

WESTBOURNE NEIGHBOURHOOD PLAN

PRE-SUBMISSION DRAFT 2014 to 2029

YOUR PLAN FOR THE FUTURE OF WESTBOURNE

EMSWORTH 3
WESTBOURNE 2

HAMBROOK 1
WOODMANCOTE 1

CHICHESTER
FUNTINGTON

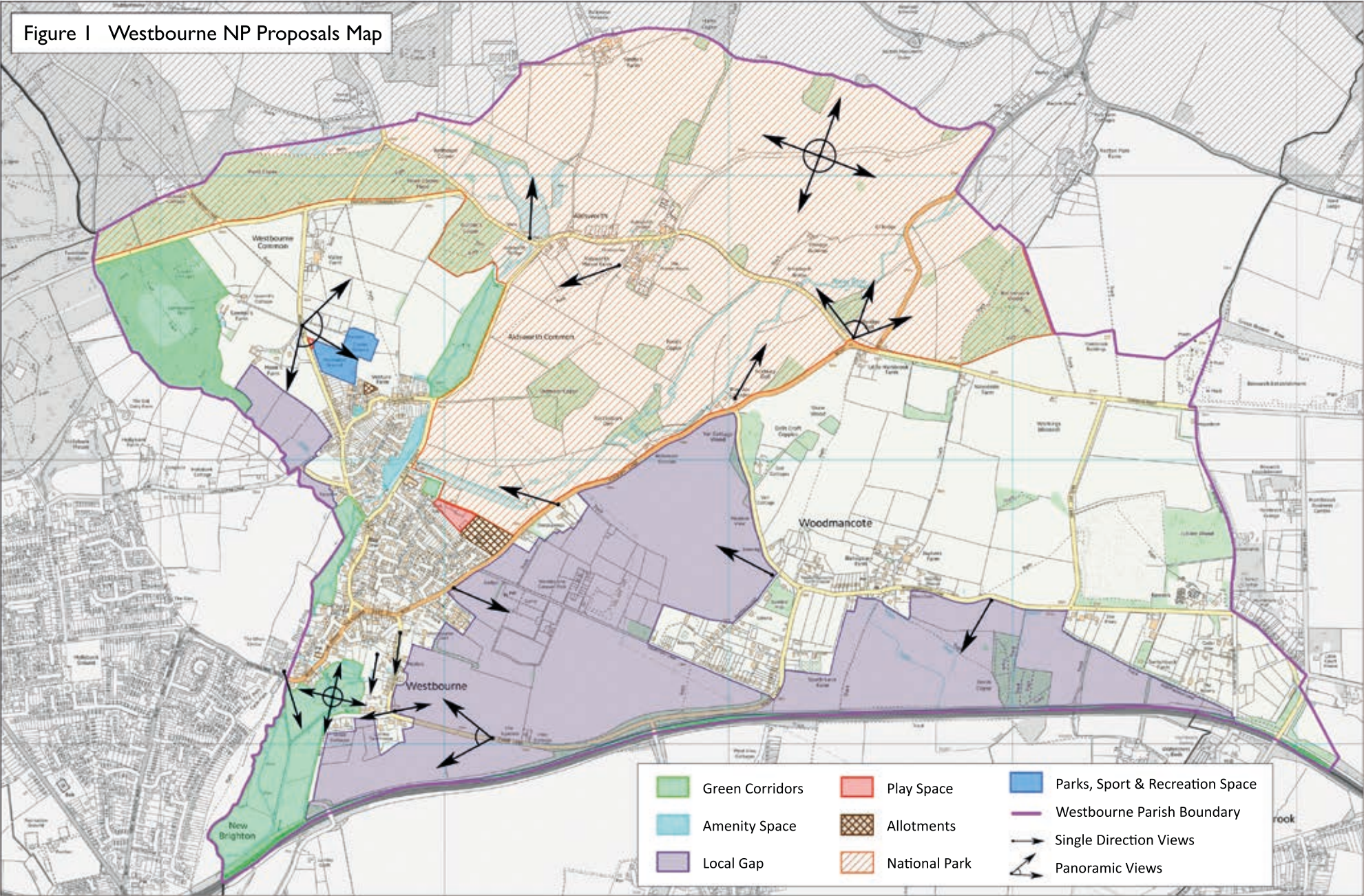
Consultation on this draft
Westbourne Neighbourhood Plan
runs from February 26th to April 15th 2016.

Please give us your feedback.

To view all the related documents:

[WNP click here](#)

Figure 1 Westbourne NP Proposals Map



I INTRODUCTION

I.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. This is 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 to both authorities for the whole Parish to be designated as a Neighbourhood Plan Area and approval was given in November 2013.
- 1.1.5 A new Chichester Local Plan: Key Principles 2014-2029 [CLPKP] was formally adopted in July 2015, whilst the South Downs National Park Local Plan is still in a relatively early stage of preparation. The NP must be in general conformity with current Local Development Plans [LDP] policy but can also 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' is the whole Parish of Westbourne, nearly 3 sq miles or about 7.5 sq kilometres, including Woodmancote and Aldsworth. About one third of the Parish, to the north, is in the South Downs National Park [SDNP].
- 1.1.8 Through 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 corridors, open spaces and other community assets. The horizon of our NP, as set by the new CLP, is for 15 years [2014–2029].
- 1.1.9 The NP is being co-ordinated and prepared on behalf of the 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 formal proposed policies of this NP fulfil this statutory objective. However, the Westbourne Parish 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.
- I.2 WHAT IS THE PRE-SUBMISSION DRAFT?
- 1.2.1 This draft version of the plan is called the pre-submission draft. This is a formal stage of the process that is the first opportunity to present the plan to the community and those with an interest in it. It will be shaped by consultation responses from participants over a six week consultation period, and will be revised where possible to respond to points raised. The consultation report will identify where the plan has been changed when it is formally submitted.

1.3 PLANNING POLICY CONTEXT

1.3.1 The Neighbourhood Plan must be in general compliance with the Chichester Local Plan [CDCLP], the National Planning Policy Framework [NPPF], EU obligations and human rights requirements. Once adopted, it will form part of the CDCLP and its policies will work alongside, and may in certain cases add to, the policies in the CDCLP. The Plan provides a vision for the future of the Parish and sets out clear policies, principles and objectives to realise this vision.

1.3.2 The following must be undertaken:

- WPC publicises the draft plan and invites representations.
- WPC consults the consultation bodies as appropriate.
- WPC sends a copy of the draft plan to the local planning authority where European Obligations apply.
- WPC ensures that it complies with relevant publicity and consultation requirements.

1.3.3 The next stage:

The formal submission of the Neighbourhood Plan to an Independent examiner is led by Chichester District Council.

- 1 The WPC submits the plan to the local planning authority
- 2 The local planning authority checks that the submitted proposal complies with all relevant legislation.
- 3 If the local planning authority finds that the plan meets the legal requirements it:
 - publicises the proposal for a minimum of 6 weeks and invites representations,
 - notifies consultation bodies referred to in the consultation statement,
 - appoints an independent examiner [with the agreement of the qualifying body].

1.3.4 It must be noted that about one third of the Parish is in the SDNP. In September 2015, the SDNP Authority published its Draft Development Plan for consultation. Until a Development Plan has been adopted for the National Park Area, the SDNP Authority will still use the policies set out in the CDC Local Plan. The SDNP Draft Plan is due to be adopted in 2017.

1.4 STRATEGIC ENVIRONMENT ASSESSMENT SUSTAINABILITY APPRAISAL [SEA/SA]

1.4.1 CDC will advise following publication of pre-submission draft.

1.5 EQUALITY

1.5.1 In accordance with the themes of sustainability, one of the aims of the Neighbourhood Plan is to promote equal opportunity and the ability by present and future residents of Westbourne 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.

1.6 HABITAT REGULATION ASSESSMENT

1.6.1 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.

1.7 THE NEIGHBOURHOOD PLAN DOCUMENT

1.7.1 This draft 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.

1.7.2 This draft neighbourhood plan should be read in conjunction with the following supporting evidence, available in hard copy or online on the Westbourne village web site, <http://www.westbournevillage.org/>

- Village Design Statement.
- Sustainability/ Site Appraisals.
- Landowner and Developer Submissions.
- SEA Determination.
- Technical reports on Traffic and Parking.



2 PARISH PROFILE

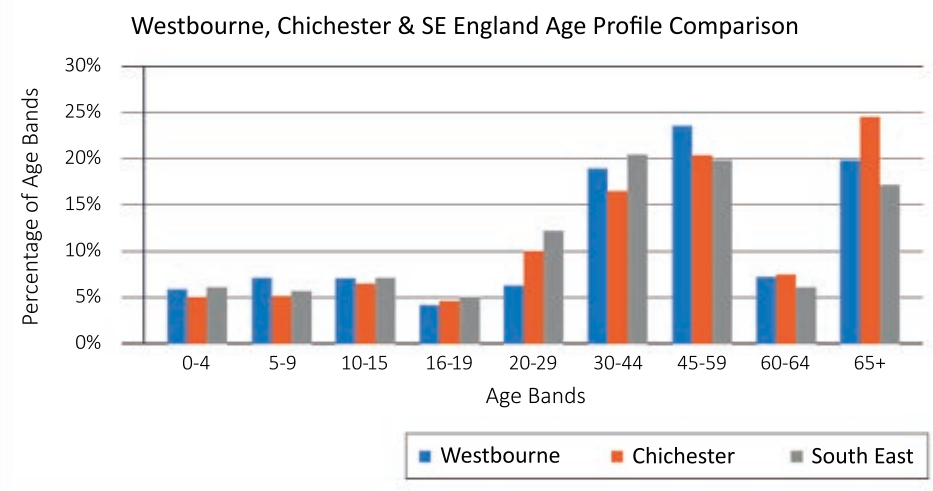
2.1 ABOUT OUR PARISH

- 2.1.1 Westbourne is a village and civil parish in the Chichester District of West Sussex. It is adjacent to Emsworth, administered by Havant Borough Council. The parish includes the hamlets of Woodmancote and Aldsworth. The village stands on the River Ems, a small river flowing 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 This is a rural parish whose history dates back to the Domesday Book of 1086. Westbourne was renowned as a market town during the reign of Charles II and 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.
- 2.1.3 Since April 2011, the north-eastern and eastern edges of the village have formed boundaries with the newly designated South Downs National Park, an Area of Outstanding Natural Beauty. Grade 1 agricultural land lies to the South East.
- 2.1.4 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, country lanes and the diversity of its buildings, ranging from timber-framed thatched cottages, Georgian mansions to Victorian terraces and incorporating 66 listed buildings. Residents appreciate Westbourne's rural charm, and its sense of community.

2.2 POPULATION PROFILE

- 2.2.1 The 2011 Census gives the following age information for the population of Westbourne as shown in diagram 2 opposite:
- 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

Figure 2 Westbourne Residents' Age Profile



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. 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 Monks Hill/Commonside/North Street is well used. A post office is situated within the supermarket and there is a pharmacy in The Grove.
- 2.3.2 GCSE Results published by West Sussex Country 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 Commonside 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.

- 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, Country 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 2 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.

2.5 HOUSING TENURE

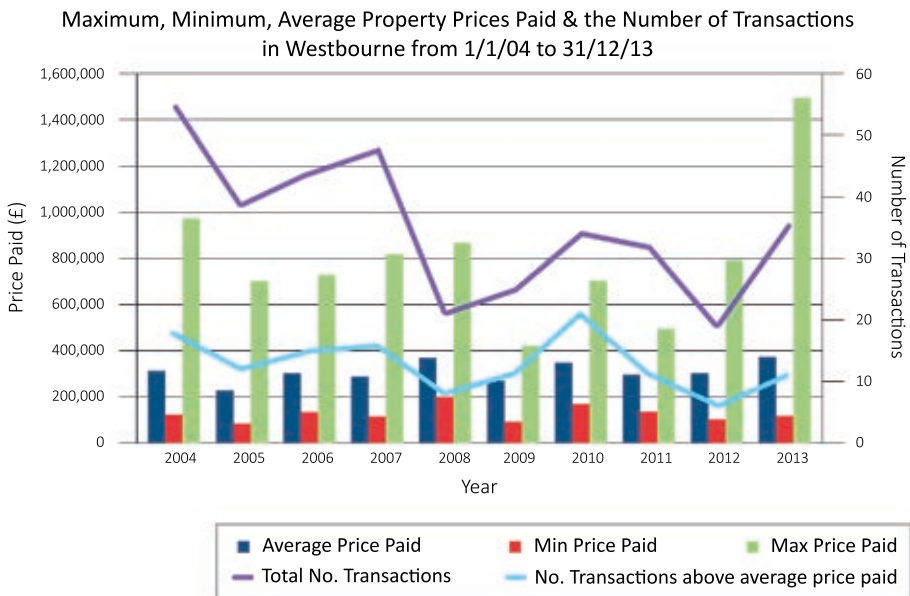
- 2.5.1 The Parish has a population of 2,309 [Source: 2011 Census]. 104 new houses were built in Westbourne between 2001 and 2011. Household tenure is set out in the table below:

Households tenure	Number	%
Owned	716	71.6%
Shared Ownership [Part Owned or Part Rented]	16	1.6%
Social Rented	163	16.3%
Private Rented	90	9%
Living Rent Free	15	1.5%

Source CDC Westbourne Settlement Capacity Profile, updated October 2013

- 2.5.2 The population density is 3.1 people per hectare, which is higher than the average for the District at 1.4 people per hectare. Over 90% of houses within the Parish are in Westbourne Village. 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.

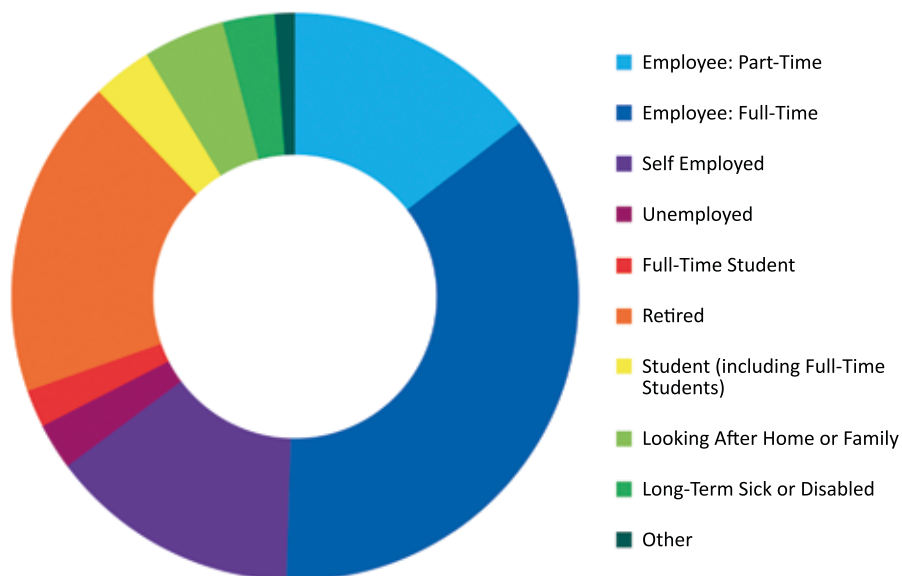
Figure 3 Westbourne Property Values



- 2.5.3 The average price paid in 2014 for a property in Westbourne was £362,052. The table above, 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 nine year period.
- 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/rented social housing as of March 2014]. 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 for which there is currently no provision.
- 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.

Figure 4 Westbourne Residents' Economic Activity



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		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%

	Westbourne		Chichester	
Economically Inactive: Total	505		24,935	
Retired	304	18.40%	14,773	18.20%
Student [inc Full-Time Students]	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:

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

2.7.4 The CLPs policy is that outside of Chichester city and the Settlement Hubs [eg Southbourne], the Service Villages including Westbourne 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 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 that Westbourne needs a car park. The Parish does not control any suitable land but has identified two possible sites, see 4.11.5 and 4.11.6 which could offer opportunities to ease the car parking situation, particularly for visitors using the retail and community facilities in the village.

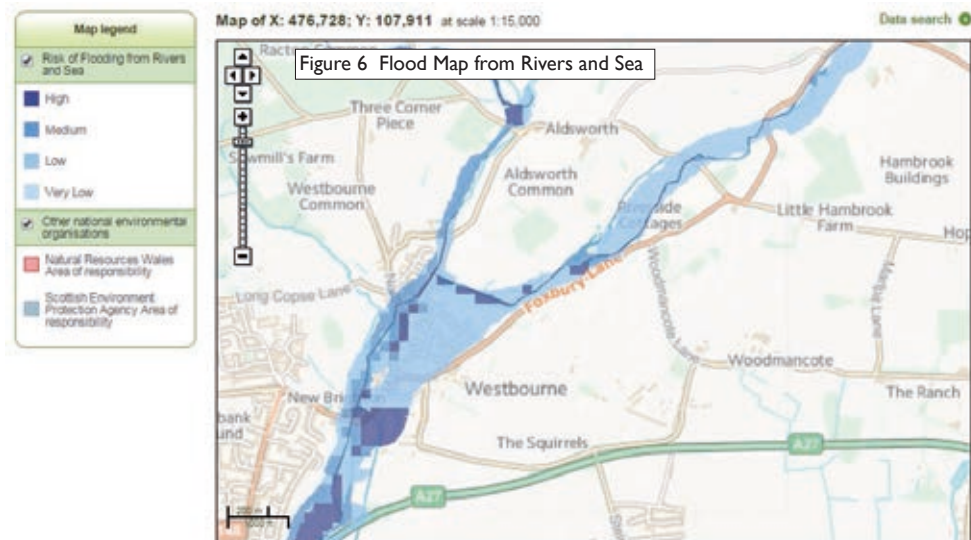
2.8 DEVELOPMENT CONSTRAINTS

2.8.1 There are a number of development constraints within Westbourne Parish:

- South Downs National Park designation is directly adjacent to the north of the village.
- A Conservation Area extends beyond the village to the south and east.
- Chichester Harbour SAC, Chichester and Langstone Harbours SPA and Ramsar Site lie about 2 km to the south.
- SNCI [River Ems and Meadows] lies to the west and SNCI [Cricket Ground and Meadows] adjoins the village to the north.
- 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.
- Grade 1 Agricultural Land lies to the south-east.
- The western edge of the village is directly adjacent to Havant Borough, restricting 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 Zone 2 and 3 (see figures 5 & 6 opposite). 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 CDC's Policy 42 Flood Risk in the CLP in directing future development, where possible, away from the areas of highest flood risk. However, as indicated above, there are significant other constraints against development in Westbourne Parish. In considering suitable sites for future development the 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 NP TO DO?

3.1 THE COMMUNITY VISION

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

- to continue to respect and reflect the views of its community;
- to evolve whilst retaining its unique and distinctive historic identity and character;
- to avoid the erosion of that identity through development which would inappropriately lead to the coalescence of local communities;
- to plan for the appropriate change and evolution of our Parish within reasonable and measured limits;
- 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:

- 61% agreed that development should take place on small sites in order to spread the impact.
- 54% agreed that some development should take place outside Westbourne village, eg Woodmancote.
- 90% agreed that any development should focus on brownfield sites first.
- 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.
- 53% felt that new development should not be predominantly affordable housing.
- 77% supported compliance with the Village Design Statement.
- 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 brownfield first. The latter two issues create conflict with other policies and fails 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.

3.3 HOW DO WE ACHIEVE OUR VISION FOR THE FUTURE OF WESTBOURNE?

3.3.1 Neighbourhood Plan Policy Parameters:

The WPC can only draft planning policy within fixed parameters that are in general conformity with the CLP and the NPPF.

3.3.2 The CLP 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 CLP 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. The CLP 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 CLP in terms of housing number targets.
- 3.3.4 The CLP 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 would appear to exclude Aldsworth and Woodmancote, along with the majority of Westbourne Village well outside the Settlement Boundary Area, from any new development. This places a severe restriction on the location of potential development sites.
- 3.3.5 Working within the above parameters, the WPC has set itself the task of identifying potential development sites which would meet the following objectives:
- accommodate between 6-10 dwellings, spread as evenly as possible throughout the Parish;
 - be sustainable in their location based on access to services and facilities;
 - continue to protect the countryside location wherever possible [avoiding isolated development];
 - avoid sites and locations that erode the key rural gaps or green spaces;
 - protect the rural points of arrival /gateways in the village;
 - be on brownfield land if at all possible;
 - be capable of meeting the requirements of the Westbourne VDS in terms of village character;
 - mitigate flooding and sewerage problems within the Parish; see 4.10.6.
 - provide a mix of housing types to meet the requirements of the whole community;
 - keep Westbourne thriving and vibrant;
 - encourage local business and employment.
- 3.3.6 The WPC believe that the site selections meet the above objectives. Sadly, due to planning constraints, we are unable to recommend any brownfield sites to be included in the plan.



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, 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: Development Allocation.	12
OA2: Affordable Housing Strategy.	12
OA3: Economy – Local Business and Employment.	12
OA4: Spatial Strategy.	14
OA5: Local Gaps.	15
OA6: Settlement Boundary.	16

4.1.4 Local Green Space policies

LGS1: Local Green Space - Cemetery.	16
-------------------------------------	----

4.1.5 Environmental policies

LD1: Village Design Statement.	17
LD2: Views.	17

4.1.6 Design standards policies

DS1: Housing Density.	17
DS2: Provision of off-road Parking.	18

4.1.7 Westbourne site-specific policies

Explanation of Site Assessments and Site Allocation:	
SS1: Land to the West of Monk's Hill	21
SS2: Land at Long Copse Lane	22
SS3: Land adjacent to Chantry Hall, Foxbury Road	23

4.2 DEVELOPMENT POLICIES

4.2.1 Allocations Policy

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.

4.2.2 Westbourne is a rural Parish and the area within the current Settlement Boundary is unable to accommodate all the further housing required. New sites are required outside the settlement area, which will result in the Settlement Boundary being expanded.



4.2.3 To ensure that the community remains vibrant and is able to meet the local needs for housing, employment and community facilities, the Parish recognises that it must support limited growth, provided it is sustainable in accordance with the NPPF, paragraphs 7 to 10.

4.2.4 Through the consultation process, the community has indicated that it would like small-scale development distributed throughout the settlement area, and preferably built on a phased basis over the 15 year Plan period.

4.2.5 **Intent:** To ensure allocated housing development within the Parish is situated within agreed, identified sites, reflecting local need and sustainable growth.

4.2.6 **Justification:** 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.

4.2.7 Policy OA1: Development Allocation

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 Westbourne Neighbourhood Plan 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.

4.2.8 AFFORDABLE HOUSING STRATEGY

4.2.9 Westbourne Parish has in its housing stock 171 homes classified as affordable/social housing. 95 homes have been lost to Right to Buy. CDC reports a high level of demand for affordable housing in Westbourne, particularly for one and two bedroom properties.

4.2.10 *Intent:*

1. To provide affordable housing to those on CDC's Housing Register with a priority need and a demonstrated local connection to Westbourne Parish.
2. To fulfil residents' expressed wish for development to meet the needs of the whole community.
3. To ensure the continued sustainability of Westbourne Parish by providing one and two bedroom properties which would be within the means of younger people.

4.2.11 **Justification:** CDC's Policy on Affordable Housing is contained within Policy 34 [Affordable Housing] and Policy 35 [Affordable Housing Exception Sites]. Local consultation events have indicated a desire for there to be a range of housing sizes and tenures within the Parish capable of meeting the needs of the whole community. The community has also expressed a wish for future development to be located on small sites. It is acknowledged that there is difficulty in Westbourne in providing sites capable of integrating an appropriate level of affordable housing [See 2.8.1]. However, the NP needs to address the high

demand for affordable housing in Westbourne Parish.

4.2.12 Policy OA2 Affordable Housing Strategy

Development that exceeds the threshold where affordable housing is required will need to provide the requirement in line with Policy 34 of CDC local plan. The type of affordable housing tenure will meet the description in the NPPF, or as updated by legislation or government guidance.

4.2.13 ECONOMY – LOCAL BUSINESS AND EMPLOYMENT

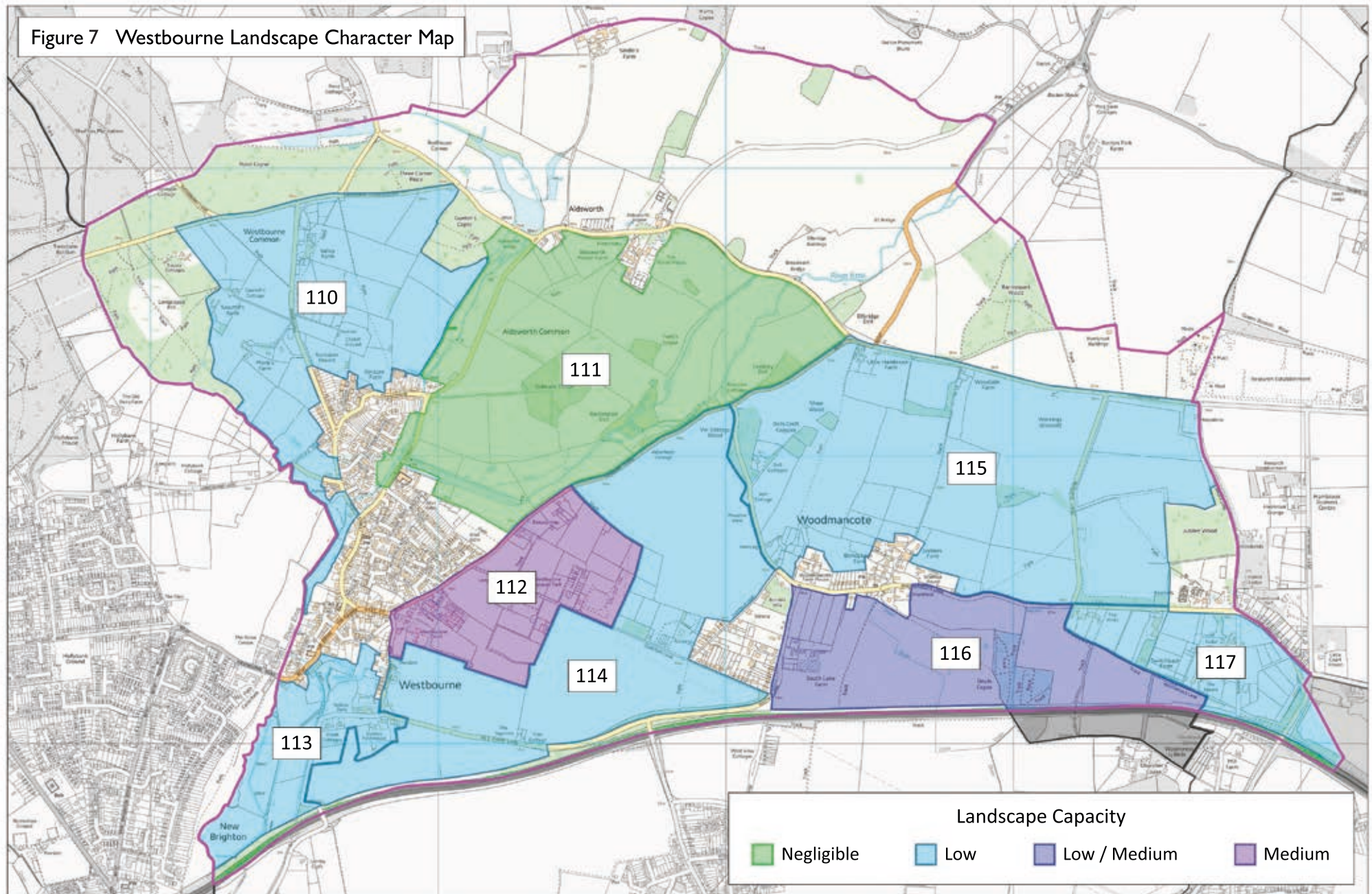
4.2.14 **Intent:** To fulfil the Vision of local residents that Westbourne will continue to evolve and will remain a vibrant community for future generations.

4.2.15 **Justification:** The CLP requires Service Villages, of which Westbourne has been identified as one, to meet the needs of the village and surrounding communities in terms of facilities and small-scale employment. There was very strong support in consultation with local people for the retention of local shops, for the development of local businesses and for the encouragement of tourism.

4.2.16 Policy OA3: Local Economy and Employment

- 1 The NP will resist development proposals that result in the loss of shops or business premises unless it can be demonstrated that the business is no longer viable, and an alternative business would not be viable on the site through a market testing exercise that reflects the site's current value in a business use.
- 2 The NP will adopt a positive approach where appropriate for new employment development proposals and changes of use to business so as not to unnecessarily discourage new enterprise.
- 3 The NP will support the re-development of small-scale sites for employment uses in the countryside where it can be shown to meet an essential need and encourage local employment in line with CLP Policies 45 & 46.
- 4 The NP will support the development of sites which provide car parking facilities for public use, to encourage the use of retail/commercial activities in the village by passing trade, as well as the continuing use of community facilities.

Figure 7 Westbourne Landscape Character Map



4.3 SPATIAL STRATEGY

4.3.1 LANDSCAPE CHARACTER AND CAPACITY

The CDC Landscape Capacity Study Extension 2011, shows 7 landscape character areas surrounding the Parish to the district boundary with Havant Borough.

4.3.2 Below is a summary of landscape sensitivity, value and capacity ratings of the character areas in this 2011 study:

No	Landscape Character Areas [2011 Study]	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/ Medium
117	Hambrook Northern Foot slopes	Substantial	Moderate	Low

4.3.3 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.

4.3.4 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.

4.3.5 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 need protection to avoid damage to key local gaps and green corridors that form the last defence from development in the adjacent Borough/ County.

4.3.6 NATURAL ENVIRONMENT

4.3.7 **Intent:** To identify sites suitable for potential small-scale development which will enable Westbourne Parish to retain its identity as a small rural West Sussex community, clearly separate from the surrounding villages/towns, without damaging the surrounding landscape.

4.3.8 **Justification:** Westbourne Parish has an extensive area of distinctive countryside surrounding its settlements, sandwiched between the SDNP [partly in Westbourne Parish] and Chichester Harbour AONB. The Westbourne countryside itself is characterised by agricultural land and woodland around the River Ems chalk stream flood plain.

4.3.9 Policy OA4: Sustainable Development

Sustainable development will be permitted if it is located within the settlement boundary or on an allocated site and complies with the following criteria:

- 1 it is located within the settlement boundary or on an allocated site;
- 2 it is fully compliant with the guidance in the village design statement;
- 3 retains the rural character of the village in an increasingly urbanised hinterland;
- 4 protects those key features that give the village its rural identity;
- 5 protects key views identified on the proposals map;
- 6 does not consolidate the local gaps;
- 7 does not impact adversely on the Conservation Area or heritage assets;
- 8 would not result in the loss of public open space areas;
- 9 would not adversely affect biodiversity, significant trees;
- 10 would not adversely affect neighbouring amenity;
- 11 would not impact adversely on the wider protected landscape as the village provides a gateway to the South Downs National Park;
- 12 mitigates flooding and sewerage problems within the Parish.

4.4 LOCAL GAPS POLICY

4.4.1 **Intent:** Westbourne is characterised by green spaces and a feeling of spaciousness, both in the central core and within green gaps along the main village approach roads. These green gaps [local gaps] are an important feature of the village character.

4.4.2 **Justification:** To reinforce this local distinctive feature, the following policy applies to those areas shown as local gaps that form a distinct physical and visual break between the village and the outlying areas. These local gaps [figure 1, page 2] have been included where there is an appreciable feeling of separation between the central village and the outlying areas.

4.4.3 Policy OA5: Local Gaps

Development proposed within the local gaps identified on the proposals map must comply with the following criteria to be acceptable:

- The development must not diminish the integrity of the local gap by visually and physically reducing the distinct break between the village and other settlements.
- Where appropriate, the proposal should be accompanied by a landscape and visual impact assessment to demonstrate no unacceptable diminution in openness and views in the local gap.
- Where appropriate, proposals should be accompanied by a mitigation plan showing how the local gap can be enhanced by planting and other amelioration or mitigation.
- Important trees and hedgerows within the local gaps should be retained as part of any development proposal.
- Positive community uses of the open areas in the local gaps will be supported where these can enhance visual impact and biodiversity and enhance the range of facilities available, consistent with the other criteria in this policy.

4.5 SETTLEMENT BOUNDARY POLICY

4.5.1 **Intent:** To revise and define the current Settlement Boundary where appropriate to support sustainable development within the village.

4.5.2 **Justification:** The Settlement Boundary defines the area of the village in which development is normally permitted as within this boundary it is considered



to constitute sustainable development. This term replaced the Settlement Policy Area [SPA] of the village as defined by the Chichester District Saved Local Plan. When considering development proposals within the Westbourne Neighbourhood Plan Area, the Local Planning Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

The Settlement Boundary for Westbourne has been reviewed and the revised boundary is shown in figure 8, page 15. It is the intention of this Plan to retain a contained Settlement Boundary to prevent the spread of peripheral development. The boundary will be reviewed after the completion of the allocated sites adjacent to the existing boundary, and will reflect the extent of final built development.

4.5.3 Policy OA6: Settlement Boundary

Within the Settlement Boundary Figure 7, page 15, development that complies with the policies in this Plan, the Chichester Local Plan 2015 and the NPPF will be permitted. Development outside the Settlement Boundary will only be permitted on the proposed sites allocated in this Plan or in other exceptional circumstances in accordance with the policies of the CDC Local Plan 2015.

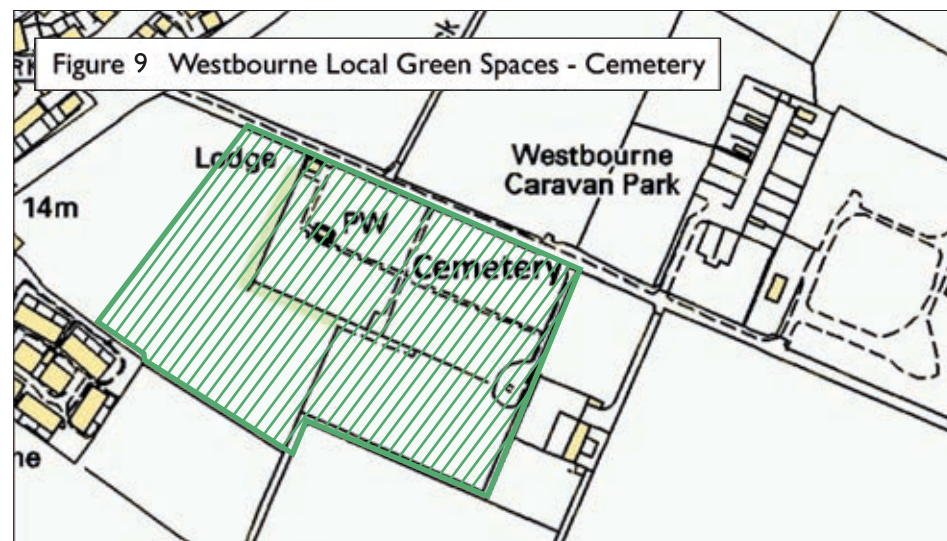
4.6 LOCAL GREEN SPACES

4.6.1 Intent: To retain existing green spaces that contribute 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.

4.6.2 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, 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 allocated site, detailed below and shown in Figure 9 page 16, has been identified as a green space that, through consultation, is demonstrably special to the community.

4.6.3 Policy LGS1: Cemetery Green Space

The area of the Cemetery is very important to Westbourne residents and is designated and protected as a local green space.



4.7 POLICIES FOR LOCAL DISTINCTIVENESS

4.7.1 Westbourne is a special rural Parish. Much of the built environment is classified as a Conservation Area in which are situated 66 Listed Buildings of architectural or historic importance. 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.

4.7.2 Intent: The Neighbourhood Plan introduces 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:

- will respond to the rural nature of the Parish and reflect the character of local surroundings and materials while not discouraging innovation;
- will establish a strong sense of place where the individual identity of the Parish, actual or perceived, is maintained;
- prevent coalescence with Westbourne Parish, Hambrook, Emsworth and Southbourne and maintain the separate identities of the

- settlements of Westbourne Village, Aldsworth and Woodmancote; will create and sustain an appropriate mix of uses [including incorporation of green and public space] and support local facilities.

4.7.3 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 prepared 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. Several respondents expressed a wish for the Conservation Area to be extended and some were concerned that the Management Plan was frequently ignored.

4.7.4 Policy LD1: Design

All future development in Westbourne Parish, whether new building or extensions or renovations, will be required to follow the guidelines set out in the Westbourne Village Design Statement, as revised, having been originally published in 2000 and adopted by CDC as Supplementary Planning Guidance.

In addition, those buildings which lie within the Conservation Area must follow the guidance set out in the Westbourne Conservation Area Appraisal and Management Plan.

4.7.5 Intent: The layout of the Parish, notable for its winding roads and lanes presents a series of changing views over fields, greens, recreation areas and triangles. Responses to the NP questionnaires have highlighted the importance of incorporating policies into the Neighbourhood Plan which conserve those features, such as views, which reinforce the rural character of the Parish.

4.7.6 Justification: The Village Design Statement and Conservation Area Appraisal both identify views and glimpses which have been identified as important to Westbourne residents.

4.7.7 Policy LD2: Views

Any development must maintain the local character of the landscape and not cause unacceptable loss or diminution of significant views

[identified on the NP proposals map] that currently provide open aspects or views from the village centre or other open spaces. Except where views are entirely localised, all development proposals must be accompanied by a Landscape and Visual Impact Assessment and must demonstrate low or negligible impact on landscape views, in particular on those local views identified in the Plan. Where development has a harmful impact on landscape character, identified views or open views, the development will not be permitted unless the proposal can demonstrate that mitigation can be achieved on land within the applicant's control and will reduce the impact to an acceptable level.

4.8 HOUSING DENSITY

4.8.1 Intent: Ensure that all new housing or extensions reflect the established vernacular of the Parish in terms of density, building styles and materials, respecting existing Listed properties, historic buildings, buildings with positive townscape merit and the essential open space character integral to Westbourne.

4.8.2 Justification: 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 CDC Local Plan. The Local Plan recognises that housing density should balance the goals of efficient use of land with the characteristics of the surrounding built up area.

4.8.3 The Plan will support similar density to maintain the existing character and will place emphasis on good design and layout which fits the vernacular of the village, and developments settings, in relation to the adjacent buildings.

4.8.4 Policy DS1: Housing Density

The density of any new housing should be in character with the local surrounding area, respect the rural nature of the Parish and provide a continuum of the spaciousness which complements the vernacular of the village, avoiding uniform houses and plots.

4.9 PROVISION OF OFF-ROAD PARKING

4.9.1 Intent: To address the safety issues associated with on-road parking due to the provision of inadequate parking areas and to meet the needs of those living in a rural village.

- 4.9.2 **Justification:** Both the initial CLP baseline survey and subsequent consultation events identified parking issues around the village as being a major concern to residents. One concern relates to the inadequate off-road parking for current needs in previous developments. This has resulted in congestion, restriction of visibility at junctions and obstruction of pavements which impacts upon pedestrian safety, particularly those with disabilities and young children.
- 4.9.3 It is important to acknowledge the increasing reliance upon private vehicles for those in a rural village with reduced public transport provision. Due to property prices, more young people are remaining at home, which has increased the number of cars per household.
- 4.9.4 WSCC currently provides potential developers with guidance on the provision of off-road parking spaces and new development must comply with CDC Policy 39 of the Local Plan. However, this is a broad policy that applies to a wide range of environments within the District and does not relate specifically to the rural environment of Westbourne where there is unavoidable reliance upon the car due to a very limited public transport service, and the unusual nature of the village layout where on street parking is the dominant form of parking provision.
- 4.9.5 This policy seeks to ensure that adequate provision is made in all future development proposals for off-road parking. Spaces provided should reflect the actual potential occupancy numbers in properties as the narrow rural road network cannot accommodate additional on-street parking without compromising safety and adding to evidenced longstanding congestion. The objective will be to ameliorate the current parking issues within the village to ensure that new development does not contribute to the existing parking problem.

4.9.6 Policy DS2: Provision of Off-Road Parking

All residential development that results in net additional units must include provision for adequate on-plot vehicle parking spaces to accurately reflect potential occupancy numbers; only in exceptional circumstances will on-street parking be an acceptable form of parking provision.

A minimum of 2 on-plot spaces for 1 and 2 bedroom dwellings, 3 on-plot spaces per 3 bedroom dwellings, and a minimum of 4 on-plot spaces per 4 and 4+ bedroom dwelling should be provided.

Parking spaces provided for all other types of development should provide sufficient on-site parking areas to meet Policy 39 of CDC Local

plan but must additionally address resident and visitor needs, ensuring unimpeded road access for other road users, including all motor vehicles and pedestrians given the limited availability of on-street parking in the village. Proposals that do not demonstrate adequate off-road parking will not be supported. This policy applies to all proposals within the Settlement Boundary, the site allocations as well as the wider Plan Area.

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 have been submitted to CDC's published Strategic Housing Land Availability Assessment [SHLAA - a list of land offered for development] have been 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 submitted to CDC for the pre-submission 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 provides 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 is 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) now take the proposed allocation in the NP to 28 units in total. The WPC must allocate the site as it now has the benefit of planning permission, and cannot be excluded. 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 To achieve the spatial strategy, two new 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 new allocated sites will not impact on the Conservation Area, open space areas, prominent views, key gateways, local gaps, biodiversity, significant trees or neighbouring amenity and in this way will conserve the strong village character.

4.10.5 All the sites were considered against the spatial strategy which sought to allocate the most sustainably located sites that reduced 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, which compared impacts of each development site and considered sites in groups where one site could mitigate the potential harm of another site. The key criteria used were:

- Access by non-car modes to the main village services and facilities.
- Transport impact and means of access.
- Impact on landscape and, in particular, local gaps and village gateways.
- Heritage impact on the conservation area, and on listed buildings.
- Village character, and relationship to the settlement boundary and built development.
- Use of brownfield sites in preference to greenfield if they were sustainably located.
- Opportunities for new open spaces and recreational facilities.
- Impact on biodiversity and opportunities for enhancement.
- Impact on flooding, drainage and water sources.
- Impact on local green spaces.
- Climate change impact.
- 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. Sadly though, in the case of the Long Copse Lane site, considerable local opposition has been overruled by the grant of consent for 16 dwellings by the appeal decision.

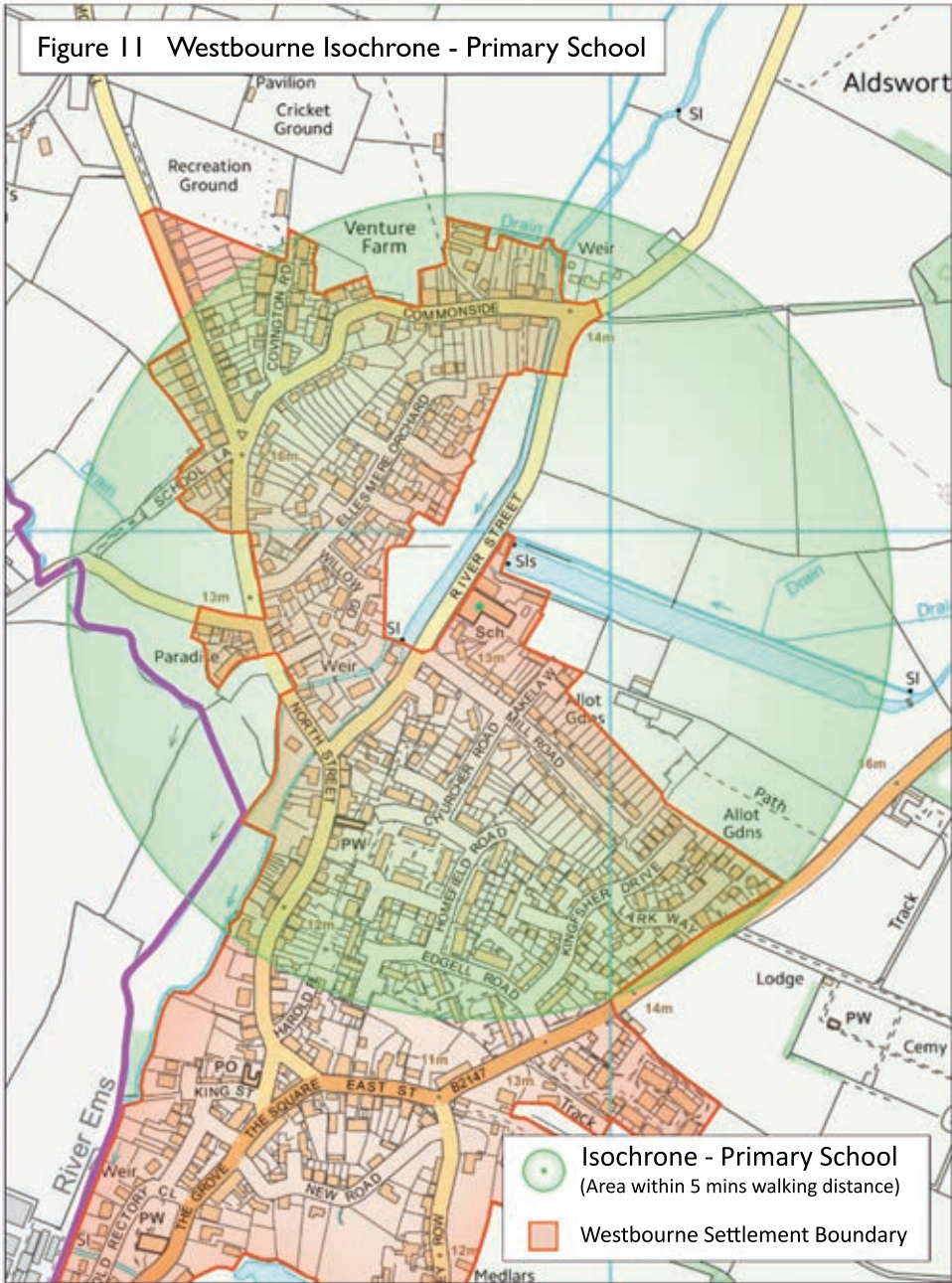
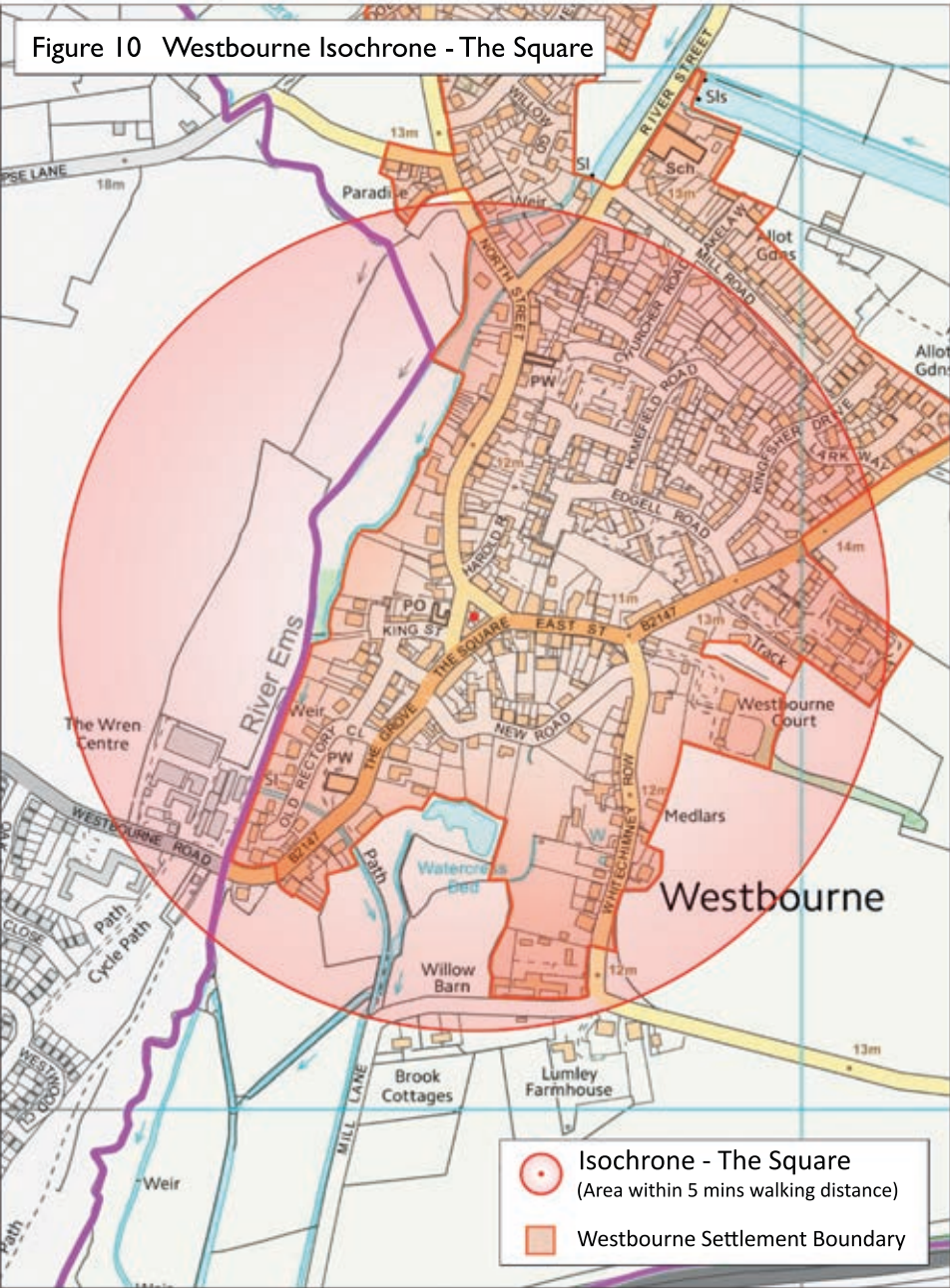
4.10.7 The use of a 5-minute walking isochrone diagrams, figures 10 & 11 on page 20, confirmed that those sites within this zone would encourage alternatives to the

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 5 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. This became a key criterion to assess the compatibility with the spatial strategy. 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 for the village was to be 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 Farm 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 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 are to be 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 - SITE 1

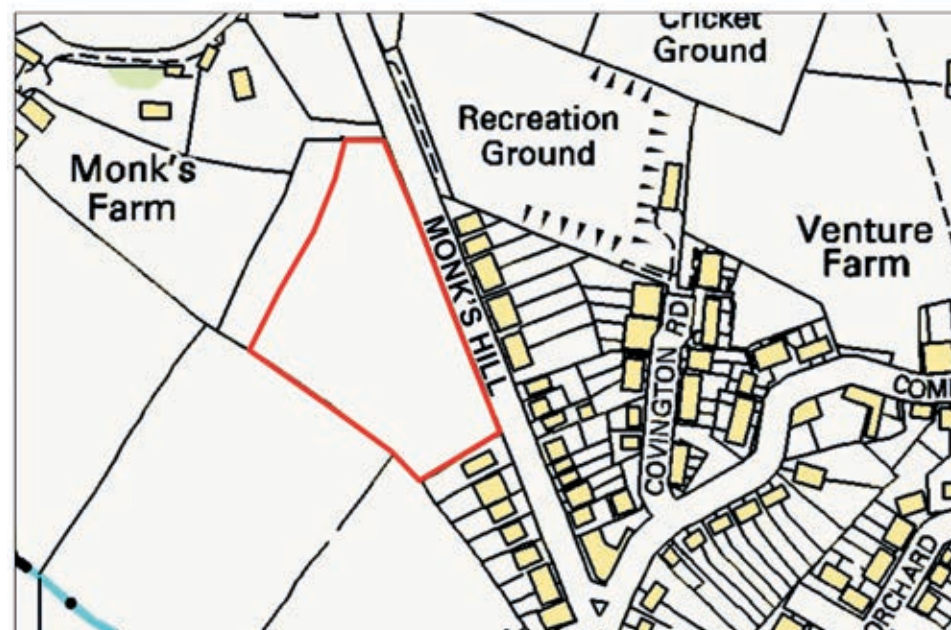
The site will be allocated for up to 6 units on the hatched area shown on the plan, figure 12; the remainder of the site is allocated as biodiversity green infrastructure. The form of development should follow the sketch scheme shown on figure 12. The form of the dwellings will be single storey to reflect the character of this area and the approach to the National Park. The access will be served from a slip road with a single point of access from Monk's Hill. The frontage hedge 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 biodiversity buffer area could combine with an attractive surface water solution for the site in the form of a swale/detention pond. 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 6 dwellings for the period 2015-2020. Proposals for the site shall include:

- Development to be laid out in accordance with sketch diagram below;
- The development will comprise only of single storey dwellings with pitched roofs facing Monk's Hill;
- A single point of access from Monk's Hill at the northern end of the site with slip road serving dwellings. The existing frontage hedgerow and trees will be retained consistent with providing suitable visibility splays;
- The area west and north of the dwellings shown on the sketch plan is to be planted and retained as a biodiversity buffer green infrastructure mitigation area to create a strategic landscape screening from the National Park;
- A footpath link will be provided from the footpath to the pavement at an appropriate desire line point approximately mid way along the development frontage to encourage journeys on foot to the village;
- Planning permission will be granted with permitted development

Figure 12 Proposed Site: Monk's Hill Schematic Plan



rights in Classes A, B, C and E of the General Permitted Development Order 2015 (as amended) removed to ensure that dwellings retain the rural character in these peripheral locations;

- An archaeological evaluation should be carried out prior to the submission of any planning application.

4.11.3 LAND AT LONG COPSE LANE - 16 UNITS - SITE 2

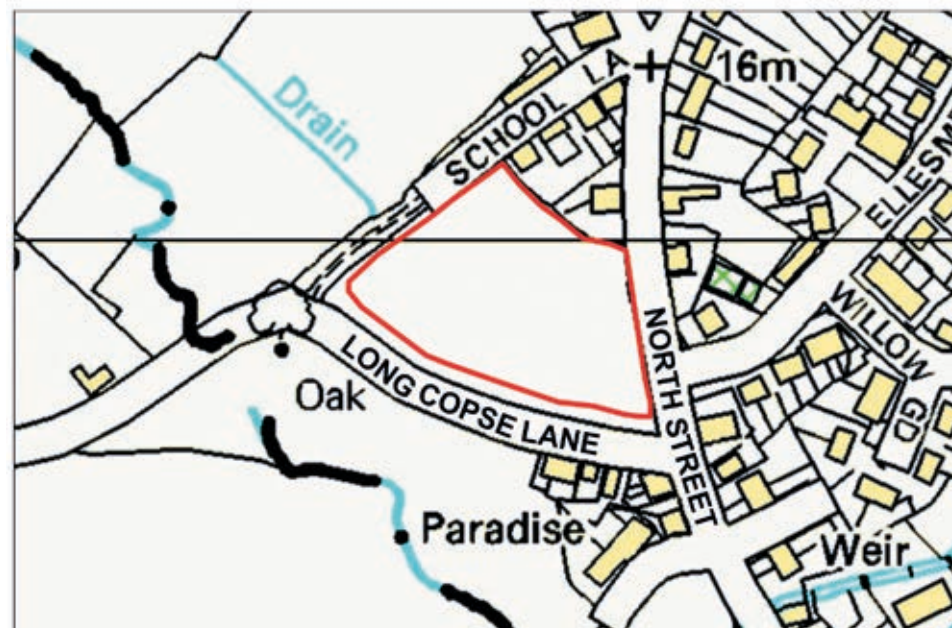
Planning permission was granted on 14 December 2015 by the Planning Inspector following an appeal against refusal for 16 dwellings. The application was vigorously opposed by the community. However, whilst the Inspector found that decisions on locations of development should be made by the Neighbourhood 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 2015-2020 the proposal will include:

- Development will accord with the layout shown below in Figure 13 or an alternative layout that reflects the principles contained in the Village Design Statement;
- Details of a landscape scheme will be provided that includes consideration of changing climatic conditions;
- Details of site levels and where finished floor levels of the dwellings will be set in relation to site levels;
- A footpath will be provided along the southern boundary of the site with Long Copse Lane;
- Traffic calming and provision of a pedestrian crossing on Monk's Hill;
- A single vehicular access from North Street with a visibility splay of 2.4m x 40m;
- Foul and surface water drainage strategy including sustainable urban drainage;
- Affordable housing provision consistent with CDC policy;
- An archaeological evaluation should be carried out prior to the submission of any planning application;
- Biodiversity mitigation including bats;

Figure 13 Proposed Site: Long Copse Lane Schematic Plan



- The paddock area shown as undeveloped on the plan will comprise a biodiversity area (The Scheme), managed by grazing;

The Scheme shall be not less than the area shown in Figure 13 and described as a biodiversity area forming part of Westbourne's green infrastructure.;

- Any planning permission for the residential development shall ensure that provision is made to secure:-

- 1 The implementation of The Scheme in full by the developer;
- 2 The transfer of all the land comprising The Scheme to an appropriate public body (which may be the Parish Council) to secure its provision as green infrastructure in perpetuity;
- 3 The payment of an appropriate commuted sum to secure the long term maintenance of The Scheme.

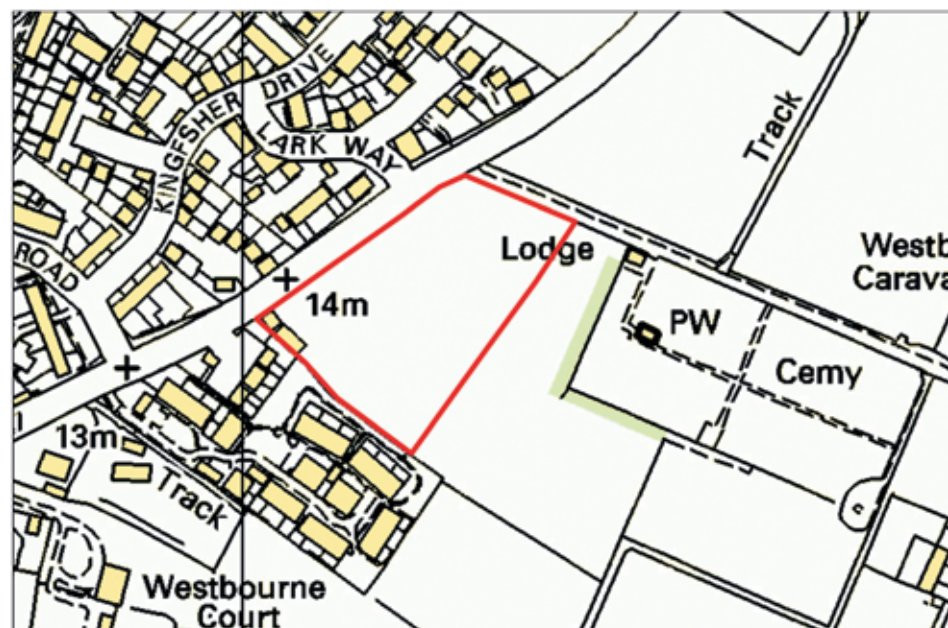
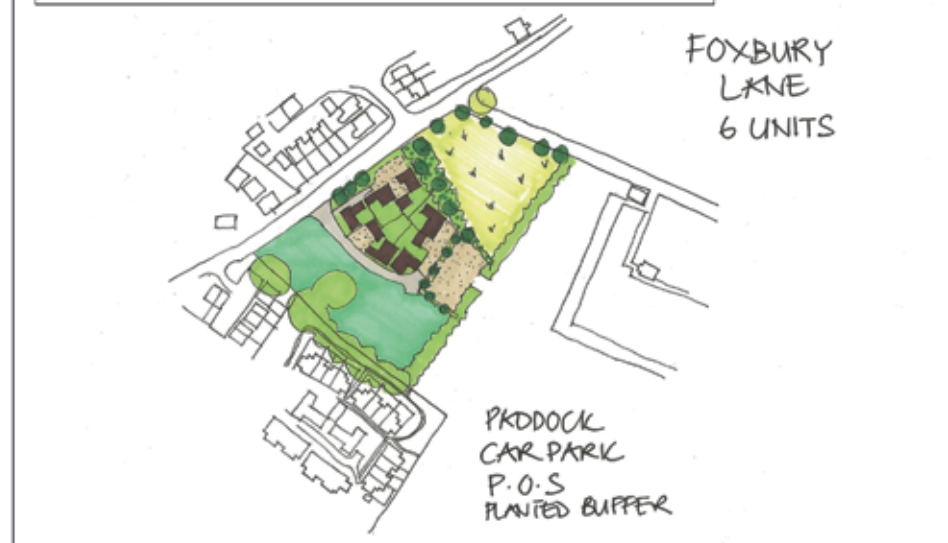
4.11.5 Land adjacent to Chantry Hall, Foxbury Lane - 6 Units - Site 7

In recognition of the environmental issues constraining this site which is adjacent to a significant local heritage asset, the allocation will be for a maximum of 6 units as shown on the schematic plan, figure 14. In order to protect the rural aspect of the entrance to Westbourne Village the remainder of the site is allocated as open green space with community orchard and biodiversity trail, village car park and local gap. The form of development will be two storey dwellings to reflect the character of this area, the development should take the form of a courtyard style to recreate a rural farmyard idiom. The access will be served from a single point from Foxbury Lane. A significant area of screen planting will be required and retained and managed to provide mitigation to screen views from the west. Screen planting will be significant to the east to protect the views identified in the VDS. 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. Therefore, additional biodiversity enhancement will be required. 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

Land to the east of Chantry Hall is allocated for 6 dwellings for the period 2015-2020. Proposals for the site shall include:

Figure 14 Proposed Site: Chantry Hall Schematic Plan



- Development to be laid out in accordance with schematic plan, figure 14;
- The development will comprise of no more than two storey dwellings with pitched roofs;
- A single point of access from Foxbury Lane;
- Detailed landscaping scheme to the north east of new dwellings as indicated on the plan to comprise hedge and trees to protect views from the north east;
- Open space provided as shown on the sketch scheme to include the retention of existing mature trees. The open space area to be designed as a community orchard and biodiversity trail providing a natural, tranquil environment in keeping with the setting of the Cemetery;
- A new footpath link to Cemetery from the proposed village car park will be provided;
- Open space will be provided as shown on the sketch scheme to include the retention of existing mature trees;
- A new car park will be provided for village use as set out below and shown on the sketch scheme;
- Area shown on plan to be designated as green space and act as a buffer so the cemetery and village retain the original 'hygiene gap' that is historically significant for the village;
- Before planning permission is granted a scheme shall be prepared in consultation with the Parish Council (the Scheme), showing how the public open space and car park is to be laid out. The Scheme shall include:-
 - Provision for access as shown on sketch scheme;
 - The car park will be located in the position indicated on figure 15 in order to maintain the separation between the housing and the Cemetery;
- The surfacing of the car park will be of 'grasscrete' to maintain the rural setting of the location;
- Vehicle access to the car park;
- An area for a paddock as shown on the sketch diagram;
- The area of public open space, car park and paddock that will comprise the Scheme shall be not less than the area shown in Figure 15 and described as a green area for recreational space;

- An archaeological evaluation should be carried out prior to the submission of any planning application;
- Any planning permission for residential development shall ensure that provision is made to secure:-
 - The implementation of the Scheme in full by the developer;
 - The transfer of all the land comprising the Scheme to an appropriate public body (which may be the Parish Council) to secure its provision as public open space in perpetuity;
 - The payment of an appropriate commuted sum to secure the long term maintenance of the Scheme;
 - Planning permission will be granted with permitted development rights in Classes A, B, C and E of the General Permitted Development Order 2015 (as amended) removed to ensure that dwellings retain the rural character in these peripheral locations.

4.11.7 The WNP will support proposals by the Westbourne Osteopathic and Wellness Clinic (WOW) to release car parking space for use by the village. The precise conditions of use will be the subject of an agreement between WOW and the Parish Council.

5 EVIDENCE BASE

- 5.1 Index of technical support documents. The following are available during consultation on the WNP website, some still in draft form to be completed following the consultation:
- Basic Conditions Statement
 - Consultation Report
 - CDC Local Plan 2014-2029
 - Chichester Landscape Study extension 2011
 - Chichester Open Spaces Study 2013-2029
 - Chichester Strategic Housing Availability Assessments 2010-2014
 - CDC Strategic Flood Review 2008
 - CDC Waste Water Treatment Options 2010
 - CDC Position Statement on Wastewater & Delivering Development in the CLP
 - Chichester District Car Park Strategy 2010-2020
 - Havant Borough Adopted Core Strategy 2011
 - Havant Borough Local Plan Allocations 2014
 - JPP Sequential Flood Test Report
 - LGPS Report on Traffic and Parking in Westbourne 2014
 - Landowner and Developer Submissions
 - SEA scoping and report by CDC
 - Site Appraisals
 - South Downs National Park Local Plan – Preferred Options
 - Sussex Biodiversity Record Report for Westbourne 2015
 - Sustainability/Site Appraisals
 - Village Design Statement – Second Edition 2015
 - Westbourne Conservation Area Appraisal and Management Plan (2012)
 - Westbourne (CDC) Settlement Capacity Profile 2013
 - Westbourne Parish Plan
 - West Sussex Transport Plan 2011-2026
 - West Sussex Ward Profile 2013

6 GLOSSARY

Affordable housing

Housing provided to eligible households whose needs are not met by the market.

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.

CCAA

Conservation Character Area Appraisal.

CDC

Chichester District Council.

Character areas

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

CIL

Community Infrastructure Levy.

CLP

Chichester Local Plan.

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 designated for special architectural or historic interest which are to be preserved or enhanced.

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 floorspace 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.

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 they are in need of 'affordable' (non-market) housing. There can be additional 'hidden' housing need. These are those households who are 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 formally designated 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 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.

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).

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 international 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 which meets the needs of the present without compromising the ability of 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.

Undesignated heritage assets

Heritage assets that have been identified by the local planning authority but not yet designated. This includes locally listed buildings.

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.



WESTBOURNE NEIGHBOURHOOD PLAN

PRODUCED IN CONSULTATION WITH THE COMMUNITY BY WESTBOURNE NEIGHBOURHOOD PLAN STEERING GROUP

Pre-submission draft. On consultation from 26th February to 15th April 2016