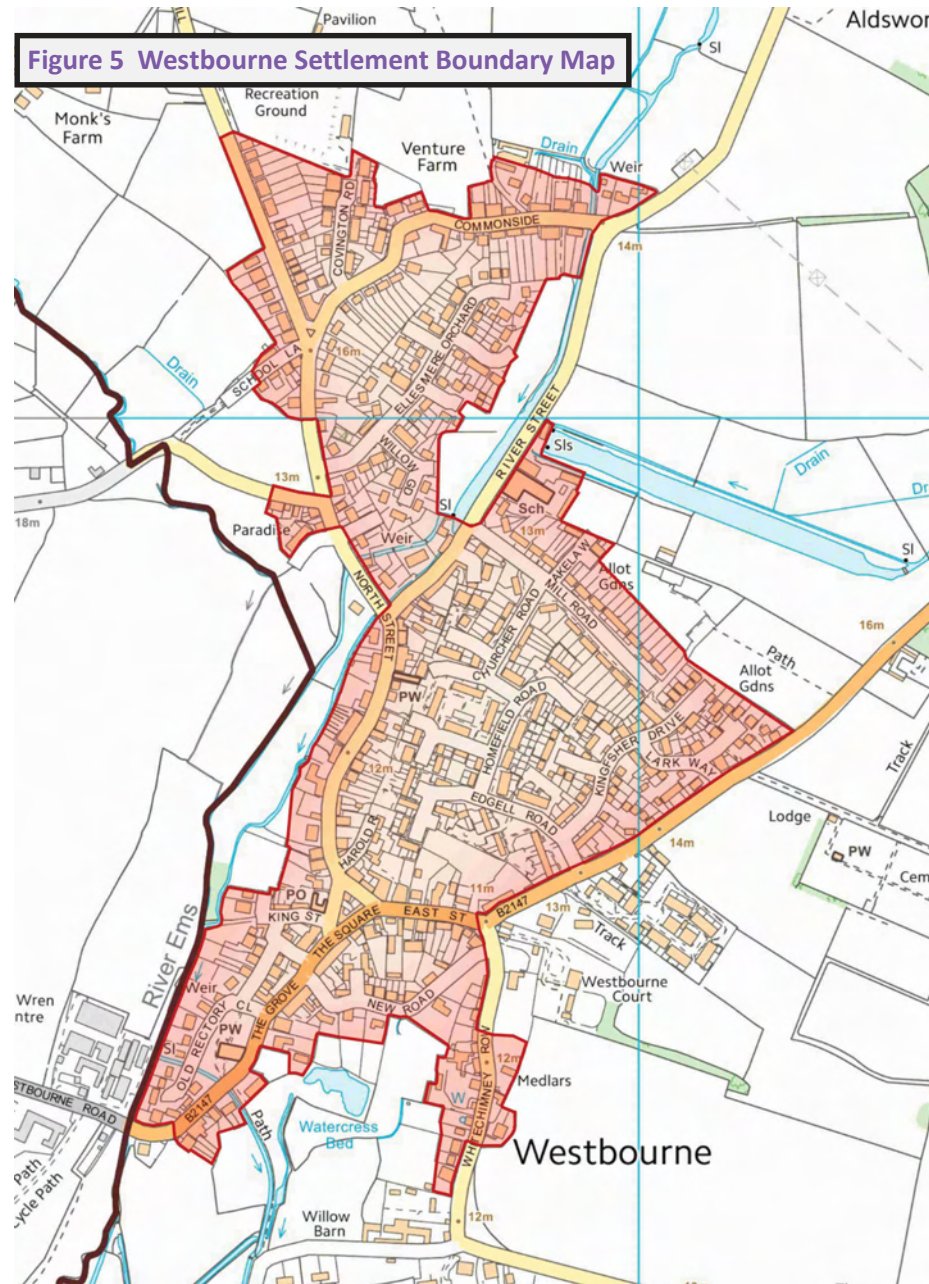
sites). Local Plan Policy 5 sets indicative housing numbers for each Parish to be identified in Neighbourhood Plans. However, the Local Plan (paragraph 7.29) indicates that developments of six or more dwellings that are permitted (ahead of Neighbourhood Plans) will be counted against the Parish housing numbers. This restriction on size of sites results in allocations that total more than the minimum of 25 to achieve a spread of sites through the village. Westbourne Parish has in its housing stock, 171 homes classified as affordable housing. 95 homes have been lost to Right to Buy. CDC reports a high level of demand for affordable housing in Westbourne Parish, particularly for one and two bedroom properties.

4.2.5 Policy OA1: Sustainable Development

- 1 Within the Settlement Boundary, as shown in Figure 5, there is a presumption in favour of sustainable development that will apply to proposals that meet all the policies of this plan.
- 2 Outside the Settlement Boundary, development proposals will not normally be considered either appropriate or sustainable unless;
 - (i) they comply with all other policy requirements of the development plan; or
 - (ii) it is sustainable development where the benefits demonstrably outweigh the harm, and is of a form or type that could not reasonably be located within the Settlement Boundary; or
 - (iii) they are rural exception sites to meet local need.
- 3 Development proposals will need to demonstrate that they have had regard to all relevant NP policies

4.3 SETTLEMENT BOUNDARY

- 4.3.1 The Settlement Boundary defines the area of the village in which development is normally permitted as set out in policy OA1, as it is considered to constitute sustainable development. When considering development proposals within the WNP Area, the LPA will take a positive approach that reflects the presumption in favour of sustainable development as contained in the NPPF, within the Settlement Boundary area. This term replaced the Settlement Policy Area (SPA) of the village as defined by the



Chichester District Saved Local Plan (1999). The WPC has reviewed the existing Settlement Boundary and concluded that it should remain unchanged and as shown in Figure 6 (Policy OA1).

4.4 COMMUNITY FACILITIES

4.4.1 Policy OA2: Community Facilities

Proposals that result in the loss of community uses within the Parish will not normally be supported, unless it can be demonstrated that the community use is no longer required and an alternative community use cannot utilise the building or site as demonstrated through market testing as prescribed in CLPKP Appendix E.

4.5 COMMUNITY BALANCE

4.5.1 Our approach to Community Balance mirrors the visions of the NPPF, PPTS¹ & CLPKP and seeks to bolster and mould them to reflect Westbourne Parish's circumstances and particular needs. In the CLPKP stated Objectives, Vibrant safe and clean neighbourhoods, para 3.21 states: *'Support neighbourhoods to build and maintain community spirit and help shape the area in which they live. Promote the development of mixed, balanced and well integrated communities. Maintain low levels of crime and disorder, improve community safety and work to reduce anti-social behaviour.'* This is what our Community Balance Policy seeks to promote whilst taking special account of our unique local requirements. The following is divided into issues of Housing size and Tenure Mix

4.5.2 Housing Size Issues. Our community's challenge includes supporting new, better-paid and diverse employment opportunities, providing the homes needed for those who live and work in the Parish on low incomes, and maintaining and evolving the services they rely on. NPPF paragraph 50 requires LPAs to: *'plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes)... this approach contributes to the objective of creating mixed and balanced communities.'*

4.5.3 The Parish Council is conscious that the Population Profile (para 2.2 & Figure 2) show that 52% of residents were aged 45 and over (24% were over 65) at the 2011 census. Over the lifetime of the NP, the Parish will house an increasing proportion of elderly residents, many of whom may wish to downsize to smaller properties within the Parish. Social care is set to become an ever-increasing problem and it requires attracting additional younger residents into the Parish to both help look after the ageing population and to keep the community vibrant. Therefore the Parish Council supports appropriate proposals for the provision of starter homes, affordable housing for rent, as well as live/work and self-build initiatives in line with national policy and where they meet the policies of the development plan. A high priority will be given to identifying and securing affordable housing in time for the next review of the plan.

4.5.4 In light of this a Westbourne Community Trust was formed in November 2018. The vision for the Trust, focused on the Parish of Westbourne, is to make Westbourne a better place to live. The primary objective for the Trust is the provision of affordable housing that is locally owned and controlled for the benefit of residents of the Parish who have housing needs. 12 dwellings are to be delivered and will be "affordable" for people with a local connection to Westbourne. The rented homes will be let at no more than 80% of market rent value. The village has a significant housing need as shown by the housing needs survey and as such these homes would go towards meeting this demand. This initiative will accelerate the provision of affordable housing for the local community, harnessed through the Trust and planning system. This approach offers the ability for neighbourhood planning to secure a significant affordable housing supply for local communities that could also be applied more widely across the country.

4.5.5 Housing Tenures - Gypsy, Traveller and Travelling Showpeople (GTTSP). Local evidence has identified that the recent significant and rapid increase in Gypsy, Traveller and Travelling Showpeople (GTTSP) pitches/plots in Westbourne, but in particular within Woodmancote², has increased tensions and significantly impacted on the balance between the various sectors of the community who reside locally. This increase is entirely contrary to Para 4 of the PPTS which states: *'Government's*

¹ DCLG Planning Policy for Traveller Sites August 2015

² Woodmancote houses 44 pitches/plots of the total 45 in the Parish.

aims in respect of traveller sites are to reduce tensions between settled and traveller communities in plan-making and planning decisions.'

- 4.5.6 The increased tensions have come about in Woodmancote due to the piecemeal development of traveller sites mostly allowed at appeal. These developments mainly result from there being no effective underlying strategic policy in place to control the number and location of new applications for sites. The problem stems from the time that WSCC first developed the site for 17 pitches in the 1980s, when they failed to properly prescribe the site layout, cap the maximum amount of residents allowed on site and failed to plan for future expansion.
- 4.5.7. In addition Gypsy and Traveller developments tend to be contentious, because they are often in open countryside (and therefore in locations that would not generally be given planning permission if the application came from the settled community) and disproportionately concentrated within the Parish. Despite significant opposition based on concerns for community balance from the settled community, they have been allowed on appeal.
- 4.5.78 For the purposes of the Neighbourhood Plan a Gypsy and Traveller pitch is a site (or part of a site) that is (or will be) occupied by one household, where the occupants meet the definition of Gypsies and Travellers provided by the DCLG.³
- 4.5.89 Extensive consultation, including face-to-face, contact with all existing GTTS residents did not produce any consultation responses from this part of the community in relation to the proposals in the Regulation 14 consultation.
- 4.5.910 The Old Army Camp in Cemetery Lane and its immediate environs now has 30 pitches, most of which fall well below government guidelines for size of pitch and amenity and are contrary to government guidelines in terms of overall numbers, which recommend a maximum limit of 15. The government's now withdrawn Designing Gypsy and Traveller Sites – A Good Practice Guide⁴ states: *'There is no one ideal size of site or number of pitches although experience of site managers and residents alike suggest that a maximum of 15 pitches is conducive to providing a comfortable environment which is easy to manage.'*

- 4.5.11 The Select Committee of ODPM report on Gypsy and Traveller Sites 2004⁵ concluded: *'permanent sites should have no more than 18 pitches ... all sites should be small and not disproportionate to the size of the community in which they are placed ... a cap should be placed on the number of people who are resident on the site ... the number of long-term visitors on a site should be controlled by planning powers and enforced by the site manager.'*
- 4.5.12 Sadly the CDC Gypsy and Traveller DPD, which would inform and influence such speculative applications and fairly allocate GTTP sites throughout the district, has been delayed on technical grounds. This DPD is not now expected to be completed and come into force before 2020. Figures for GT and TSP are generated separately, each having a specific requirement.
- 4.5.13 It is acknowledged that Woodmancote in Westbourne Parish already houses a disproportionate number of GTTSP sites by comparison to other Parishes in the District. A comparison table of Parishes is included in the evidence base.
- 4.5.14 As of February 2017, CDC have confirmed⁶ that sufficient sites have now been granted for Travelling Showpeople plots to satisfy the identified required and stated need until 2022 and no more are immediately required. The Chichester Local Plan: Key Policies 2014-2029 (Chichester Local Plan) under Policy 36 (Planning for Gypsies, Travellers and Travelling Showpeople) sets out the identified need for permanent pitches and plots for the period 2012-2027. It states that the Chichester Local Plan area needs to provide a total of 59 pitches for Gypsies and Travellers, and 18 plots for travelling showpeople. Policy 36 also specifies that 37 pitches and 11 plots be provided by 2017, which has been achieved.
- 4.5.15 In the Chichester Local Plan area the number of pitches for Gypsies and Travellers granted planning permission since September 2012, which is the base date of the GTAA, is 54 (including 4 personal permissions) whilst the number of plots for travelling showpeople granted planning permission is 17. There remains therefore a current requirement to provide a further 5 Gypsy and traveller pitches and 1 travelling showperson plot for the period up to 2027.

- 4.5.16 In light of the above, and at the time of writing (13 February 2017), CDC is able to demonstrate a five-year supply for Gypsy and Traveller pitches and for travelling showpeople plots for the period 2017-2022. It is expected that the GTTSP DPD will identify a supply of broad locations for growth, for years 6 to 10 and, where possible, for years 11-15.
- 4.5.17 Development of any further GTTSP sites in the Parish would be premature and disproportionate for Westbourne. No further consents are necessary in Westbourne in this Plan period. The broad location of new Gypsy and Traveller sites from 2022 will be determined by CDC in light of revised GTAA findings and the implementation of the overdue GTTSP DPD; it is not anticipated any further allocation for plots or pitches will be made in Westbourne Parish in the forthcoming GTTSP DPD for the 6-15 year period given the disproportionate share of the Council's requirement that has been permitted in the period 2014-2017. This is in order to maintain an appropriate community balance in line with the expired DCLG guidance on plot size and maximum numbers. The policy below reflects the current position.
- 4.5.18 CDC should recognise that dispersal of Gypsy and Traveller pitches across the District is likely to minimise the impact of development. Not all parishes are suitable for Gypsy and Traveller development due to the location within the National Park, however there are over 20 parishes that could take Gypsy and Traveller development.
- 4.5.19 Within the National Park the emerging policy is restrictive by ensuring development proposals for the provision of permanent or transit accommodation, or temporary stopping places, to meet the needs of Gypsies and Travellers and Travelling Showpeople will be supported where they meet a proven need, as identified by a Gypsy and Traveller Accommodation Assessment.
- 4.5.20 In addition to proving a need for either permanent or transit accommodation, development proposals for both types of sites will only be permitted where they comply with other relevant policies. In particular they are required to be well related to existing settlements and do not harm the character and appearance of the area; They should avoid sites being over-concentrated in any one location, or disproportionate in size to nearby communities;
- 4.5.21 In order to justify the application, they are required to demonstrate there is no alternative empty lawful pitch which could be used and confirmed by the local housing authority; and to demonstrate that occupiers of the site satisfy either the definition of a Gypsy and Traveller or Travelling Showpeople as outlined in Planning Policy for Traveller Sites (2012) or any subsequent policy.
- 4.5.22 Should the revised GTAA findings point to the need to increase provision in the first five years and the identification of new sites in the new GTTSP DPD, again it is not anticipated any further allocation for plots or pitches will be made for Westbourne given the disproportionate share of the Council's overall requirement that has been permitted in the period 2014-2017 and the constrained environment around Westbourne that makes any additional development outside the settlement boundary unsustainable and unacceptable for the reasons set out in section 3.3.6. Therefore the Plan does not support the development of other greenfield sites outside the settlement boundary.
- 4.5.23 At the time of the examination of the WNP, it was evident that the supply of plots/pitches for the identified need for this type of accommodation had already been exceeded for the WNP period within the Parish. Further provision of GTTS plots or pitches would be likely to erode the current community balance and would not be acceptable unless all of the criteria in Policy OA 3-1 are met
- 4.5.24 Longevity Revolution. There may be occasions when people wish to provide multi-generational housing or ancillary accommodation to provide additional living space for elderly relatives, or for young families or to meet a variety of other personal and domestic circumstances, and these will be considered on their respective merits. It is important that appropriate controls prevent ancillary accommodation becoming independent dwellings; this will normally be through a legal agreement to prevent separate occupation.
- 4.5.25 Older people in need of housing within this element of the policy includes people over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing as well as the full range of retirement and specialised housing for those with support or care

needs, falling within planning use classes C2 and C3 and relevant sub groups.

- 4.5.26 For some older people a move to a smaller, more accessible and manageable home can also free up much-needed local family housing. Encouragement will be given to senior members of the community, currently occupying under used properties, to downsize to smaller accommodation. It is hoped that that encouragement will free up some of the 60% of local housing which have two or more rooms that are not regularly used (see 2.5.2).
- 4.5.27 Responses to the questionnaire distributed to all Parish residents in 2014 did not indicate a strong desire from the community for more housing provision for the elderly. However, in order to provide for the increasing number of elderly residents and to enable them to remain within their familiar surroundings of Westbourne, the Parish Council believes that it is important to facilitate appropriate proposals for the provision of local housing, by way of sheltered housing, care and nursing homes, downsizing and the building of granny annexes to existing properties.

4.5.28 Policy OA3: Community Balance

OA3-1 GTTSP PLOTS/PITCHES

Development proposals to meet the needs of the Gypsy, Traveller and Travelling Showpeople community (as defined in Planning Policy for Traveller Sites (2015) or any subsequent policy) will be permitted where they:

- a) Can demonstrate a local connection;
- b) Can demonstrate that there is no alternative available pitch which could be used in the locality;
- c) Do not result in sites being over-concentrated in any one location or disproportionate in size to nearby communities;
- d) Are capable of being provided with infrastructure such as power, water supply, foul water drainage and recycling/waste management without harm to the special qualities of the National Park.
- e) Provide sufficient amenity space for residents;
- f) Do not cause, and are not subject to, unacceptable harm to the amenities of neighbouring uses and occupiers;

g) Have a safe vehicular and pedestrian access from the public highway and adequate provision for parking, turning and safe manoeuvring of vehicles within the site; and

h) Restrict any permanent built structures in rural locations to essential facilities.

Proposals for sites accommodating Travelling Showpeople should allow for a mixed-use yard with areas for the storage and maintenance of equipment.

OA3-2 HOUSING FOR OLDER PEOPLE

Proposals for the provision of housing for older people that meet the wide range of their circumstances and lifestyles will be welcomed and considered in accordance with Government Planning Policy and guidance.

- 4.5.29 Justification: NPPF para 50 requires LPAs to: *'plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.'*

1 OA3- 1 For the provision of pitches and plots for the GTTSP community, consultation undertaken on the pre-submission draft of the Neighbourhood Plan identified that residents of Westbourne are extremely concerned about the growing and disproportionate number of Gypsy/Traveller sites in the Parish. The volume and detail of the response has led the Parish Council to include a policy to address this issue. In the absence of a site-specific allocations policy for GTTSP in the adopted Chichester Local Plan and CDC's current decision to delay completion and implementation of a GTTSP DPD, Westbourne Parish Council believes there is a need to establish a local position on supply that is consistent with needs identified in the GTAA April 2013 and consistent with both the NPPF and the PPTS.

2 OA3- 2 Good housing for older people can enable them to live healthy, independent lives and reduces pressure on working families in caring for older relatives. It can also prevent costs to the NHS and social care; therefore any appropriate and sustainable initiatives will be encouraged.

4.6 LOCAL DISTINCTIVENESS

4.6.1 As described earlier in the Parish Profile section, paragraphs 2.1.1 to 2.1.9, Westbourne is a distinct rural Parish. Surrounding the village of Westbourne is a patchwork of fields and woodland, connected by streams and country lanes to the hamlets of Woodmancote and Aldsworth.

4.6.2 The CDC Landscape Capacity Study Extension 2011, shows 7 landscape character areas surrounding the Parish to the district boundary with Havant Borough. Below is a summary of landscape sensitivity, value and capacity ratings of the character areas in this 2011 study:

Landscape Character Areas [2011 Study]

No		Landscape Sensitivity	Landscape Value	Landscape Capacity
110	Westbourne Common Foot Slopes	Substantial	Moderate	Low
111	Aldsworth Common Spur	Major	Substantial	Negligible
112	Westbourne Western Settlement Edge	Moderate	Moderate	Medium
113	Westbourne – Emsworth Upper Coastal Plain	Substantial	Moderate	Low
114	Westbourne – Woodmancote Upper Coastal Plain	Substantial	Moderate	Low
115	Woodmancote Foot slopes	Substantial	Moderate	Low
116	Woodmancote-Hambrook Foot slopes	Substantial	Slight	Low/Med
117	Hambrook Northern Foot slopes	Substantial	Moderate	Low

4.6.3 Negligible to low-medium ratings for landscape capacity indicates that development would have a significant and detrimental effect on the character of the landscape as a whole and/or on the setting of the existing settlement or the South Downs National Park. Development in these character areas should only be on a very small scale and proposals would need to demonstrate no adverse impacts on the setting of the settlement or the wider landscape.

4.6.4 A rating of medium, where there are moderate ratings of sensitivity or value, identifies a landscape character area with the capacity for

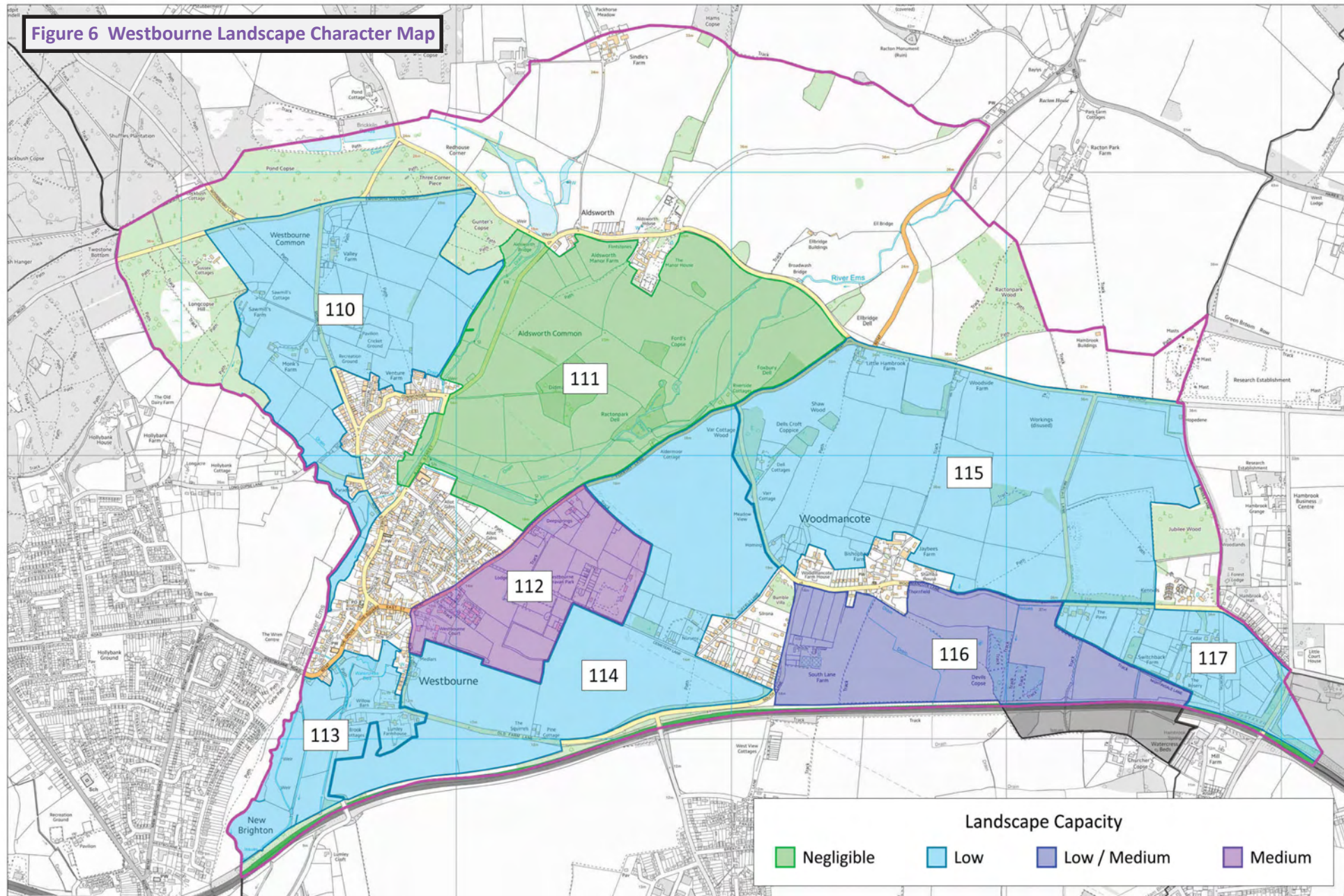
limited development in some parts of the character areas, having regard for the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas.

4.6.5 Less constrained areas with high capacity could, from a landscape perspective, accommodate significant allocations of new development without significant detrimental effects on the character of the landscape as a whole. There were no areas within this category in Westbourne Parish. This important landscape assessment is the framework within which sites have been selected and where areas that need protection to avoid damage to key local gaps and green corridors that form the last defence from development in the adjacent Borough/County, (see Fig 11), have been identified.

4.6.6 Much of the built environment is classified as a Conservation Area in which are situated over sixty Listed Buildings of architectural or historic importance and just as many that are non-designated heritage assets.

4.6.7 Intent: The Neighbourhood Plan introduces design policies to conserve the local distinctiveness of Westbourne Parish to ensure that change enhances and does not damage its special character. Good design in the Westbourne Neighbourhood Plan means developments which:

- 1 will respond to the rural nature of the Parish and reflect the character of local surroundings and materials while not discouraging innovation;
- 2 will establish a strong sense of place, where the individual identity of the Parish, actual or perceived, is maintained;
- 3 prevent coalescence with Westbourne Parish, Hambrook, Emsworth and Southbourne and maintain the separate identities of the settlements of Westbourne Village, Aldsworth and Woodmancote by the introduction and maintenance of local gaps;
- 4 will create and sustain a balance of village uses, including green and public spaces, the built and rural environment, recreation and sports, adequate infrastructure and support for local facilities.
- 5 will ensure that all new housing reflects the established vernacular of the Parish in terms of density, building styles and



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materials, respecting existing Listed properties, non-designated heritage buildings and features, buildings with positive townscape merit and the essential open space character integral to Westbourne.

- 4.6.8 Justification: The responses to the WNP community questionnaire overwhelmingly supported the need for any new development to comply with the Village Design Statement. The Parish produced a Westbourne Village Design Statement (VDS) in 2000 which, whilst it is still very relevant, the WPC decided it necessary to revise and update the first edition. The second edition of the Westbourne VDS is posted on the WNP website. The VDS has been used to provide evidence for the WNP policies on local distinctiveness. Responses to the Neighbourhood Plan questionnaires also indicated a high level of support for the Westbourne Conservation Area Appraisal and Management Plan.
- 4.6.9 Several respondents expressed a wish for the Conservation Area to be extended and some were concerned that the Management Plan was frequently ignored. Paragraph 47 of the NPPF states that Local Planning Authorities should set out their own approach to housing density to reflect local circumstances and this has been reflected in paragraph 17.6 of the CLPKP. The CLPKP recognises that housing density should balance the goals of efficient use of land with the characteristics of the surrounding built-up area. This Plan will support developments where the density maintains the existing character and requires high quality design and layout which fits the vernacular of the village and immediate context.

4.6.10 Policy LD1: Local distinctiveness

All new development proposals in Westbourne Parish, will be required to follow the policies set out in this Plan and have regard to the guidance set out in the Westbourne Village Design Statement.

- 1 All new development proposals must demonstrate how they will integrate into the existing surroundings and reflect the established vernacular of the Parish in terms of building styles and materials;**

- 2 The density of new development should be in character with the immediate local surrounding area, respect the rural nature of the Parish and avoid uniform designs;**
- 3 All new development should have well-defined public and private spaces and enclosure should reflect the local rural character of the area. Appropriate planting with trees and hedges will be encouraged;**
- 4 All new development must demonstrate how sustainable means of travel have been considered and where feasible incorporated to mitigate the impact of parking within Westbourne.**

4.7 HERITAGE

- 4.7.1 Intent: The importance of Westbourne's built and natural heritage has been emphasised in the Parish Profile (see Section 2). The historic built environment, landscape setting and archaeological resources of an area make an important contribution to the social and cultural lives of residents and visitors, both now and in the future. Westbourne's historic environment provides an opportunity to meet the aims of the NPPF to achieve sustainable development by implementing Policy 47 and the guidance of the CLPKP.
- 4.7.2 Justification: Westbourne has a significant Conservation Area in the centre of Westbourne village (See Conservation Area Appraisal and Management Plan) and the heritage value of the wider Parish is considered in the Westbourne VDS. Over 60 Listed Buildings have been identified, as well as a number of non-designated heritage assets. Consultation throughout the NP process has shown that residents place a high value on Westbourne's heritage as making a significant contribution to the distinctiveness of the Parish.

4.7.3 Policy LD2 – Heritage

- 1 The historic environment of the parish and its heritage assets (both designated and non-designated) will be preserved or enhanced.**
- 2 All new development should preserve or enhance the special interest character and appearance of the Conservation Area or the**

significance of other heritage assets. Planning applications will explain how the design of proposals have sought to retain or enhance positive features of the area identified in the District Council's Conservation Area Appraisal and Management Plan or address issues identified in that document.

3. Development proposals that affect designated and non-designated heritage assets must demonstrate how proposals will preserve or enhance the historic significance of the asset and its setting proportionate to the assets' importance sufficient to indicate the potential impact of the proposal on their significance.

4 Archaeological investigation of sites where new developments or improvements are proposed will be required in areas where there is high archaeological potential. Following a desk-based assessment, archaeological investigation must be carried out, where appropriate, prior to construction of new developments. Any reports should be made available for public viewing and be submitted to the County Council for inclusion in the Historic Environment Record.

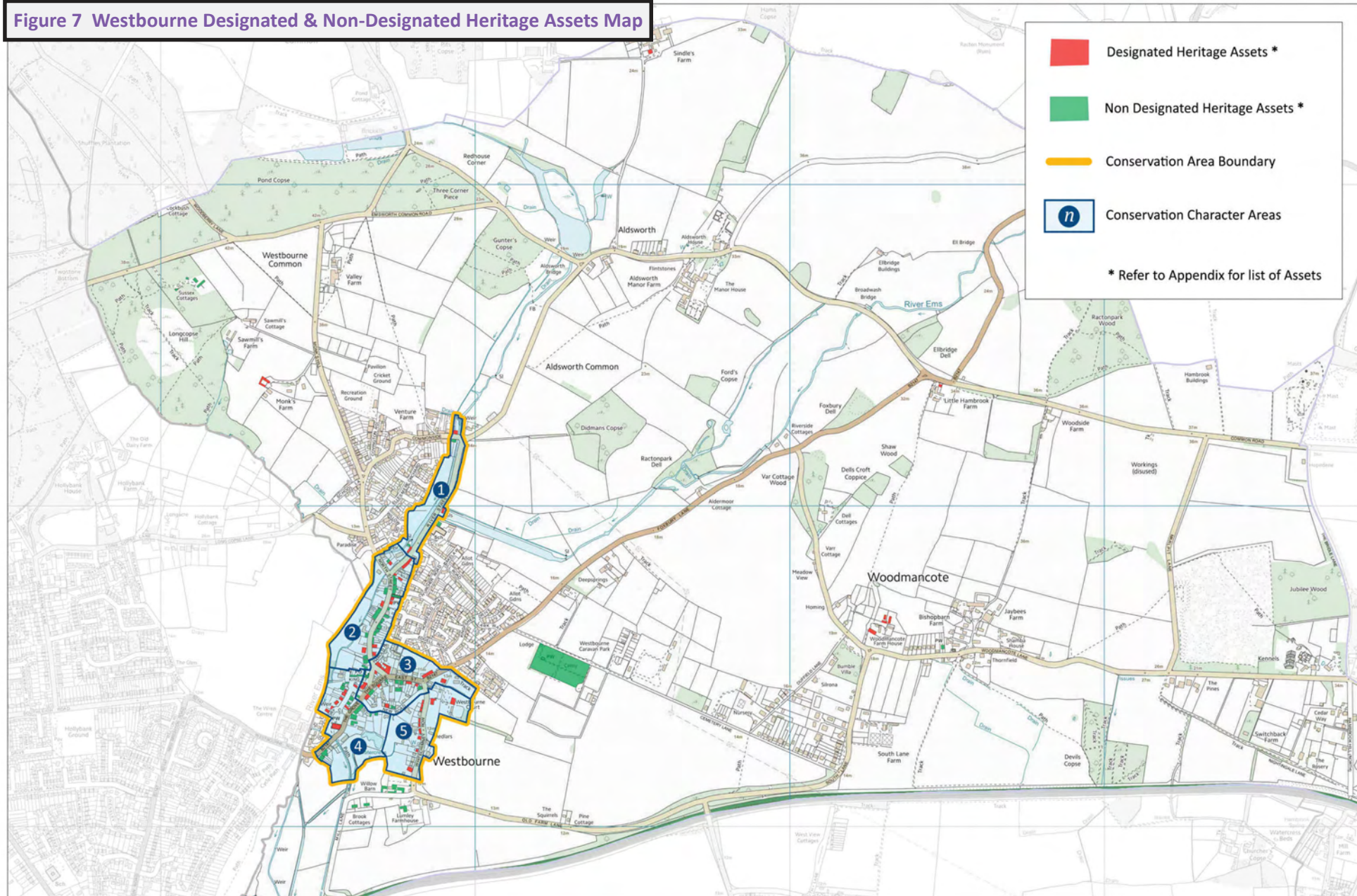
4.7.4 WESTBOURNE'S DESIGNATED HERITAGE ASSETS

Cartref, Westbourne Cottage, Church Road	Grade II	301346
Elmhurst, Church Road	Grade II	301345
Old School House, Church Road	Grade II	301347
Smuggler's Cottage, Church Road	Grade II	301348
The Parish Church of St John the Baptist, Church Road	Grade I	301343
The Thatched Cottage, Church Road	Grade II	301344
Mouse House, Church View	Grade II	301349
Hill House, Common Road	Grade II	301351
Sindle's Farmhouse, Common Road	Grade II	301350
Bridge House, 56 Commonsides	Grade II	301353
Box Cottage, Routledge Cottage, 1 East Street	Grade II	301357
Devon Cottage, 1 East Street	Grade II	301358
Foxbury House, Foxbury Lane	Grade II	301354
Mile End House, Foxbury Lane	Grade II	301360
The Bucknalls, Foxbury Lane	Grade II	301359
Milton Stores, The Window Box Willcott The Square	Grade II	301388
Monk's Farmhouse, Monk's Hill	Grade II	301364

Little Thatch, Marsh Cottage, 21 New Road	Grade II	301365
Churchers Farmhouse, 5 North Street	Grade II	301369
Gate Piers to the East of Westbourne House North St	Grade II	301373
Ivy Cottage, Yew Tree Cottage, North Street	Grade II	301375
Manchester Cottage, Manchester House North Street	Grade II	301374
Norman House, North Street	Grade II	301556
Old London, 5 North Street	Grade II	301370
The Good Intent Public House, 5 North Street	Grade II	301376
The Thatched Cottage, 5 North Street	Grade II	301371
Westbourne House, North Street	Grade II*	301372
Whitefriars, North Street	Grade II	301368
Cranberry, North Street	Grade II	301366
Sparrows, North Street	Grade II	301367
Middle House, Old Rectory Close	Grade II	301378
Talbot Cottage, Old Rectory Close	Grade II	301377
1a River Street	Grade II	301379
6, 7, 8 & 9, River Street	Grade II	301380
Forge House, River Street	Grade II	301381
Mill House, 16 River Street	Grade II	301383
Watersmeet, 19 River Street	Grade II	301382
Kingsbury's Stores, The Bakehouse, The Lanes, The Sq	Grade II	301391
1, 2 & 3, The Square	Grade II	301384
Centra Country Stores and the House Attached, The Sq	Grade II	301394
Chalk Cottage, Lamb Cottage, The Square	Grade II	301389
Lickfold Luton, The Square	Grade II	301390
St Leger, The Square	Grade II	301386
The White House, The Square	Grade II	301387
The White Horse Public House, The Square	Grade II	301385
The Stag's Head Public House, The Square	Grade II	301392
Trudgetts, The Square	Grade II	301393
Woodman's, Whitechimney Row	Grade II	301398
1, 2 & 3, Whitechimney Row	Grade II	301397
Cooper's Cottage, Whitechimney Row	Grade II	301396
Drounces, Whitechimney Row	Grade II	301395
Fir Tree Cottage, Whitechimney Row	Grade II	301399
Homelands, Whitechimney Row	Grade II	301403
The Lawns, Whitechimney Row	Grade II	301405

The Old Dairy, Whitechimney Row	Grade II	301401	Ivy House, North Street	non-designated
Timbers, Whitechimney Row	Grade II	301400	Ivydene, North Street	non-designated
Well Cottage, Whitechimney Row	Grade II	301402	Johns Gate, North Street	non-designated
Westbourne Court, 1 Whitechimney Row	Grade II	301404	Langley, North Street	non-designated
The Manor House, Woodmancote Lane	Grade II	301406	Manchester House, North Street	non-designated
Woodmancote Farmhouse, Woodmancote Lane	Grade II	301407	Newland House, North Street	non-designated
			Norman House, Old Farm North Street	non-designated
4.7.5 NON-DESIGNATED BUILT HERITAGE ASSETS:			Rainbow Cottage, North Street	non-designated
The Cemetery, Cemetery Lane	non-designated		Rockery House, North Street	non-designated
Rose Cottage, Church Road	non-designated		Sandringham, North Street	non-designated
Smugglers Cottage, Church Road	non-designated		Tanyard Cottage, North Street	non-designated
Buildings north of Rose Cottage to King St, Church Road	non-designated		Westbourne Baptist Church, North Street	non-designated
Poates Cottage, Church View	non-designated		Whitefriars, North Street	non-designated
Little Hambrook Farm, Common Road	non-designated		1-8, Manchester Terrace, North Street	non-designated
Sussex Cottages, Common Road	non-designated		The Cottage and The House at Herons Hollow, North Street	non-designated
53 & 54, Commonsides	non-designated		Lumley House, Old Farm Lane	non-designated
1, East Street	non-designated		Westbourne Club, River Street	non-designated
1-4, Devon Cottages East Street	non-designated		Westbourne Primary School, River Street	non-designated
1-6, Jubilee Terrace East Street	non-designated		1-7, The Grove	non-designated
1-6, Victoria Terrace East Street	non-designated		Roseberry House, The Square	non-designated
22, East Street	non-designated		5 7 & 8, The Square	non-designated
Ashcroft, East Street	non-designated		Post Office, The Square	non-designated
Oak Court, East Street	non-designated		Avondale, Westbourne Road	non-designated
Robin Cottage, King Street	non-designated		Church House, Westbourne Road	non-designated
Wren Cottage, King Street	non-designated		Dellcroft, Westbourne Road	non-designated
1, 2 & 3, Brook Cottages Mill Lane	non-designated		Fern Cottage, Westbourne Road	non-designated
4, 19-21, New Road	non-designated		Nylstroom, Westbourne Road	non-designated
Rockingham, North Street	non-designated		The Old Rectory, Westbourne Road	non-designated
1 - 3, Rose Cottages, North Street	non-designated		Waterways, Westbourne Road	non-designated
1 & 2, Rainbow Villas, North Street	non-designated		Flowers Cottage, Whitechimney Row	non-designated
1, 3, 5, North Street	non-designated		Gingerbread Cottage, Whitechimney Row	non-designated
1-6, Beckenham Terrace, North Street	non-designated		Shires Barn, Whitechimney Row	non-designated
Alton Cottage, North Street	non-designated		The Granary, Whitechimney Row	non-designated
Bellevue, North Street	non-designated		The Old Studio, Whitechimney Row	non-designated
Bourne Cottage, North Street	non-designated		Willow Barn, Whitechimney Row	non-designated
Fair Oak, North Street	non-designated		Woodmancote Church, Woodmancote	non-designated
Fuchsia Cottage, North Street	non-designated			

Figure 7 Westbourne Designated & Non-Designated Heritage Assets Map



Source: English Heritage & Westbourne History Group - June 2016

4.7.6 WESTBOURNE'S OTHER NON-DESIGNATED HERITAGE ASSETS:

The flint wall in Covington Road, part of the old workhouse	non-designated
The bridge over the river in North Street	non-designated
The wall alongside the river in River Street	non-designated
The bridge over the river at the junction of River St/Commonside	non-designated
The wall alongside the Parish Hall in Westbourne Road	non-designated
The Parish fingerposts The Square, Common Road	non-designated

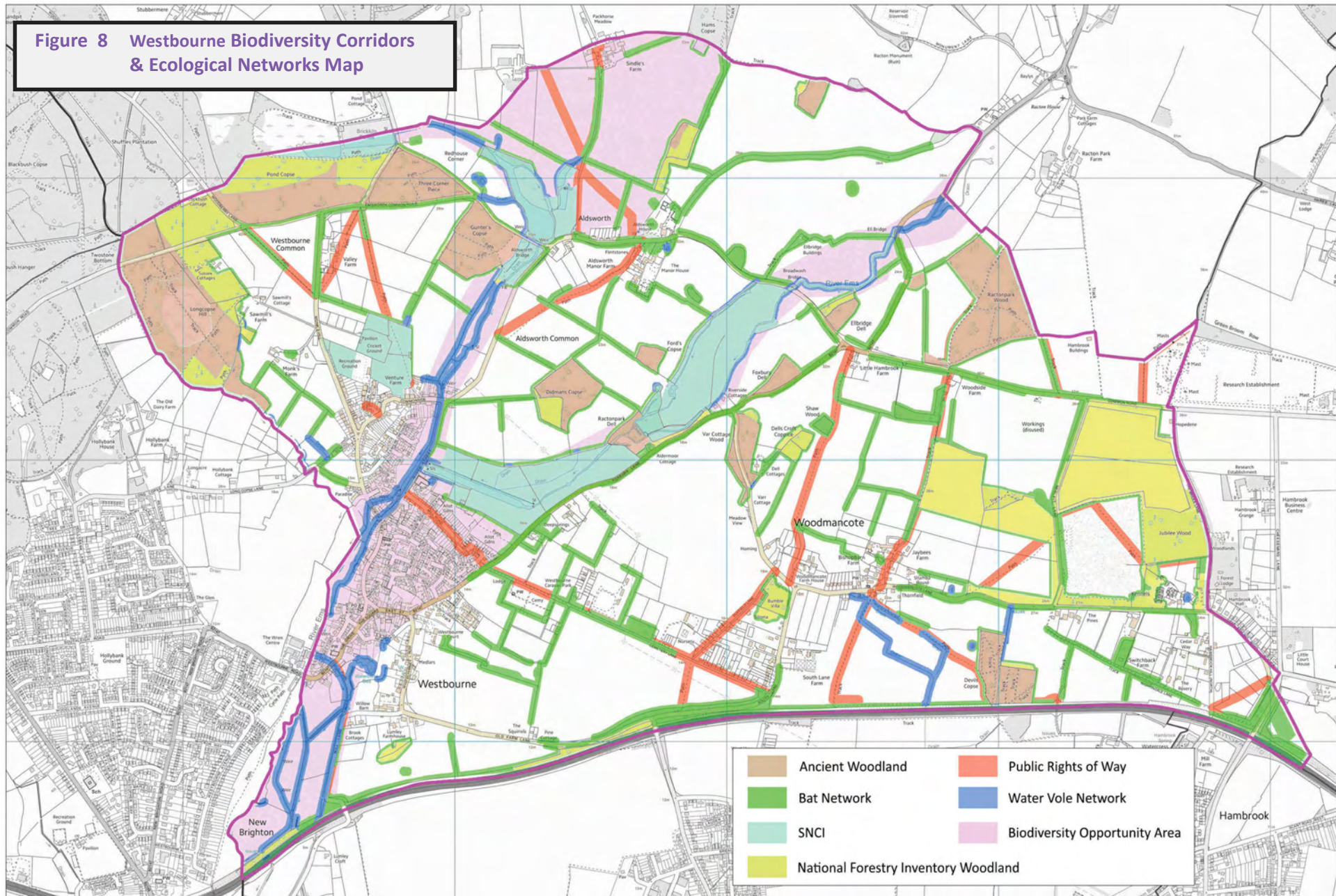
4.8 BIODIVERSITY

- 4.8.1 West Sussex Country Council and the South Downs National Park Authority have both conducted studies into the landscape and biodiversity of the area encompassing Westbourne Parish. These studies have led to classification of the landscape and recommendations for the management of the land in order to conserve and promote biodiversity. This is consistent with the development plan and NPPF to plan positively for the creation, protection, enhancement and management of biodiversity networks.
- 4.8.2 Through consultation, Westbourne residents have indicated that they consider it vital to protect the natural environment in Westbourne in order that the area continues to flourish as a rural community and the ecology of the area is protected from urban development.
- 4.8.3 The character areas which relate to Westbourne Parish are:
- 1 South Coast Plain: This area includes the villages at the foot of the South Downs between Emsworth and Chichester. Westbourne is included in the sub-area Southbourne Coastal Plain, although it has no coastline. The area developed from medieval villages where fertile soils encouraged the development of agriculture and markets were an important feature. In more recent time intensive horticulture, glasshouses and horse paddocks, have become features of this landscape. However, the area is noted for fine views from the South Downs to the coast and the tranquil, open character of the landscape.
 - 2 Landscape Type B: Wooded Estate Downland, Area B3 Stansted to West Dean Wooded Estate Downland: This character area exhibits chalk scenery typical of the dipslope of the Wooded Estate

Downland landscape type comprising chalk that has been eroded to form rounded coombes, supporting slightly heavy acidic soils which are well suited to woodland. Settlements in this area are low density, scattered farmsteads.

3 Landscape Type E: Chalk Valley Systems, Area E2 Ems Valley: A smoothly rounded U-shaped valley which supports large areas of hangar woodland, the majority of which is ancient and of significant ecological interest. The River Ems is spring fed and in Westbourne Parish meanders through open floodplains, creating flood meadows and wetland environments.

- 4.8.4 Biodiversity opportunity area: Westbourne chalk streams to Compton tributaries has been recognised as a Biodiversity Opportunity Area (BOA) as it represents a priority area for the delivery of Biodiversity Action Plan (BAP) targets. The opportunities identified are for wetland management, restoration and the creation of ecological networks.
- 4.8.5 The Sussex Biodiversity Record Centre has recorded the siting of a number of different species of fauna and flora in Westbourne, including protected species of birds and bats. As can be seen in the Biodiversity map, (Figure 12), Westbourne has a water vole network and a bat network.
- 4.8.6 The Water Vole is the fastest declining mammal in the UK. It is a protected species in the UK Biodiversity Action Plan. Urbanisation of flood plains and a general increase in development have led to the direct loss of habitat and the loss of riverside vegetation (*source: The Mammal Society*). Conservation and restoration of river banks are important tools in arresting the decline of the population.
- 4.8.7 The natural habitat of bats - hedgerows, woodlands and ponds - have been declining for a century. Bat roosts and commuting routes are particularly susceptible to building development. It is important that we create new suitable habitats and manage and enhance existing habitats to help bats recover and survive. (*source: Bat Conservation Trust*)
- 4.8.8 Any proposed sites with these networks within them are not necessarily precluded from development but the features of the



Source: Chichester District Council Environment Department - June 2016

- network must be preserved and enhanced if the site is developed; in particular lighting will need to consider and be sympathetic to bats.
- 4.8.9 A Site of Nature Conservation Importance (SNCI) is a non-statutory designation made by West Sussex County Council. Their special characteristics mean they are high priority sites and their maintenance is important. There are five such sites within Westbourne Parish designated as SNCI:
- 1 Aldsworth Pond & Meadows - is of considerable ornithological importance, and also supports large numbers of dragonflies and a White-letter Hairstreak colony. The two meadows have a wet influence with species such as Southern Marsh Orchid and Ragged-Robin;
 - 2 Hams Copse – Ancient Woodland – insects, particularly moths;
 - 3 River Ems & Meadows – river and water meadow and neutral grassland;
 - 4 Cricket Ground & meadows - Wild Orchid - Autumn Lady's Tresses;
 - 5 Brick Kiln Ponds & meadow - important breeding sites for amphibians, birds and dragonflies, and the meadows have botanical and invertebrate interest.
- 4.8.10 Sites of Nature Conservation Importance and woodland do not enjoy the same level of protection as SACs, SSSIs and Ancient Woodlands but still should not be allocated for development unless there are no other options.

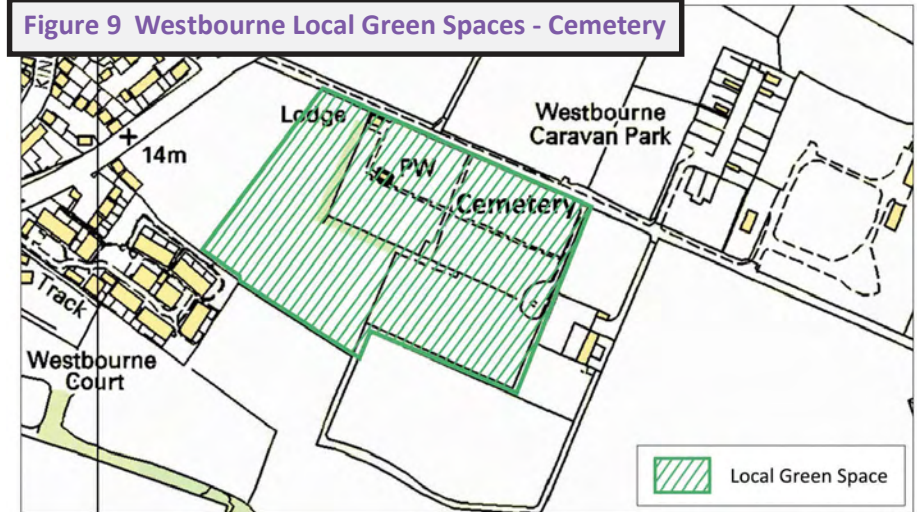
- 4.8.11 **Policy BD1: Biodiversity Opportunity Area and SNCI Policy.** Within the Biodiversity Opportunity Area or a Site of Nature Conservation Importance, see figure 8, proposals must demonstrate how they improve the biodiversity of the site and be accompanied by a management plan to show how they can maintain and enhance the biodiversity opportunity over time.
- 4.8.12 **Policy BD 2: Natural Environment Policy** In order to promote the opportunities for biodiversity in the Westbourne Neighbourhood Plan area, Biodiversity Corridors and existing ecological networks are identified in Figure 8. These offer protection to the significant number of species of flora and fauna to be found there. To protect and enhance the resilience of these

corridors and networks for species within, proposals must be accompanied by a management plan to demonstrate;

- i) how they will provide net gains to the habitats of the identified corridors; and**
- ii) how the protection, enhancement and management of the biodiversity of the site will contribute to the resilience of the wider ecological network.**

4.9 LOCAL GREEN SPACE

- 4.9.1 Intent: To retain existing Green Spaces that contribute to and enhance the character of Westbourne. This Plan has designated the area below and shown in figure 9 as Local Green Space. Proposals for development of land designated as Local Green Space will not be permitted except in very special circumstances.
- 4.9.2 Justification: The NPPF (paragraphs 76-77) enables communities to identify and give special protection to green areas of land with particular importance to the community. This could include recreational areas to aid health and wellbeing, and areas that provide an important social benefit to the community or are of historical significance. By designating an area as a green space, development on the land is not permitted. The site, detailed below



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and identified in figure 9, is designated as Local Green Space. The Cemetery is situated to the north-east of Westbourne village. It was built in the mid-19th century, close to what was previously Westbourne Rectory (now Westbourne Court) but away from the main village and St John the Baptist Church in order to prevent the spread of infection through inhalation – a belief prevalent at the time known as ‘miasma theory’. The Cemetery consists of two main buildings – the mortuary and the lodge built of flint and stone. The cemetery is laid out in a formal park style, incorporating yew hedges and surrounded by a boundary wall of snapped flint with brick copings.

4.9.3 Policy LGS1: Cemetery Local Green Space

The site identified in Figure 9 is designated as Local Green Space. The area of the Cemetery and its Heritage setting is very important to Westbourne residents, to the families whose loved ones have been laid to rest there and to visitors to the area and is classified in Chichester District Council’s Historic Environment Register as a non-designated heritage asset.

4.10 SITE ASSESSMENTS AND ALLOCATIONS

4.10.1 SITE SELECTION RATIONALE

The process to develop a Neighbourhood Plan has included a search for and assessment of available locations for development. Sites that were submitted to CDC’s published Strategic Housing Land Availability Assessment (SHLAA - a list of land offered for development) were considered, as well as a number of sites proposed to and identified by the Parish Council during the consultation process.

4.10.2 On December 15th 2015 our draft NP was sent to CDC to process, with three sites selected for recommendation. The sites selected, that would have met our obligation to provide 25 houses, did not include the land at Long Copse Lane. On the same day the application for development of 16 residential units at Long Copse Lane was allowed following an appeal to the Planning Inspectorate.

4.10.3 The WPC had decided that the Long Copse Lane site was unsuitable for inclusion in the NP, primarily because it represents an essential gap between Westbourne and the neighbouring borough, underlining the

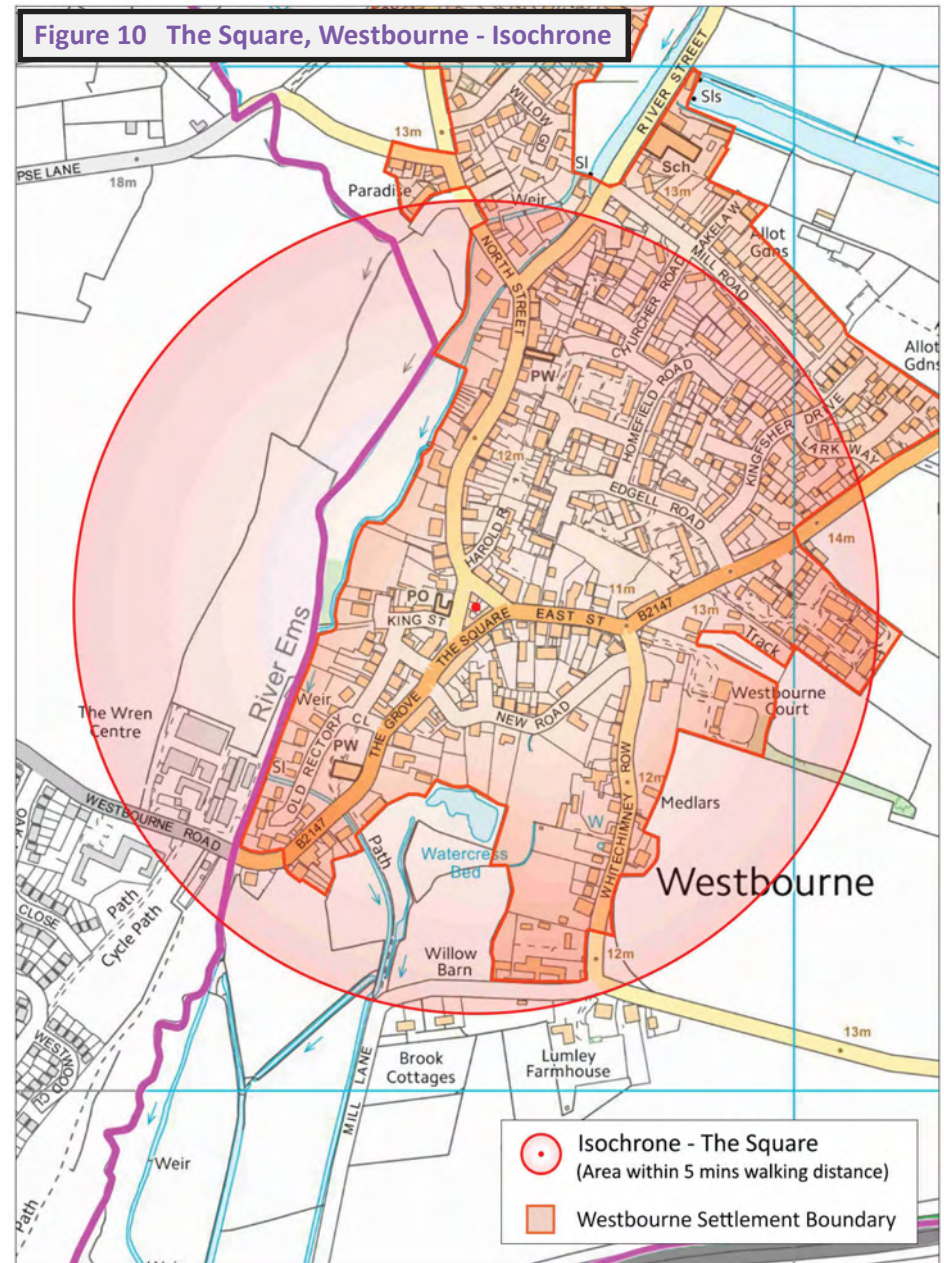
rural character of the Parish (see Site Assessments). However, the WPC (has now) reluctantly accepted that it was necessary to include provision for 16 units on this site in the NP despite its not meeting all of the selection criteria identified as important through consultation with the community. Therefore the original NP draft was formally withdrawn to allow our Plan to be revised to reflect the changed circumstances. A requirement of the NP process is that only sites with a minimum capacity of 6 houses can be considered. As we are now obliged to accept 16 houses at Long Copse Lane, the other two recommended sites (both of 6 units) take the proposed allocation in the NP to 28 units in total. The WPC must allocate the site as it has the benefit of planning permission, and cannot be excluded and is now under construction. In addition, the controls in the policy reflect the nature of that consent. The site must be identified in the Plan as it counts towards overall provision and subsequent or alternative applications will be determined against this policy.

4.10.4 Two sites have been selected in the most sustainable locations due to their walking proximity to the school and central village services. Safe pedestrian access and being within a 5-minute walk isochrone were important considerations used in the selection. In addition, all allocated sites are adjacent to the existing settlement boundary or existing built development in the village. The development of the allocated sites is unlikely to impact significantly on the Conservation Area, open space areas, prominent views, key gateways, biodiversity, significant trees or neighbouring amenity. To the extent that development proposals may cause some planning harm, it is anticipated that due to the likely scale of proposed development that appropriate mitigation is likely to overcome such harm, thereby and thus conserving the strong village character and local distinctiveness, all proposals being treated on their merits.

4.10.5 All the sites were considered against a strategy which sought to allocate the most sustainably located to reduce the need to travel by car, and related well to the existing built development in the village. In addition the sites were reviewed in a sustainability matrix, comparing the impacts of each and considered sites in groups where one site could mitigate the potential harm of another site. The key criteria used were:

- 1 Access by non-car modes to the main village services and facilities.
- 2 Transport impact and means of access.
- 3 Impact on landscape and, in particular, local gaps and village gateways.
- 4 Heritage impact on the conservation area, and on listed buildings.
- 5 Village character, and relationship to the settlement boundary and built development.
- 6 Use of previously developed sites in preference to greenfield if they were sustainably located.
- 7 Opportunities for new open spaces and recreational facilities.
- 8 Impact on the landscape and the SDNP.
- 9 Impact on biodiversity and opportunities for enhancement.
- 10 Impact on climate change, flooding, drainage and water sources.
- 11 Impact on local green spaces.
- 12 Opportunities for mitigation of issues.

- 4.10.6 In addition to the testing through the sustainability appraisal, recent planning applications and appeal decisions that relate to the sites considered have also been examined in detail to inform the allocation of sites. This has considered detailed assessment of landscape impact in particular and has also considered the strength of local opposition. With the Long Copse Lane site, local opposition was overruled by the grant of consent for 16 dwellings by the appeal decision.
- 4.10.7 The use of five-minute walking isochrone diagrams, figures 10 and 11, confirmed that those sites within this zone would encourage alternatives to the use of the car, as at this distance people naturally walk to facilities. Matching popular locations with the practicalities of sustainability has been a challenge. Figures 10 and 11 show two isochrone zones representing a five-minute walking distance from the key facilities within the village, the school and village centre focused on the Square. This distance of 400m is considered the extent of travel on foot for inhabitants. Development within these zones would not encourage the use of the car for short journeys. Meeting this criterion would, therefore, contribute towards the sustainability of the location.



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Figure 11 Primary School, Westbourne - Isochrone

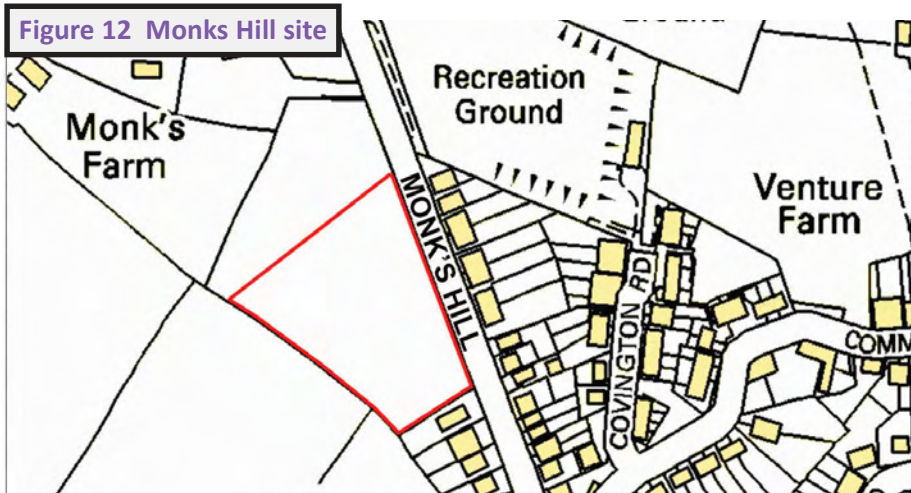
Both site SS1 and SS3 are just beyond the five-minute walk zones; however, these sites are the closest available that are not constrained by Flood Zone or National Park designation.

- 4.10.8 The extensive review of sites in the village has only revealed two new entirely suitable sites. Many of the sites identified in the village are too small to be included within the Parish's allocation and will be considered part of the windfall provision that will support the allocated sites. The strategy was to spread the impacts on suitable sites around the village in smaller numbers as this was the preference identified through consultation. Whilst the Long Copse Lane Appeal decision has affected this aim, the allocations have tried to hold fast to the village wishes. Both Monk's Hill and Chantry Hall have limited capacity due to the need to protect the approaches to the village, recognised as sensitive both by the National Park Authority and by the Inspector who considered the planning appeal and dismissed a much larger scheme proposed by Taylor Wimpey at the Chantry Hall site in March 2014.
- 4.10.9 The sites identified deliver more than the required number of units over the period of the Plan. It is these site allocations that Westbourne Parish residents were consulted on as part of the pre-submission consultation. Two new sites were selected that represented the most sustainable sites adjacent to the settlement boundary whose development could be considered acceptable with tight controls over physical form and use.

4.11 SITE ALLOCATION POLICIES

4.11.1 LAND TO THE WEST OF MONK'S HILL - 6 UNITS

The site will be allocated for not less than 6 dwellings as shown in figure 12. The frontage hedgerow will be retained and managed. Additional biodiversity enhancement in the form of a significant strategic planting buffer will contain the spread of development, and protect longer views from the National Park. The early history of the village as an important market may indicate that the historic core contains significant archaeological interest. Any future development will need to take this potential into account.



4.11.2 Policy SS1: Land to the West of Monk's Hill

Land to the west of Monk's Hill is allocated for not less than 6 dwellings for the period 2017-2029. Proposals for the site shall include:

- 1 New development shall have regard to the principles contained in the Westbourne Village Design Statement;
- 2 New development will comprise only single-storey dwellings with pitched roofs;
- 3 A single point of access from Monk's Hill. The existing frontage hedgerow and trees will be retained consistent with providing suitable visibility splays; and
- 4 Prior to the submission of a planning application for new development, bat surveys shall be undertaken by suitably qualified ecologists to determine the presence of Bechstein's Bat and flight routes in this area and if necessary provide a plan for appropriate mitigation measures and habitat management in advance of planning permission being implemented.
- 5 Developments will be expected to avoid or minimise harm to significant archaeological assets. In some cases, remains may be incorporated into and/or interpreted in new development. The physical assets should, where possible, be made available to the

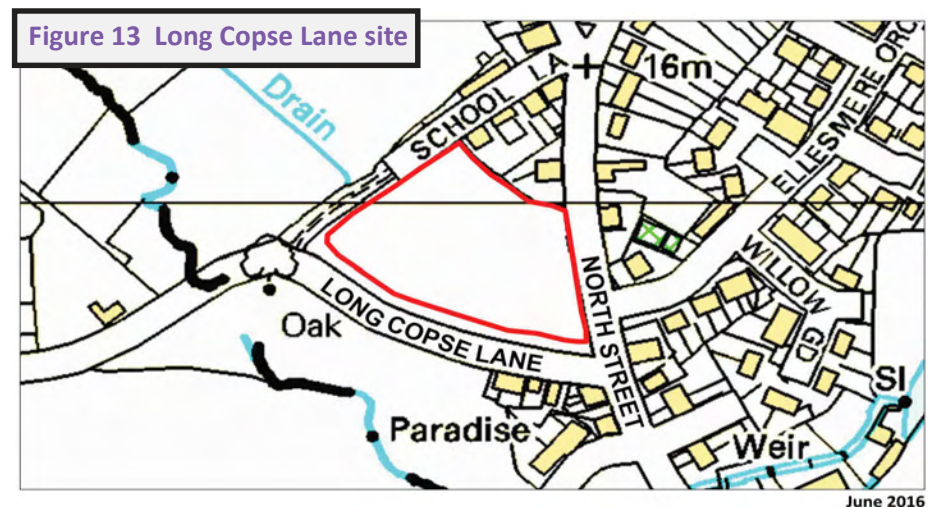
public on-site and opportunities taken to actively present the site's archaeology. Where the archaeological asset cannot be preserved or managed on-site, appropriate provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset, and must be undertaken by suitably-qualified individuals or organisations.

4.11.3 LAND AT LONG COPSE LANE - 16 UNITS

Planning permission was granted in December 2015 by the Planning Inspector following an appeal against refusal for 16 dwellings. The application was vigorously opposed by the community. However, whilst the Inspector found that decisions on locations of development should be made by the Neighbourhood Plan, in the absence of a submission version of the Neighbourhood Plan and faced with a proposal that he considered sustainable and not harmful to the character and appearance of the area, he granted consent very much against local wishes.

4.11.4 Policy SS2: Land at Long Copse Lane

Land at Long Copse Lane is allocated for a maximum of 16 dwellings for the period 2017-2029.



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4.11.5 In recognition of the environmental issues constraining this site, which is adjacent to a significant local heritage asset, the allocation will be for not less than 6 units, shown on the plan, Figure 14. The form of development will be two-storey dwellings to reflect the character of this area. The access will be served from a single point from Foxbury Lane. A gap will be maintained between the development and the Cemetery to protect the setting of the heritage asset and perpetuate the historic separation of the Cemetery from the village. It is noted that this is an area of biodiversity importance. The SS3 developer is encouraged to discuss proposals with the Parish Council and Local Planning Authority with regard to the disposition of uses on the site, land transfer arrangements, landscape proposals and management arrangements including funding. The early history of the village as an important market may indicate that the historic core contains significant archaeological interest. Any future development will need to take this potential into account.

4.11.6 **Policy SS3: Land adjacent to Chantry Hall, Foxbury Lane**
Proposals for the comprehensive development of the site allocated for development on land to the north-east of Chantry Hall shall satisfy the following criteria;

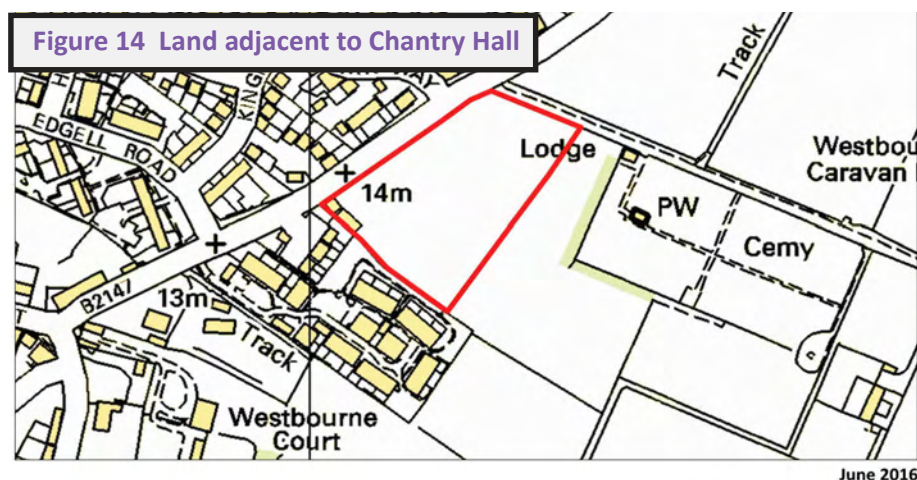
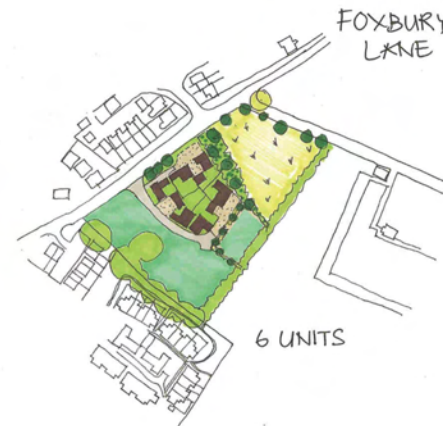


Figure 14a Land adjacent to Chantry Hall - Schematic



1. Residential development shall provide a single point of access from Foxbury Lane and comprise no less than 6 dwellings and constructed on no more than two-storeys under pitched roofs;
2. Public open space (POS) shall be provided on the balance of the site, subject to a requirement that POS on land fronting Foxbury Lane and Cemetery Lane shall not be less than 0.175 hectares;
3. Development proposals shall be accompanied by a detailed landscape scheme for the residential component of the site and the balance of the site allocated as POS. The latter shall include appropriate retention of existing mature trees; appropriate hedgerow retention and enhancement along Cemetery Lane; and the creation of a natural, tranquil environment to maintain the character of Westbourne at this village entrance,
4. The landscape proposals relating to the area(s) of POS shall be separately identified and be accompanied by a costing maintenance and management schedule which shall also identify the capitalised cost of maintenance of the POS in perpetuity.
5. The area(s) of POS shall be transferred to the Westbourne Community Trust prior to the implementation of planning permission for the development of Site SS3, together with a planning obligation to complete the landscaping improvements to the POS in advance of first occupation of any new dwelling and to

transfer the capitalized maintenance contribution prior to the first occupation of 50% of the gross floorspace of the residential development permitted;

6. Developments will be expected to avoid or minimise harm to significant archaeological assets. If appropriate, remains shall be incorporated into and/or interpreted in the new development. The physical assets should, where possible, be made available to the public on-site and opportunities taken to actively present the site's archaeology. Where the archaeological asset cannot be preserved or managed on-site, appropriate provision shall be made for the investigation, understanding, recording, dissemination and archiving of that asset, and undertaken by suitably-qualified persons or organisations.

4.12 MONITORING AND REVIEW

- 4.12.1 It is intended to have an annual monitoring assessment of the plan to consider if the policies are effective or need updating. A formal review of the plan would only take place if the plan became so out of date as not to be effective or if CDC made significant policy changes at the Local Plan Review, which would render the NP significantly out of step with the Local Plan.

4.13 COMMUNITY INFRASTRUCTURE LEVY (CIL) AND DEVELOPER CONTRIBUTIONS

- 4.13.1 CIL has been adopted by CDC and is payable for new residential development at a set rate per square metre. CDC have identified the priorities for CIL funding in the Regulation 123 list. These include:
Transport, Education, Health, Social Infrastructure, Green Infrastructure, Public Services.
- 4.13.2 The CIL Regulations 2013 state that 25% of CIL funds collected from a development will be passed directly to the parish council in which the development is located, if there is an adopted Neighbourhood Plan in place. In this respect Westbourne can anticipate CIL receipts for the developments that generate additional residential floorspace, retail floorspace or purpose built student accommodation.

- 4.13.3 Planning obligations (funding agreements between the local planning authority and the developer) will continue to play an important role in helping to make individual developments acceptable. However, reforms have been introduced to restrict the use of planning obligations.
- 4.13.4 The CIL is intended to provide infrastructure to support the development of an area rather than to make individual planning applications acceptable in planning terms. As a result, there may still be some site-specific impact mitigation requirements without which a development should not be granted planning permission (eg affordable housing, local highway and junction improvements and landscaping). Therefore, there is still a legitimate role for development planning obligations to enable a local planning authority to be confident that the specific consequences of development can be mitigated. These are negotiated by Chichester District Council when they consider planning applications.
- 4.13.5 CIL payments are non-negotiable. There are some exemptions for example self-builders, charities or where benefits are made in kind.
- 4.13.6 Infrastructure Business Plan (IBP). Current priorities for local infrastructure have been identified in the IBP. In Westbourne these projects include the Cemetery, a Village car park, benches, street lighting, outdoor recreation equipment, and external display boards.

The **Westbourne Neighbourhood Plan Steering Group** consists of: Jim Barlow, Roy Briscoe, Wanda Canwell, Patricia Goodhew, John Hernon, Richard Hitchcock (Chair), Piers Mason, Julia Munday, Richard Munday and Alan Wright. The WNPSG both thank and acknowledge the help, advice and assistance received from the residents of the Parish of Westbourne throughout the preparation of this Neighbourhood Plan. The Group would also like to thank Lisa Jackson, of Jackson Planning Limited, who acted tirelessly as Planning Consultant to the Group during the process.

5 GLOSSARY**Affordable housing**

Housing provided to eligible households whose needs are not met by the market. Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. (NPPF)

Ancient woodland

An area that has been wooded continuously for at least 400 years.

Aquifers An underground reservoir or layer of water-bearing rock, from which water runs out as springs.

AONB - Area of Outstanding Natural Beauty

An area of high scenic-quality which has statutory protection.

Biodiversity

The variety of life on Earth - plants, animals and micro-organisms and their habitats.

CACA Conservation Area Character Appraisal.

CDC Chichester District Council.

Character areas

An area of the landscape which has distinct, recognisable and consistent elements.

CIL Community Infrastructure Levy.

CLPKP Chichester Local Plan: Key Principles 2014-2029

Community Infrastructure

Services and facilities used by residents such as health, sports, leisure, cultural and religious institutions, pubs and local shops, education and youth facilities and open space.

Community Infrastructure Levy

Financial contributions from developers to fund community infrastructure projects.

Community-led planning

A community-prepared local plan for development, ie Parish Plan, Village Design Statement or Neighbourhood Development Plan.

Conservation areas

Areas of special architectural or historic interest, the character and appearance of which is desirable to preserve or enhance.

DECC Department of Energy & Climate Change.

Designated heritage assets

Listed buildings, conservation areas, historic parks and gardens, historic battlefields or scheduled monuments that have been formally designated and given protection.

Development

Defined as the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.

ELR - Employment Land Review

A study which assesses the needs for land or floor space for economic development over the plan period, and the ability of existing and future supply to meet the identified needs.

General Permitted Development Order 2015

Statutory Instrument that grants planning permission for certain types of development.

Green infrastructure

Green infrastructure includes parks, open spaces, playing fields, woodlands, wetlands, grasslands, river and canal corridors allotments and private gardens.

Habitat Regulations Assessment

An assessment to determine whether proposals are likely to have a significant effect on protected sites of European importance for nature conservation.

Heritage assets

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic environment

All surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Housing demand

The demand for open-market housing, that is either owner-occupied or private market rented.

Housing need

Those households that are in need of 'affordable' housing. There can be additional 'hidden' housing need; households in need of a home but have not registered either formally on the housing waiting list or through a housing-need survey.

Landscape character

What makes an area unique. Defined as a distinct, recognisable and consistent pattern of elements, be it natural (soil, landform) and/or human (for example, settlement and development) in the landscape that makes one landscape different from another, rather than better or worse.

LCA - Landscape character assessment

Used to develop a consistent and full understanding of what gives England's landscape its character, using statistical analysis and structured landscape assessment techniques.

LDP Local Development Plan.**Listed buildings**

Buildings held on a statutory list as being of special architectural or historic interest.

Local connection

A test to be met by households to show a genuine link to a defined local area.

Local Green Space

A green space that is given special protection where it is of particular importance and is in close proximity to the community it serves, that is special to that community because of its beauty,

historic significance, recreational value, tranquillity or richness of wildlife. See NPPF paragraphs 76-77 and criteria.

Local Plan documents

Documents containing the plan for the development of a local area, drawn up by the LPA

LPA Local Planning Authority.**Market housing**

Housing which has no occupancy restriction or legal tie and that can be bought or rented by anyone who can afford to do so.

MCS Microgeneration Certification Scheme.**NNRs - National Nature Reserves**

Represent many of the finest wildlife and geological sites in the country and NNRs were initially established to protect sensitive features and to provide 'outdoor laboratories' for research.

Neighbourhood Development Plan

A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Non-designated heritage assets

Buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. This includes locally listed buildings.

NP Neighbourhood Plan.**NPPF** National Planning Policy Framework.**Public Realm**

Places where people can gain unrestricted access for the purpose of passing through, meeting, leisure and any other public activities.

Public Rights of Way

Footpaths, bridleways, byways open to all traffic, and restricted byways.

Ramsar sites

Sites of nature conservation importance recognised under the

Ramsar Convention, which is an international treaty for the conservation and sustainable utilisation of wetlands.

Rural exception sites

A site for affordable housing to meet an identified local need that would not secure planning permission for open-market housing.

SACs - Special Areas of Conservation

An area which has been given special protection under the European Union's Habitats Directive.

Scheduled monument

A designated building, structure or work, above or below the surface of the land, any cave, or any site comprising, any vehicle, vessel, aircraft or other movable structure.

SDNP South Downs National Park.

SEA/SA Strategic Environment Assessment/Sustainability Appraisal.

Section 106/section 278 payments

The traditional system of financial obligations paid by developers to fund infrastructure, limited by legislation as of 2015.

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Elements of a setting may make a positive, negative or neutral contribution to the significance of an asset.

Settlement pattern

The layout of streets, buildings and plots within settlements, and of settlements in relation to each other.

Settlement Policy Boundary

A spatial planning tool used to direct development into settlements and allocated extensions to them, and restrict it in the wider countryside, by mapping a boundary between the two.

SHLAA - Strategic Housing Land Availability Assessment

A study which establishes realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

SNCI Sites of Nature Conservation.

Spatial Strategy

The overall framework for guiding different kinds of development and, in what broad locations.

SPAs - Special Protection Areas

An area of land of importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

SSSIs - Sites of Special Scientific Interest

A selection of the country's very best wildlife and geological sites.

Sustainable Drainage Systems (SuDS)

Drainage systems designed to control surface water run off close to where it falls and mimic natural drainage as closely as possible.

Sustainability Appraisal

A systematic process, required by law, of evaluating the predicted social, economic and environmental effects of an emerging planning document, when judged against reasonable alternatives.

Sustainable Development

Development meeting the needs of the present without compromising future generations to meet their own needs.

Transit sites

Formal sites for Gypsies and Travellers provided on a permanent basis.

Travel plans

Plans to minimise the impacts of travel from a development proposal by reducing car usage and by encouraging the use of sustainable modes such as walking, cycling, public transport and car sharing.

VDS - Village Design Statement

A VDS outlines the character of the village against which planning applications can be assessed.

WNP Westbourne Neighbourhood Plan.

WNPSG Westbourne Neighbourhood Plan Steering Group.

WPC Westbourne Parish Council.

The examination of the WNP had regard to the following documents:

1. Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (SEA Directive) Town and Country Planning Act 1990 (as amended)
2. Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora
3. The Town & Country Planning Act 1990 (as amended)
4. The Planning and Compulsory Purchase Act 2004 (as amended)
5. Human Rights Act 1998
6. National Planning Policy Framework, 27 March 2012
7. National Planning Policy Framework, revised 24 July 2018
8. National Planning Policy Framework, revised 19 February 2019
9. National Planning Policy Framework, revised 19 June 2019
10. Planning Practice Guidance, Last updated 1 October 2019
11. Neighbourhood Planning (General) Regulations 2012
12. National Design Guidance, Ministry of Housing, Communities and Local Government, January 2021
13. The Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018
14. Chief Planning Officer's letter to LPAs - Habitats Regulations Assessments – 15th January 2019
15. Chichester Local Plan Key Policies 2014 2029
16. South Downs Local Plan (adopted on 02 July 2019)
17. Westbourne Neighbourhood Plan Basic Conditions Statement Submission Version: April 2017
18. Westbourne Neighbourhood Plan Consultation Statement, Submission Version: April 2017
19. Westbourne Parish Council's Evidence Base Documents – from Parish Council's website
20. South Downs Local Plan - Pre-submission Consultation September – November 2017
21. European Habitats Directive (92/43/EC)
22. Environmental Assessment of Plans and Programmes Regulations 2004
23. Equality Act 2010
24. Human Rights Act 1998
25. The Neighbourhood Planning (General) Regulations 2012
26. Village Design Statement, Submission Version, April 2017
27. Westbourne Village Design Statement April 2000 (adopted as Supplementary Planning Guidance)
28. "How to gather and use evidence" Planning Aid England / Royal Town Planning Institute – undated.
29. The Town and Country Planning (Tree Preservation) (England) Regulations 2012
30. Chichester District Car Park Strategy 2010-2020, Chichester District Council, September 2010
31. Hearing Documents:
 - a. Agenda
 - b. Opening statement of WNDPSG
 - c. Annotated plan of land adjacent to Chantry Hall
 - d. WNDPSG paper on the settlement boundary provided in advance of the hearing
 - e. The preliminary examination questions and preliminary answers of the WNDPSG
 - f. Appeal decisions at Chantry Farm APP/L3815/A/13/2205297 and Mill Lane APP/L3815/W/16/3164723
 - g. Statement of Common Ground between Chichester District Council and Westbourne Parish Council - Gypsy and Travellers and Travelling Showpeople Figures - 23 October 2017

Heritage Documents

- 01 HE Archaeology And Heritage Report Long Copse Lane
- 02 HE Archaeology Report Cemetery Lane Foxbury Lane September 2012
- 03 HE West Sussex CC Historic Environment Record

Housing and Population Documents

- 01 H&P Chichester Local Plan Key Policies 2014 2029
- 02 H&P CDC Housing Information Westbourne December 2014
- 03 H&P CDC SHLAA March 2010
- 04 H&P CDC SHLAA March 2013
- 05 H&P CDC SHLAA May 2014
- 06 H&P CDC SHLAA May 2014 Map
- 07 H&P Localism Act 2011
- 08 H&P National Planning Policy Framework

- 09 H&P National Planning Practice Guidance
- 10 H&P N Yorkshire Accommodation Requirements Of Showmen Report December 2009
- 11 H&P Planning Policy For Traveller Sites
- 12 H&P Planning Update March 2015 Written Statement To Parliament
- 13 H&P Designing Gypsy And Traveller Sites Good Practice Guide
- 14 H&P Proof Of Evidence Historic Buildings Advisor
- 15 H&P Havant Borough Council Adopted Allocations Plan July 2014
- 16 H&P Havant Borough Council Adopted Core Strategy 2011
- 17 H&P Havant Borough Council Draft Local Plan Housing Statement 2016
- 18 H&P Village Design Statement
- 19 H&P Westbourne CACA 2012
- 20 H&P Westbourne GTTSP Evidence Report 2016
- 20a H&P Appendix A Letter Exchange WPC, CDC, WSCC
- 20b H&P Appendix B Statement Re Gypsy Travellers Westbourne 30 10 2016
- 20c H&P Appendix C Dist Of Plots Pitches
- 20d H&P Appendix D Sample Of Objector Comments
- 20e H&P Appendix E Appeal Decision Old Army Camp 2000
- 20f H&P Appendix F Comments Of Responses Compiled From Reg 14 Consultation
- 20g H&P Appendix G Enforcement Report To WPC
- 20h H&P Appendix H Chichester Local Plan KP 36
- 20i H&P Appendix I Laying The Foundations A Housing Strategy For England
- 20j H&P Appendix J GTTS And ECHR
- 20k H&P Appendix K Non Designated Asset CL
- 20l H&P Appendix L Exchanges Of Emails CDC, Parish Council, PCSO, Community
- 20m H&P Appendix M Gypsy Traveller And Travelling Showpeople
- Site Allocation Development Plan Document Review**
- 20n H&P Appendix N Appeal Re 5 Pitch Site 14 01217 FUL APPEAL ALLOWED 12 4 16 2121069
- 21 H&P Westbourne Neighbourhood Plan GTTS Feb 2017
- 22 H&P WNP Pre Submission Draft 2 September 2016
- 23 H&P Westbourne Parish Plan 2006

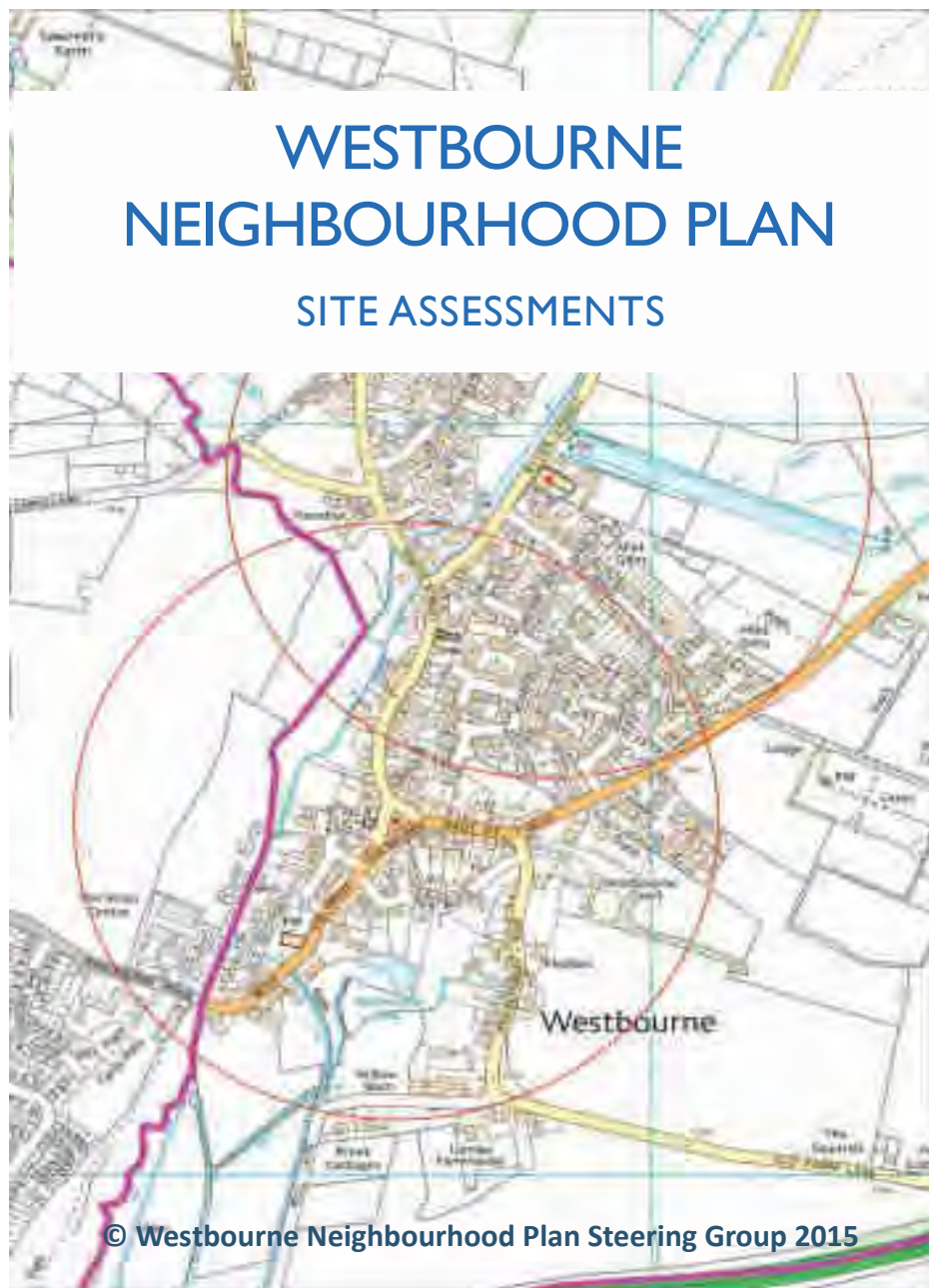
- 24 H&P Westbourne Settlement Capacity Profile 2013
- 25 H&P Westbourne West Sussex Ward Profile 2013
- Infrastructure Documents**
- 01 IN Chichester District Council Strategic Flood Review 2008
- 02 IN CDC Residential Parking Standards
- 03 IN CDC Wastewater Treatment Position Statement 2014
- 04 IN CDC Position Statement On Wastewater And Delivering Development In The Local Plan
- 05 IN Chichester District Council Car Park Strategy 2010 2020
- 06 IN LGPS Summary Of December 2014 Meeting On Traffic In Westbourne
- 07 IN Westbourne Square Traffic And Parking Discussion Paper 2015
- 08 IN West Sussex Transport Plan 2011 2026
- Landscape and Biodiversity Documents**
- 01 L&B CDC Biodiversity Action Plan 2011
- 02 L&B Chichester Landscape Capacity Extension 2011
- 03 L&B CDC Strategic Flood Risk Assessment User Guide
- 04 L&B Chichester Harbour Conservancy Management Plan -
- 05 L&B Chichester Harbour Conservancy Planning Guidelines 2014
- 06 L&B European Habitats Directive
- 07 L&B Westbourne Pre Sub NP SEA Determination Letter 25 10 2016
- 08 L&B South Coast Plain
- 09 L&B South Downs State Of The National Park Report
- 10 L&B South Downs Landscape Character Areas
- 11 L&B South Downs Local Plan Master 24 08 2015
- 12 L&B South Downs Local Character Areas Westbourne CP
- 13 L&B SxBRC Westbourne Chalk Streams To Compton
- 14 L&B SxBRC Report For Westbourne Parish 2015
- 15 L&B West Sussex CC Historic Landscape Character Assessment
- 16 L&B West Sussex Landscape Strategy Countywide Landscape Guidelines
- 17 L&B West Sussex Minerals Plan March 2015
- 18 L&B West Sussex Joint Minerals Local Plan April 2016
- 19 L&B West Sussex Rights Of Way Current Provision
- 20 L&B Westbourne Important Views Assessment
- 21 L&B Westbourne Local Gaps Assessment

22 L&B South Downs National Park: View Characterisation and Analysis Final Report. Prepared by LUC on behalf of the South Downs National Park Authority, November 2015

Consultation evidence documents

CS01 Neighbourhood Plan Flyer April-May 2013
 CS02 Parish Assembly & Public Meeting Flyer April-May 2013
 CS03 Minutes of Neighbourhood Plan Meeting 2 May 2013
 CS04 Minutes of WNPSG Meeting 16 May 2013
 CS05 Terms of Reference 26 July 2013
 CS06 Westbourne Designation Letter 3 December 2013
 CS07 Westbourne Designation Map
 CS08 Flyer/Questionnaire 14 July 2013
 CS09 Flyer & Open Day Responses June & July 2013
 CS10 WNPSG Stakeholder Notice 17 February 2015
 CS11 Chichester District Council Contacts & Stakeholder Contacts
 CS12 Local Stakeholders & Community Groups - list
 CS13 Westbourne Businesses - list
 CS14 Local Business & Community Group Feedback details
 CS15 Rowena Tyler's Presentation January 2014
 CS16 Main Questionnaire Booklet May 2014
 CS17 Flyer for Public Consultation event October 2014
 CS18 Rowena Tyler's Presentation
 CS19 John Hernon's Presentation
 CS20 Call for sites article
 CS21 Call for sites/landowners
 CS22 Neighbourhood Plan Flyer for Open Day July 2015
 CS23 Neighbourhood Plan event comments July 2015
 CS24 Neighbourhood Plan event scorecards July 2015
 CS25 Neighbourhood Plan event Meeting Boards July 2015
 CS26 Westbourne Magazine Article August 2015
 CS27 Quotes for Economy display
 CS28 Copy of Economy scoresheet
 CS29 Environment Results and analysis
 CS30 Roads results and analysis
 CS31 Our Community feedback
 CS32 Our Homes charts

CS33 Young people's questionnaire
 CS34 Young people's comments
 CS35 Preferences expressed at the Open Day
 CS36 Preferences expressed by Postcode
 CS37 Postcode Map
 CS38 Westbourne Magazine article December 2015
 CS39 Comments & responses to Pre-submission 1
 CS40 Comment cards for Open Day March 2016
 CS41 Event consultation poster for March 2016
 CS42 Email to local organisations 26 February 2016
 CS43 Email to statutory consultees 26 February 2016
 CS44 Car Park petition - 1
 CS45 Car Park petition - 2
 CS46 Car Park petition - 3
 CS47 Westbourne Parish Newsletter November 2016
 CS48 Comments & responses to Pre-Submission 2
 CS49 Focussed consultation November 2016
 CS50 Planning history of land north of Long Copse Lane



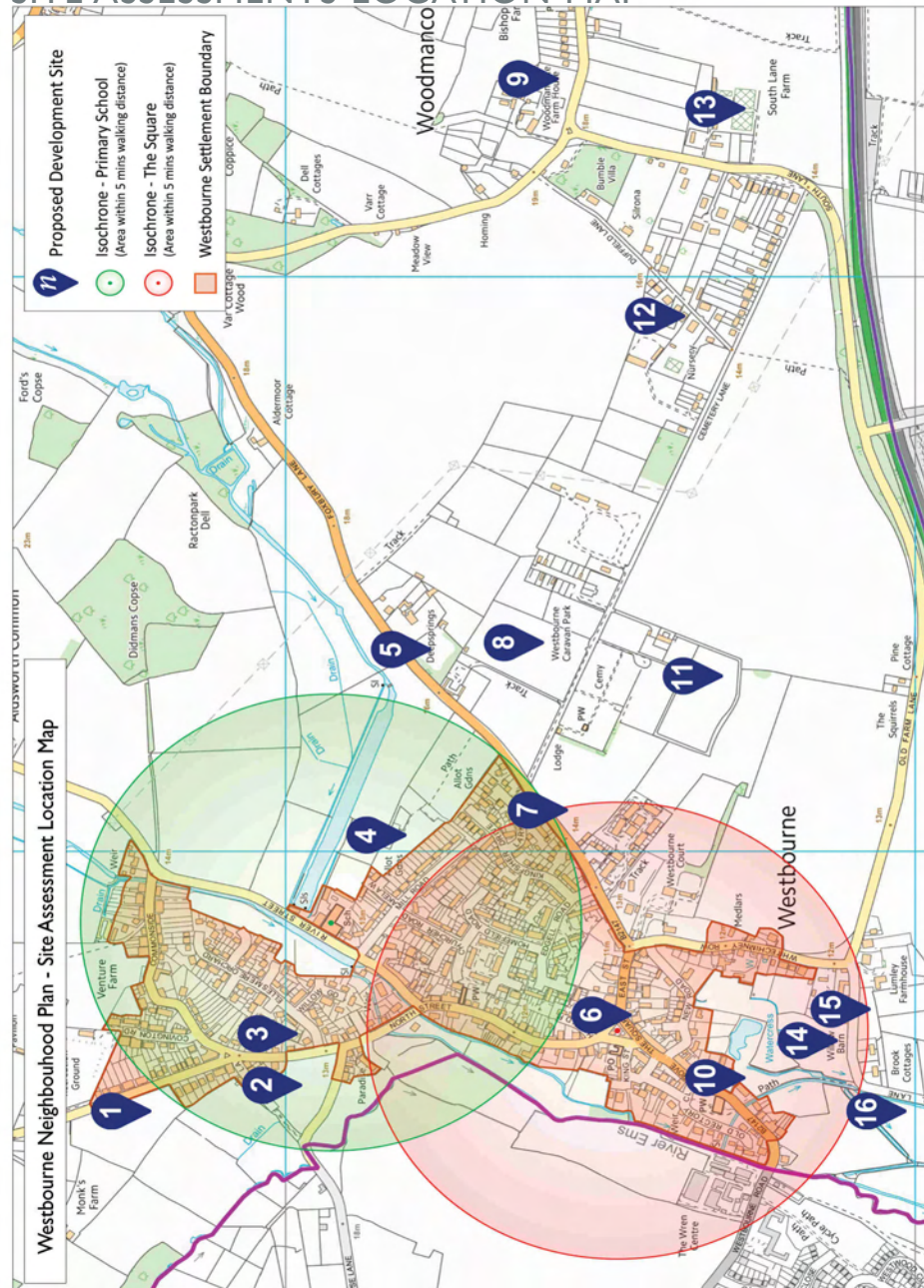
WESTBOURNE NEIGHBOURHOOD PLAN SITE ASSESSMENTS

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INTRODUCTION

This assessment and appraisal considers all 16 sites that were identified from various sources as suitable for development. These included SHLAA sites (identified by CDC), sites put forward by landowners and those identified by the WNPSG. The assessments have been carried out by the WNPSG, and checked for validity and consistency by an independent planning consultant. The assessment involved a site inspection; a review of submissions put forward, consideration of any relevant planning history. Each site was assessed for the following criteria: access and services with a view to the sustainability of the location, compatibility with village character, assessment of the current use - considering brownfield, review of landscape heritage and biodiversity constraints from published information,, and review of flood zones.

SITE ASSESSMENTS LOCATION MAP



I - WEST OF MONK'S HILL

Detailed Assessment

Site name/location:

WNP Review reference number:

Type of development:

Site owner/Agent:

Site size (hectares) and existing land use:

Site availability:

Planning History:

West of Monk's Hill.

Map Reference Number 1.

Housing - suggested 6 bungalows.

Mr W Rowe.

2.16 Permanent pasture.

1-5 years.

Not known.

Access & Provision of services

1 Describe access to road:

2 Is the access safe?:

Direct to Monk's Hill via a slip road

Could be made safe. The introduction of visibility splays will remove some of the frontage hedgerow.

3 Can the access be made adequate for the development?:

Yes. A gateway traffic calming feature would help to restrict vehicular on the approach which would be some benefit to the local road network, and may allow visibility splays to be slightly reduced.

4 Could residents walk safely to village centre?:
5 What time does it take to walk to the village centre?:

Yes, and within 5 minutes of school.
5-8 minutes.

6 Are there pavements to walk on to the village centre?:

Yes.

Village Character

1 What is the landscape character of the site?
Will development of the site be harmful to the village character –explain how?:

The South Downs National Park is less than 1km to the north of the site. The site is at a visually important approach to the village from the National Park. The landscape character zone is 110 where there is low capacity. A large development filling the site may have a harmful impact on the approach, a smaller well screened development would not.

2 Can the potential harm/ landscape/ heritage impact be satisfactorily mitigated?:

Yes, if a limited scheme of housing only was permitted –note: owner is promoting single-storey and limited number of units.

3 Would this development bring any additional benefit to the village?:

No.

4 Does the proposal cause harm to trees and hedgerows?:

Trees can be retained and protected as part of the scheme; some loss of hedgerow for visibility splays would require mitigation planting.

Use of land

1 Describe current/previous use:

Agricultural/grazing- Not thought to be the best and most versatile agricultural land.

2 Are any parts of the site brownfield land?:

No.

3 Is there history or potential for contamination?

No.

1 - WEST OF MONK'S HILL

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?:	This is a potential concern regarding the NP gateway. Development and mitigation must address this potential impact.
2 Will development adversely affect the amenity of nearby properties?:	Not directly, no overlooking or privacy issues.
3 Will site preserve existing views?:	Yes, if development is limited in scope and scale.
4 Will site affect any listed buildings/heritage assets?:	No.
5 Will any green space be gained?:	Some biodiversity screen planting could act to Green corridors.
6 Is there any impact to footpaths?	No.
7 Is there any impact on protected species or other biodiversity impacts?	No – hedgerow loss on frontage would need compensatory planting elsewhere on the site.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3:	No.
2 Will development of the site increase flood risk?:	No providing mitigating measures in place to deal with surface water run-off.
3 Can the existing sewerage system cope with this development?:	Unknown, but private drainage is a possible solution.

Assessment

This site could come forward for a limited amount of development as indicated by the owner. The site is on an important gateway to the village needs a very careful scheme of design; the development must protect the character and appearance of the area and a solution using single storey units would be appropriate.

Capacity

The assessment indicates an acceptable maximum capacity of 6 dwellings in order to mitigate potential harm. The following are required:

Design Requirements

Protect the village gateway approach from the north with significant screen planting; traffic calming to support a single point of access from Monk's Hill and visibility splays of 2.4m x 40m; compensatory planting for loss of frontage hedgerow; create strong landscape buffer around the north western, western and south western boundaries; development maximum of single storey; remove permitted development rights for extensions and loft conversions to maintain the rural character and low impact.

2 - LONG COPSE LANE

Detailed Assessment

Site name/location:	Long Copse Lane
WNP Review reference number:	Map Reference Number 2
Type of development:	Housing - suggested 9 – 22
Site owner/Agent:	Southcott Homes
Site size (hectares) and existing land use:	Agricultural/Equestrian
Site availability:	1-5 years
Planning History:	Refusal 22 dwellings 13/00231/FUL and appeal DISMISSED 2 /12/2013 Refusal 16 dwellings 14/00911 Appeal allowed on 14/12/2015

Access & Provision of services

1 Describe access to road:	Direct access onto North Street– 30 mph speed limit
2 Is the access safe?:	Could be made safe. The introduction of visibility splays will remove some of the frontage hedgerow.
3 Can the access be made adequate for the development?:	Yes. The access would be uncharacteristic as it would need to climb to the higher level of the site and would be dug in in part which may have greater impact on the hedgerow. Appeal Inspector required site levels to be approved to ensure no impact on character.
4 Could residents walk safely to village centre?:	Yes
5 What time does it take to walk to the village centre?:	5 minutes of village school
6 Are there pavements to walk on to the village centre?:	Yes

Village Character

1 What is the landscape character of the site?	The South Downs National Park lies less than half a kilometre to the east. The local landscape is traditional surrounded by small historic pastures. The land gently slopes down towards the south west and south east and is generally about one metre above the level of the adjoining road. Landscape Character Zone 110, where there is low capacity. Significant views identified in the VDS would be harmed
Will development of the site be harmful to the village character-explain how?:	The trees on the western boundary of the site are on the skyline and this, together with the sense of openness over the site, contributes to the open and semi-rural character of this part of the village. The scheme for 22 units, dismissed at appeal, was considered to be detrimental to the pastoral setting and rural approach. The scheme for 16 was felt not to harm the character and appearance of the village.

2 - LONG COPSE LANE

2 Can the potential harm/ landscape/ heritage impact be satisfactorily mitigated?:

No the impact on the gap would be unacceptable for the village given the very narrow gap at this point with the neighbouring authority. The sense of openness within this part of the village would be lost and the proposal would detract from the open and semi-rural character and appearance of this part of the village. The Inspector concluded the proposed development would be detrimental to the character and appearance of the village. However, the Inspector for 16 units concluded otherwise he considered that the proposal would not be a prominent projection into the rural area and through careful design has addressed the previous Inspector's concerns with regard to the western approach along Long Copse Lane. The rural aspect to the western approach would be retained.

3 Would this development bring any additional benefit to the village?:

Appeal Inspector agreed to contributions to education, 6 affordable dwellings and traffic calming and new footpath

4 Does the proposal cause harm to trees and hedgerows?:

No- trees can be retained and protected as part of the scheme; some loss of hedgerow for visibility splays would be required.

Use of land

1 Describe current/previous use:

Agricultural/grazing- Not thought to be best and most versatile agricultural land.

2 Are any parts of the site brownfield land?:

No

3 Is there history or potential for contamination?:

No

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?:

This is a major concern. The appeal was dismissed for 22 units based on prominent projection into the village, visually overbearing and damage to key approach to the village. However, the Inspector for 16 units concluded otherwise. He considered that the proposal would not be a prominent projection into the rural area and through careful design has addressed the previous Inspector's concerns with regard to the western approach along Long Copse Lane. The rural aspect to the western approach would be retained. Significant loss of open views, inspector dismissed scheme on overbearing nature of development. The Inspector looking at 16 units concluded that there would be some loss of views but this would not be harmful.

2 Will development adversely affect the amenity of nearby properties?:

3 Will site preserve existing views?:

No – retained views in revised scheme are not rural but across the access road.

4 Will site affect any listed buildings/heritage assets?:

No

5 Will any green space be gained?:

No, the approved appeal scheme did not offer any open space on site.

6 Is there any impact to footpaths?:

No –additional footpath secured along with traffic calming for Monk's Hill as part of scheme approved on appeal.

7 Is there any impact on protected species or other biodiversity impacts?:

No protected species in phase 1 habitat survey– hedgerow loss would need compensatory planting elsewhere on the site. Appeal Inspector secured bat boxes as mitigation.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3:

No

2 Will development of the site increase flood risk?:

No providing mitigating measures in place to deal with surface water run -off

3 Can the existing sewerage system cope with this development?:

If no capacity a private system could be used, Appeal scheme requires foul and surface drainage solution including Sustainable

Assessment

This site is an important gap site in the village, both in terms of the gap with the neighbouring borough and as part of the rural character of the village. The setting of the village is enhanced by its undeveloped nature. It is a prominent site with important views on approach and across the site identified in the VDS.

The elevated nature of the site makes proposed development particularly difficult and has the potential to be overbearing, in addition the access to the site would be uncharacteristic as it would need to cut into the bank.

The objections to the scheme identified in the Inspector's report that the sense of openness within this part of the village would be lost and the proposal would detract from the open and semi-rural character and appearance of this part of the village. It is therefore against the village view that the site should now be developed for 16 units

The site must now be put forward for inclusion in the WNP as part of the spatial strategy.

Capacity

16 – following approval of the scheme given the appeal decision.

3 - ELLESMERE ORCHARD

Detailed Assessment

Site name/ location	3 Ellesmere Nurseries
WNP Review:	Map Reference Number 3
Type of development:	Housing - suggested 2 units
Site owner/Agent:	Mr and Mrs Pett
Site size (hectares) and existing land use:	Horticultural Nursery (NB Not Brownfield)
Site availability	1-5 years
Planning History	Not known

Access & Provision of services

1 Describe access to road	Direct from Ellesmere Orchard
2 Is the access safe?	Yes
3 Can the access be made adequate for the development?	Yes
4 Could residents walk safely to village centre?	Yes
5 What time does it take to walk to the village centre?	5-8 minutes, less than 5 minutes to school
6 Are there pavements to walk on to the village centre?	Yes

Village Character

1 What is the landscape character of the site? Will development of the site be harmful to the village character - explain how?	Within built up area, redevelopment not harmful
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	Yes
3 Would this development bring any additional benefit to the village?	No
4 Does the proposal cause harm to trees and hedgerows?	Some of the neighbouring trees overhang parts of the site

Use of land

1 Describe current/previous use.	Horticultural Glasshouse
2 Are any parts of the site brownfield land?	No
3 Is there history or potential for contamination?	No

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	No
2 Will development adversely affect the amenity of nearby properties?	Care needs to be taken to avoid any harm to amenities as this is a tight plot
3 Will site preserve existing views?	Yes, if development is limited in scope and scale
4 Will site affect any listed buildings/heritage assets?	No
5 Will any green space be gained?	No
6 Is there any impact to footpaths?	No
7 Is there any impact on protected species or other biodiversity impacts?	Unlikely

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	No
2 Will development of the site increase flood risk?	No providing mitigating measures in place to deal with surface water run-off
3 Can the existing sewerage system cope with this development?	Private system would be possible if no capacity

Assessment

This site is NOT a brownfield site despite being covered by greenhouses. The use is considered agricultural which does not fall within the definition of brownfield land.
The site only provides at maximum 2 units, so is only a windfall site.

Capacity

NONE for WNP – could be advanced as windfall as within existing settlement boundary.

4 - REAR OF 30-56 MILL ROAD

Detailed Assessment

Site name/ location:	Rear of 30-56 Mill Road
WNP Review:	Map Reference Number 4
Type of development:	Housing – 10 units and playground
Site owner/Agent:	CDC Estates
Site size (hectares) and existing land use:	0.98 ha
Site availability:	1-5 years
Planning History:	

Access & Provision of services

1 Describe access to road	Direct access Mill Road
2 Is the access safe?	Could be made safe. Some easing of the bend on entering the road possible
3 Can the access be made adequate for the development?	Yes. Improvement to parking on Mill Road could assist
4 Could residents walk safely to village centre?	Yes
5 What time does it take to walk to the village centre?	5 minutes
6 Are there pavements to walk on to the village centre?	Yes

Village Character

1 What is the landscape character of the site?	Not assessed within the landscape capacity study as considered within the built up area of the village.
Will development of the site be harmful to the village character –explain how?	Yes
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	
3 Would this development bring any additional benefit to the village?	Upgraded Playground and access to school
4 Does the proposal cause harm to trees and hedgerows?	No

Use of land

1 Describe current/previous use.	Public Open Space
2 Are any parts of the site brownfield land?	No
3 Is there history or potential for contamination?	No

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	No
2 Will development adversely affect the amenity of nearby properties?	No overlooking or privacy issues, some loss of open views from the rear of dwellings
3 Will site preserve existing views?	Yes
4 Will site affect any listed buildings/heritage assets?	No
5 Will any green space be gained?	Neutral - replacement public open space would be required
6 Is there any impact to footpaths?	No

7 Is there any impact on protected species or other biodiversity impacts? No

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	Flood Zone 2
2 Will development of the site increase flood risk?	Possibly - a site specific Flood Risk Assessment might show otherwise.
3 Can the existing sewerage system cope with this development?	Yes

Assessment

The site falls within flood zone 2 (1 in a 1000 year event). If no other sites were available (without other planning constraints) a sequential test could demonstrate that the site is viable. However, as the Long Copse Lane application was granted on appeal, this site is no longer required.

Capacity

NONE as there are sequentially preferable sites with sufficient capacity.

5 - DEEP SPRINGS, FOXBURY LANE

Detailed Assessment

Site name/ location:	5 Deep Springs, Foxbury Lane.
WNP Review:	Map Reference Number 5.
Type of development:	Housing - suggested 4 units.
Site owner/Agent:	Mr John Appi.
Site size (hectares) and existing land use:	Garden land, stables and haybarn.
Site availability:	1-5 years.
Planning History:	

Access & Provision of services

1 Describe access to road	Direct from Foxbury Lane.
2 Is the access safe?	Yes.
3 Can the access be made adequate for the development?	Yes.
4 Could residents walk safely to village centre?	No.
5 What time does it take to walk to the village centre?	Beyond 5 minute walking zone to school or centre.
6 Are there pavements to walk on to the village centre?	No.

Village Character

1 What is the landscape character of the site? Will development of the site be harmful to the village character –explain how?	Remote from village, feels within countryside, extensive tree cover. Would harm rural approach to village and impact on the SDNP boundary. Is located in landscape character zone 112 where there is medium capacity.
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	No.
3 Would this development bring any additional benefit to the village?	No.
4 Does the proposal cause harm to trees and hedgerows?	There are a number of good mature specimen trees that may be harmed by the proposal.

Use of land

1 Describe current/previous use.	Part garden/ part paddock.
2 Are any parts of the site brownfield land?	No.
3 Is there history or potential for contamination?	No.

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	Yes. The development would be very harmful to this important village gateway.
2 Will development adversely affect the amenity of nearby properties?	No.
3 Will site preserve existing views?	No, it would harm important views and rural gateway.
4 Will site affect any listed buildings/heritage assets?	No.
5 Will any green space be gained?	No.
6 Is there any impact to footpaths?	No.

7 Is there any impact on protected species or other biodiversity impacts?

Given mature trees and vegetation there could be biodiversity impacts.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	No.
2 Will development of the site increase flood risk?	No providing mitigating measures in place to deal with surface water run -off.
3 Can the existing sewerage system cope with this development?	Private system would be possible if no capacity.

Assessment

The site only provides at maximum 4 units, so is only a windfall site at best. Comes under the affordable housing threshold so has no wider benefits.

The site is part of an attractive mature garden with a number of good specimen trees. Any development here would harm the rural approach to the village and the National Park.

Development would not comply with NPPF, which seeks to protect countryside for its own sake, and to avoid harm to National Parks, and would be contrary to CDC Local Plan.

Capacity

NONE for WNP not suitable for windfall as outside settlement boundary.

6 - GOSMORE, THE SQUARE

Detailed Assessment

Site name/location:	6 Gosmore, The Square.
WNP Review:	Map Reference Number 6.
Type of development:	Housing - suggested 4 units.
Site owner/Agent:	Mrs Wanda and Mr Peter Canwell.
Site size (hectares) and existing land use:	Bungalow and Garden.
Site availability:	1-5 years.
Planning History:	Not known.

Access & Provision of services

1 Describe access to road	Direct from the Square.
2 Is the access safe?	Yes.
3 Can the access be made adequate for the development?	Yes.
4 Could residents walk safely to village centre?	Yes.
5 What time does it take to walk to the village centre?	In the village centre. less than 5 minutes to school .
6 Are there pavements to walk on to the village centre?	Yes.

Village Character

1 What is the landscape character of the site?	Within Conservation Area.
Will development of the site be harmful to the village character - explain how?	
2 Can the potential harm/ landscape/heritage impact of the development be satisfactorily mitigated?	Yes.
3 Would this development bring any additional benefit to the village?	No.
4 Does the proposal cause harm to trees and hedgerows?	No.

Use of land

1 Describe current/previous use.	Dwelling and garden.
2 Are any parts of the site brownfield land?	Yes- the area of the dwelling.
3 Is there history or potential for contamination?	No.

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	No.
2 Will development adversely affect the amenity of nearby properties?	Care needs to be taken to avoid any harm to amenities as this is a tight plot.
3 Will site preserve existing views?	Yes, if development is limited in scope and scale.
4 Will site affect any listed buildings/heritage assets?	No.
5 Will any green space be gained?	No.
6 Is there any impact to footpaths?	No.
7 Is there any impact on protected species or other biodiversity impacts?	Unlikely.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	Yes. Flood zone 2.
2 Will development of the site increase flood risk?	No, providing mitigating measures are put in place to deal with surface water run -off.
3 Can the existing sewerage system cope with this development?	Private system would be possible if no capacity.

Assessment

The site only provides at maximum 4 units, so is only a windfall site.

The site falls within flood zone 2.

Site falls within Conservation Area so particular attention would need to be paid to design.

Capacity

NONE for WNP – could be advanced as windfall as within existing settlement boundary, however in flood zone 2, given it cannot be allocated if it fails in the sequential testing.

7 - SITE ADJACENT TO CHANTRY HALL

Detailed Assessment

Site name/ location:	Site adjacent to Chantry Hall.
WNP Review	Map Reference Number 7.
Type of development:	Housing - suggested 25 to 70 units – (6).
Site owner/Agent:	Donna Palmer (Agent: Taylor Wimpey).
Site size (hectares) and existing land use:	3.21. Agricultural/Equestrian.
Site availability	1-5 years.
Planning History	Appeal dismissed 14 April 2014 following refusal of WE/12/04779/FUL.

Access & Provision of services

1 Describe access to road	Direct access onto Foxbury Lane – (30 mph)
2 Is the access safe?	Could be made safe. The introduction of visibility splays will remove some of the frontage hedgerow.
3 Can the access be made adequate for the development?	Yes. A gateway traffic calming feature would restrict vehicle speeds on this part of Foxbury lane, and be of benefit to the local road network.
4 Could residents walk safely to village centre?	Yes.
5 What time does it take to walk to the village centre?	5 minutes.
6 Are there pavements to walk on to the village centre?	Yes.

Village Character

1 What is the landscape character of the site? Will development of the site be harmful to the village character – explain how?	The SDNP lies some 160 m to the north. The site is in the Southbourne Coastal Plain, zone 112, and shows the site as having medium potential. It is an open field bounded by Cemetery Lane and Foxbury Lane and significant as it draws in the rural character deep into this side of the village. It is at a visually important approach to the village from the National Park. A large development would impact on the setting of a heritage asset and destroy the historic gap between the cemetery and the village.
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	Yes, if a very limited scheme of housing (as suggested) only was permitted.
3 Would this development bring any additional benefit to the village?	An informal event car park could assist the village on occasion.
4 Does the proposal cause harm to trees and hedgerows?	No- trees can be retained and protected as part of the scheme; loss of hedgerow for visibility splays would require mitigation planting. There are a number of mature trees in the adjoining property to the southwest of the site, which are the subject of a Tree Protection Order

(TPO) Some of these trees overhang parts of the site.

Use of land

1 Describe current/previous use.	Agricultural/grazing- Not thought to be best and most versatile agricultural land.
2 Are any parts of the site brownfield land?	No.
3 Is there history or potential for contamination?	No.

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	This is a potential concern. Development and mitigation must address this potential impact.
2 Will development adversely affect the amenity of nearby properties?	Not directly, no overlooking or privacy issues, some loss of open views.
3 Will site preserve existing views?	Yes, if limited in scope and scale.
4 Will site affect any listed buildings/heritage assets?	No, but care must be taken to protect the undesignated heritage asset of the cemetery.
5 Will any green space be gained?	Yes- public open space adjoining development.
6 Is there any impact to footpaths?	No.
7 Is there any impact on protected species or other biodiversity impacts?	No – hedgerow loss would need compensatory planting elsewhere on the site.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	No.
2 Will development of the site increase flood risk?	No providing mitigating measures in place to deal with surface water run -off.
3 Can the existing sewerage system cope with this development?	Off-site sewer improvements could provide for a connection to the sewer.

Assessment

This site could house a limited development, avoiding the issues identified as unacceptable in Appeal Ref: APP/L3815/A/13/2205297. The site is on an important village gateway and adjacent to a village heritage asset so needs a careful design to protect the character and appearance of the area.

Capacity

The assessment indicates an acceptable maximum capacity of six dwellings of a maximum of two storeys, to be a mixture of sizes and styles to create a varied townscape including some semi-detached, and detached to reflect the transition to open countryside.

Design Requirements: the following are required

Protect the coalescence of the village and Cemetery by maintaining the existing historic gap; protect the setting of the undesignated heritage asset (the Cemetery); protect the village gateway with planting; retain views of the Cemetery from Foxbury Lane; retain trees; provide public open space; provide informal car park; traffic calming gateway feature and a single access point from Foxbury Lane; visibility splays of 42x2 m; planting for loss of frontage hedgerow; create strong landscape buffer along south eastern boundary; ensure footpath link through development to village primary school; remove PD rights for extensions and loft conversions to maintain the rural character. Dwellings to be a mixture of sizes and styles to create a varied townscape including some semi-detached, and detached to reflect the transition to open countryside.

8 - LAND NORTH OF CEMETERY LANE

Detailed Assessment

Site name/ location:	8 Land north of Cemetery Lane.
WNP Review:	Map Reference Number 8.
Type of development:	Housing - suggested 25 to 70 units.
Site owner/Agent:	Mr T Vine (Agent: Mr Newman).
Site size (hectares) and existing land use:	3.25. Agricultural/Equestrian.
Site availability:	1-5 years.
Planning History:	Not known.

Access & Provision of services

1 Describe access to road	Cemetery Lane would need upgrading.
2 Is the access safe?	Could be made safe. The introduction of visibility splays will remove some of the frontage hedgerow.
3 Can the access be made adequate for the development?	Yes. A gateway traffic calming feature would help to restrict vehicular speeds along this part of Foxbury lane, which would be some benefit to the local road network, and may allow visibility splays to be slightly reduced.
4 Could residents walk safely to village centre?	Yes.
5 What time does it take to walk to the village centre?	Outside the 5 minute walking zone.
6 Are there pavements to walk on to the village centre?	Partial.

Village Character

1 What is the landscape character of the site? Will development of the site be harmful to the village character – explain how?	The SDNP lies some 160m to the north. The site is in the Southbourne Coastal Plain, zone 112, which shows the site as having medium potential. It is an open field bounded by Cemetery Lane and Foxbury Lane and significant as it draws in the rural character deep into this side of the village. It is at a visually important approach to the village from the National Park. A large development would impact on the setting of a heritage asset and would harm to the character of the area.
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	No the development would impact on the setting of an undesignated heritage asset.
3 Would this development bring any additional benefit to the village?	No.
4 Does the proposal cause harm to trees and hedgerows?	No- trees can be retained and protected as part of the scheme; loss of hedgerow for visibility splays would require mitigation planting.

Use of land

1 Describe current/previous use.	Agricultural/grazing - Not thought to be best and most versatile agricultural land.
2 Are any parts of the site brownfield land?	No.

3 Is there history or potential for contamination? No.

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	This is a major concern.
2 Will development adversely affect the amenity of nearby properties?	Not directly, no overlooking or privacy issues, but loss of open views.
3 Will site preserve existing views?	No.
4 Will site affect any listed buildings/heritage assets?	Yes, the undesignated heritage asset of the cemetery.
5 Will any green space be gained?	Yes - as part of any scheme.
6 Is there any impact to footpaths?	Yes - the change in the nature of cemetery lane.
7 Is there any impact on protected species or other biodiversity impacts?	No - hedgerow loss would need compensatory planting elsewhere on the site.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	No.
2 Will development of the site increase flood risk?	No providing mitigating measures in place to deal with surface water run -off.
3 Can the existing sewerage system cope with this development?	Off-site sewer improvements could provide for a connection to the sewer.

Assessment

The site is on an important gateway to the village adjacent to an important village heritage asset and would adversely affect the open countryside character of the area; the development must protect the character and appearance of the area. Development would not comply with NPPF, which seeks to protect countryside for its own sake, and to avoid harm to National Parks, and would be contrary to CDC Local Plan.

Capacity

NONE for WNP development here would not be consistent with the existing planning policy framework at National and Local level.

9 - WOODMANCOTE FARMHOUSE

Detailed Assessment

Site name/ location:	9 Woodmancote Farmhouse.
WNP Review	Map Reference Number 9.
Type of development:	Housing - suggested 4 units.
Site owner/Agent:	Mr N Rowe.
Site size (hectares) and existing land use:	Overgrown garden orchard 0.25 hectares.
Site availability	1-5 years.
Planning History	Not known.

Access & Provision of services

1 Describe access to road	Direct from Woodmancote Lane.
2 Is the access safe?	Yes.
3 Can the access be made adequate for the development?	Yes.
4 Could residents walk safely to village centre?	No.
5 What time does it take to walk to the village centre?	25 minute walk to Westbourne.
6 Are there pavements to walk on to the village centre?	No.

Village Character

1 What is the landscape character of the site? Will development of the site be harmful to the village character - explain how?	Remote from village, feels within countryside, within setting of listed building.
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	Not known.
3 Would this development bring any additional benefit to the village?	No.
4 Does the proposal cause harm to trees and hedgerows?	Loss of some orchard trees.

Use of land

1 Describe current/previous use.	Orchard.
2 Are any parts of the site brownfield land?	No.
3 Is there history or potential for contamination?	No.

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	Within countryside location.
2 Will development adversely affect the amenity of nearby properties?	No.
3 Will site preserve existing views?	No.
4 Will site affect any listed buildings/heritage assets?	Yes- assessment of impact unknown.
5 Will any green space be gained?	No.
6 Is there any impact to footpaths?	No.
7 Is there any impact on protected species or other biodiversity impacts?	Given mature trees and vegetation there could be biodiversity impacts.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	No.
2 Will development of the site increase flood risk?	No providing mitigating measures in place to deal with surface water run -off.
3 Can the existing sewerage system cope with this development?	Private system would be possible if no capacity.

Assessment

The site only provides at maximum 4 units, so is only a windfall site at best. Comes under the affordable housing threshold so has no wider benefits.
Potential impact on the listed building.

Development would not comply with NPPF, which seeks to protect countryside for its own sake, and to avoid harm to National Parks, and would be contrary to CDC Local Plan.

Capacity

NONE for WNP not suitable for windfall as outside settlement boundary

10 - LAND REAR OF PARISH HALL

Detailed Assessment

Site name/ location:	10 Land rear of Parish Hall.
WNP Review	Map Reference Number 10.
Type of development:	Housing - 3 units, village car park and pond.
Site owner/Agent:	Mr Scales and family.
Site size (hectares) and existing land use:	Grazing land.
Site availability	1-5 years.
Planning History	Not known.

Access & Provision of services

1 Describe access to road	Access to Westbourne Road.
2 Is the access safe?	Visibility maybe inadequate?
3 Can the access be made adequate for the development?	Needs to be demonstrated.
4 Could residents walk safely to village centre?	Yes.
5 What time does it take to walk to the village centre?	At village centre less than 5 minutes to school.
6 Are there pavements to walk on to the village centre?	Yes.

Village Character

1 What is the landscape character of the site? Will development of the site be harmful to the village character – explain how?	Frontage within built up area, rear is characterful open land within zone 113 of the landscape capacity study shown as having low capacity and part of attractive river environment.
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	Within Conservation area. Limited development might be acceptable.
3 Would this development bring any additional benefit to the village?	Car Park and Pond.
4 Does the proposal cause harm to trees and hedgerows?	Some of the neighbouring trees overhang parts of the site.

Use of land

1 Describe current/previous use.	Grazing.
2 Are any parts of the site brownfield land?	No.
3 Is there history or potential for contamination?	No.

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	No.
2 Will development adversely affect the amenity of nearby properties?	Care needs to be taken to avoid any harm to amenities as this is a tight plot.
3 Will site preserve existing views?	Yes, if development is limited in scope and scale.
4 Will site affect any listed buildings/heritage assets?	Site is within Conservation Area, adjoins to listed buildings.
5 Will any green space be gained?	Yes - the pond.
6 Is there any impact to footpaths?	Yes - impacts on path to the west.

7 Is there any impact on protected species or other biodiversity impacts?

Unlikely.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	Yes Flood Zone 3.
2 Will development of the site increase flood risk?	Development here not acceptable in Flood zone 3.
3 Can the existing sewerage system cope with this development?	Flood considerations.

Assessment

The site only provides at maximum 3 units, so is only a windfall site.

The site falls within flood zone 3 so in sequential terms is the worst performing site.

Heritage considerations would need careful consideration based on a detailed design.

Capacity

NONE for WNP – as it fails on the sequential test and provides insufficient units for a site allocation.

11 - FOLLYFOOT STABLE, CEMETERY LANE

Detailed Assessment

Site name/ location:	Follyfoot Stable, Cemetery Lane.
WNP Review	Map Reference Number 11.
Type of development:	Housing no capacity suggested.
Site owner/Agent:	Mr Edgell.
Site size (hectares) and existing land use:	2.42. Agricultural/Equestrian.
Site availability	1-5 years.
Planning History	Not known.

Access & Provision of services

1 Describe access to road	Cemetery Lane would need upgrading.
2 Is the access safe?	Could be made safe. The introduction of visibility splays will remove some of the frontage hedgerow.
3 Can the access be made adequate for the development?	Yes. A gateway traffic calming feature would help to restrict vehicular speeds along this part of Foxbury lane, which would be some benefit to the local road network, and may allow visibility splays to be slightly reduced. ? Not clear if rights of access exist.
4 Could residents walk safely to village centre?	Yes.
5 What time does it take to walk to the village centre?	Outside the 5 minute walking zone.
6 Are there pavements to walk on to the village centre?	Partial.

Village Character

1 What is the landscape character of the site? Will development of the site be harmful to the village character – explain how?	The SDNP lies some 160m to the north. The site is in the Southbourne Coastal Plain, zone 112, and shows the site as having medium potential. It is an open field bounded by Cemetery Lane and Foxbury Lane and significant as it draws in the rural character deep into this side of the village. It is at a visually important approach to the village from the National Park. A large development would impact on the setting of a heritage asset and would harm to the character of the area.
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	No the development would impact on the setting of an undesignated heritage asset.
3 Would this development bring any additional benefit to the village?	No.
4 Does the proposal cause harm to trees and hedgerows?	No- trees can be retained and protected as part of the scheme; some loss of hedgerow for visibility splays would require mitigation planting.

Use of land

1 Describe current/previous use.	Agricultural/equestrian - Not thought to be best and most versatile agricultural land.
2 Are any parts of the site brownfield land?	No.
3 Is there history or potential for contamination?	No.

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	This is a major concern.
2 Will development adversely affect the amenity of nearby properties?	Not directly, no overlooking or privacy issues, but loss of open views.
3 Will site preserve existing views?	No.
4 Will site affect any listed buildings/heritage assets?	Yes, the undesignated heritage asset of the cemetery.
5 Will any green space be gained?	Yes - as part of any scheme.
6 Is there any impact to footpaths?	Yes - the change in the nature of Cemetery Lane.
7 Is there any impact on protected species or other biodiversity impacts?	No - hedgerow loss would need compensatory planting elsewhere on the site.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	No.
2 Will development of the site increase flood risk?	No, providing mitigating measures in place to deal with surface water run -off.
3 Can the existing sewerage system cope with this development?	Off-site sewer improvements could provide for a connection to the sewer.

Assessment

The site is on an important gateway to the village adjacent to an important village heritage asset and would adversely affect the open countryside character of the area; the development must protect the character and appearance of the area. Development would not comply with NPPF, which seeks to protect countryside for its own sake, and to avoid harm to National Parks, and would be contrary to CDC Local Plan.

Capacity

NONE for WNP. Development here would not be consistent with the existing planning policy framework at National and Local level.

12 - ST LAWRENCE, DUFFIELD LANE

Detailed Assessment

Site name/ location:	12 St Lawrence, Duffield Lane.
WNP Review	Map Reference Number 12.
Type of development:	Housing - suggested 1unit.
Site owner/Agent:	Mrs M Needham.
Site size (hectares) and existing land use:	Garden Land –not brownfield.
Site availability	1-5 years.
Planning History	No known.

Access & Provision of services

1 Describe access to road	Direct from Duffield Lane, visibility splays required.
2 Is the access safe?	Yes.
3 Can the access be made adequate for the development?	Yes.
4 Could residents walk safely to village centre?	No.
5 What time does it take to walk to the village centre?	25 minutes to Westbourne - not sustainable.
6 Are there pavements to walk on to the village centre?	No.

Village Character

1 What is the landscape character of the site?	Remote from Westbourne Centre, located within countryside, Woodmancote not a sustainable settlement.
Will development of the site be harmful to the village character – explain how?	Not known.
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	
3 Would this development bring any additional benefit to the village?	No.
4 Does the proposal cause harm to trees and hedgerows?	Not known.

Use of land

1 Describe current/previous use.	Domestic garden.
2 Are any parts of the site brownfield land?	No.
3 Is there history or potential for contamination?	No.

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	Yes. The development would be located in the gap outside Westbourne/ Southbourne.
2 Will development adversely affect the amenity of nearby properties?	Yes, as this would be a backland development.
3 Will site preserve existing views?	No, it may harm some open views .
4 Will site affect any listed buildings/heritage assets?	No.
5 Will any green space be gained?	No.
6 Is there any impact to footpaths?	No.
7 Is there any impact on protected species or other biodiversity impacts?	There could be biodiversity impacts –not known.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	No.
2 Will development of the site increase flood risk?	No providing mitigating measures in place to deal with surface water run -off.
3 Can the existing sewerage system cope with this development?	Private system would be possible if no capacity.

Assessment

The site only provides at maximum 1 units, so is only a windfall site at best.

The site is part of mature garden so is not brownfield land.

Development would not comply with NPPF, which seeks to protect countryside for its own sake, and to avoid harm to National Parks, and would be contrary to CDC Local Plan.

Capacity

NONE for WNP not suitable for windfall as outside settlement boundary.

13 - LAND AT SOUTH LANE FARM

Detailed Assessment

Site name/ location:	13 Land at South Lane Farm.
WNP Review	Map Reference Number 13.
Type of development:	Housing - suggested 8-12 units and B1Business units.
Site owner/Agent:	Mr N Wason.
Site size (hectares) and existing land use:	Agricultural 2.8 ha redundant glasshouse and redundant agricultural buildings - not brownfield, small business units - brownfield.
Site availability	1-5 years.
Planning History	Not known.

Access & Provision of services

1 Describe access to road	Woodmancote Lane/ South Lane.
2 Is the access safe?	Not yet established.
3 Can the access be made adequate for the development?	Would require visibility splay with loss of hedgerow.
4 Could residents walk safely to village centre?	No.
5 What time does it take to walk to the village centre?	25 minutes to Westbourne – not sustainable.
6 Are there pavements to walk on to the village centre?	No.

Village Character

1 What is the landscape character of the site? Will development of the site be harmful to the village character – explain how?	Remote from Westbourne Centre, located within countryside, Woodmancote not a sustainable settlement. Located in zone 114 of the landscape capacity study which shows the site as having low potential, forms part of the wider sweep of open countryside between Westbourne and Woodmancote.
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	Not known.
3 Would this development bring any additional benefit to the village?	Open space.
4 Does the proposal cause harm to trees and hedgerows?	Not known.

Use of land

1 Describe current/previous use.	Agricultural/ commercial use.
2 Are any parts of the site brownfield land?	Yes commercial units.
3 Is there history or potential for contamination?	Potential yes, from agricultural use, storage of hydrocarbons, and potentially from commercial uses.

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	Yes. The development would be located in the gap outside Westbourne/ Southbourne.
2 Will development adversely affect the amenity of nearby properties?	No.

3 Will site preserve existing views?	No, it may harm some open views.
4 Will site affect any listed buildings/heritage assets?	No.
5 Will any green space be gained?	Possibly.
6 Is there any impact to footpaths?	No.
7 Is there any impact on protected species or other biodiversity impacts?	There could be biodiversity impacts –not known.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	No.
2 Will development of the site increase flood risk?	No providing mitigating measures in place to deal with surface water run - off.
3 Can the existing sewerage system cope with this development?	Private system would be possible if no capacity.

Assessment

The site provides 8-12 units and commercial business space. The site is only partly brownfield land the majority is not. Development would not comply with NPPF, which seeks to protect countryside for its own sake, and to avoid harm to National Parks, and would be contrary to CLPKP

Capacity

NONE for WNP, not suitable as outside settlement boundary so would not be considered a sustainable development.

14 - LAND NORTH OF MILL LANE

Detailed Assessment

Site name/ location:	Land north of Mill Lane.
WNP Review:	Map Reference Number 14.
Type of development:	Housing - suggested 1 unit.
Site owner/Agent:	Mr G Bailey.
Site size (hectares) and existing land use:	1 hectare -Agriculture.
Site availability:	1-5 years.
Planning History:	Not known.

Access & Provision of services

1 Describe access to road	Access from Mill Lane – private lane.
2 Is the access safe?	Not known - access may require widening.
3 Can the access be made adequate for the development?	Not known.
4 Could residents walk safely to village centre?	Yes.
5 What time does it take to walk to the village centre?	5-minutes to village centre.
6 Are there pavements to walk on to the village centre?	Partial.

Village Character

1 What is the landscape character of the site? Will development of the site be harmful to the village character – explain how?	Open character pleasant low lying area that forms the setting to the village. Land within zone 113 of the landscape capacity study shown as having low capacity and part of attractive river environment.
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	Not clear.
3 Would this development bring any additional benefit to the village?	No.
4 Does the proposal cause harm to trees and hedgerows?	Not known.

Use of land

1 Describe current/previous use.	Agriculture.
2 Are any parts of the site brownfield land?	No.
3 Is there history or potential for contamination?	No.

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	No.
2 Will development adversely affect the amenity of nearby properties?	No.
3 Will site preserve existing views?	Yes, if development is limited in scope and scale.
4 Will site affect any listed buildings/heritage assets?	No.
5 Will any green space be gained?	No.
6 Is there any impact to footpaths?	No.

7 Is there any impact on protected species or other biodiversity impacts?

Unlikely.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	Zone 1 where dwelling is proposed, part in Flood Zone 3.
2 Will development of the site increase flood risk?	No if all development in Flood Zone 1.
3 Can the existing sewerage system cope with this development?	Private system would be possible if no capacity, flood issues associated.

Assessment

The site only provides a maximum of 1 unit, so is only a windfall site, outside the settlement boundary. Part of the site falls within Flood Zone 3 so is not acceptable.

Capacity

NONE for WNP – windfall site would only provide one unit, outside settlement boundary, north part of site in Flood Zone 3.

15 - LAND SOUTH OF MILL LANE

Detailed Assessment

Site name/ location:	Land south of Mill Lane.
WNP Review:	Map Reference Number 15.
Type of development:	Housing - suggested 3-6 units.
Site owner/Agent:	Mr M West.
Site size (hectares) and existing land use:	0.35 -Agricultural.
Site availability:	1-5 years.
Planning History:	4 previous planning refusals. 1 appeal lost

Access & Provision of services

1 Describe access to road	Legal access not established. Private lane may restrict capacity to less than 4 units – depending upon how many units served.
2 Is the access safe?	Not known – access is very narrow and may require widening. Not clear if all the land required is in the applicant's control.
3 Can the access be made adequate for the development?	Not known.
4 Could residents walk safely to village centre?	Yes.
5 What time does it take to walk to the village centre?	5-minutes to village centre.
6 Are there pavements to walk on to the village centre?	Partial.

Village Character

1 What is the landscape character of the site? Will development of the site be harmful to the village character – explain how?	The area is characterised by loose - knit sporadic dwellings which act as an important transition to the open countryside the development of the site for 3-6 dwelling would be harmful to the character of the open area on the edge of the village and to the setting of the settlement. The landscape character zone is 113 where capacity is low. It forms part of the wider river environment zone that has attractive rural character.
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	No. Any development would erode the local gap permanently.
3 Would this development bring any additional benefit to the village?	No.
4 Does the proposal cause harm to trees and hedgerows?	There are mature trees within the site that maybe harmed by the proposal, there is significant boundary vegetation that may also be affected by road widening and access/ visibility splays.

Use of land

1 Describe current/previous use.	Agricultural/paddock.
2 Are any parts of the site brownfield land?	No.

3 Is there history or potential for contamination?	No.
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Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	Yes – diminishes local gap, previous planning refusal identified the site lying in the Chichester to Emsworth strategic development would result in the consolidation of build development and would detract from the rural environment.
2 Will development adversely affect the amenity of nearby properties?	Owner's current proposal raises overlooking and privacy issues.
3 Will site preserve existing views?	Impact on views to the south west and from Mill Lane.
4 Will site affect any listed buildings/heritage assets?	No.
5 Will any green space be gained?	No.
6 Is there any impact to footpaths?	No.
7 Is there any impact on protected species or other biodiversity impacts?	Potential harm to species – significant mature boundary vegetation. Water bodies in close proximity.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	Zone 1.
2 Will development of the site increase flood risk?	No.
3 Can the existing sewerage system cope with this development?	Private system would be possible if no capacity.

Assessment

Development on this site would erode the local gap and impact significantly on the rural setting of the village. Development would not comply with NPPF, which seeks to protect countryside for its own sake, and would be contrary to CLPKP.

Capacity

NONE for WNP. Development here would not be consistent with the existing planning policy framework at National and Local level. It would consolidate a loose knit area of the village that acts as an important transition to the open countryside. Suitable access is not certain.

16 - MILL MEADOWS FARM

Detailed Assessment

Site name/ location	Mill Meadows Farm.
WNP Review:	Map Reference Number 16.
Type of development:	Housing - suggested 4 units.
Site owner/Agent:	Mr and Mrs Barker.
Site size (hectares) and existing land use:	10ha agricultural.
Site availability:	N/A; agricultural worker's dwelling.
Planning History:	Not known.

Access & Provision of services

1 Describe access to road	Access from Mill Lane - private lane.
2 Is the access safe?	May need widening.
3 Can the access be made adequate for the development?	Uncertain.
4 Could residents walk safely to village centre?	Yes.
5 What time does it take to walk to the village centre?	5-minutes to village centre.
6 Are there pavements to walk on to the village centre?	Yes.

Village Character

1 What is the landscape character of the site? Will development of the site be harmful to the village character – explain how?	Remote from village, feels within countryside. Would harm rural approach to village. Land within zone 113 of the landscape capacity study shown as having low capacity and part of attractive river environment .
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	No.
3 Would this development bring any additional benefit to the village?	No.
4 Does the proposal cause harm to trees and hedgerows?	Not certain.

Use of land

1 Describe current/previous use.	Grazing.
2 Are any parts of the site brownfield land?	No.
3 Is there history or potential for contamination?	No.

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	Potential impact on gap although proposal is for 1 dwelling only.
2 Will development adversely affect the amenity of nearby properties?	No.
3 Will site preserve existing views?	No.
4 Will site affect any listed buildings/heritage assets?	Not known.
5 Will any green space be gained?	No.
6 Is there any impact to footpaths?	No.

7 Is there any impact on protected species or other biodiversity impacts? No.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	Part in flood zone 3.
2 Will development of the site increase flood risk?	Depends on location of dwelling.
3 Can the existing sewerage system cope with this development?	Private system would be possible if no capacity.

Assessment

The site is offered for an agricultural worker's dwelling this could not count towards housing capacity as it has occupation restrictions relating to the land. Development would not comply with NPPF, which seeks to protect countryside for its own sake, and to avoid harm to National Parks, and would be contrary to CDC Local Plan unless a case can be made based on agricultural justification.

Capacity

NONE for NHP not suitable for windfall as outside settlement boundary and proposed for an agricultural worker.

CONCLUSION

The summary table summarises the situation with regard to site suitability and availability. Five sites cannot be allocated in the Neighbourhood Plan as they are windfall sites with a capacity of less than 6 units. These could only be allocated in exceptional circumstances, and these circumstances do not arise in Westbourne.

Of the seven remaining sites that might have provided capacity, these were rejected on grounds of not being compatible with local and national planning policy and potentially harmful to the gap between Westbourne and adjacent settlements. Two of the rejected sites also had unfavourable planning histories.

The three sites selected all have limits to the extent of development to make them acceptable. Should these sites come forward for higher capacity they would not achieve the mitigation required to make them acceptable.

SUMMARY TABLE

<i>Site</i>	<i>Commentary on suitability for development</i>	<i>Suitable for development?</i>	<i>Capacity</i>
1	Only available for up to 6 units, impact on National Park reduces capacity.	Yes	6
2	Rejected on grounds of harm to gap, and local opposition; allowed at appeal	Yes	16
3	Windfall site.	N/A	N/A
4	Flood Zone 2 affects site.	No	N/A
5	Site adjacent to National Park and remote from settlement boundary, not compliant with CLPKP.	No	N/A
6	Windfall site.	N/A	N/A
7	Part of site suitable for up to 6 units to comply with CDC policy and overcome previous planning refusal and dismissed appeal.	Yes	6
8	Rejected on grounds of harm to gap, not compliant with CLPKP.	No	N/A
9	Remote from settlement in countryside location, not compliant with CLPKP.	No	N/A
10	Windfall site in Flood Zone 3.	N/A	N/A
11	Rejected on grounds of harm to gap, not compliant with CLPKP.	No	N/A
12	Windfall site.	N/A	N/A
13	Remote from settlement in countryside location, not compliant with CLPKP.	No	N/A
14	Part Flood Zone 3 and windfall site.	N/A	N/A
15	Remote from settlement in countryside location, not compliant with CLPKP. 4 previous planning refusals.	No	N/A
16	Remote from settlement in countryside location, not compliant with CDC local plan and part in flood zone 2.	No	N/A
		Total	28



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