



# PATCHING NEIGHBOURHOOD DEVELOPMENT PLAN

Our plan for the parish up to 2032

## PATCHING PARISH COUNCIL

Made by the South Downs National Park Authority on 12 April 2018

Prepared in accordance with the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012

## Acknowledgements

Preparation of the Plan has been overseen by a Working Group comprising Marc Pinnell (Parish Councillor and Chair of Working Group), Robert T. Besford, Jerry Fox, Paul Isaacs (Parish Councillor), Richard Mason (Patching Village Society), and Richard Prior (Friends of Clapham and Patching Churches). Robb Metcalfe (Parish Councillor) served on the group until January 2016.

They were assisted by an independent planning consultant, Lindsay Frost, from October 2015 onwards. This professional assistance was funded by grants from Locality and Groundwork UK, which are gratefully acknowledged. JBA Consulting provided additional support in the preparation and publication of the plan pro bono and we particularly appreciate the work of Karen Wardale, graphic designer, in preparing such an engaging document.

Officers of the South Downs National Park Authority - particularly Amy Tyler-Jones, Sarah Nelson and Chris Paterson - and officers of Arun District Council and West Sussex County Council provided help and guidance which is also gratefully acknowledged.

We are also grateful to the residents, businesses and landowners in the parish for the time and trouble they have taken to engage with the Plan and to provide information and comments, which have helped greatly in putting together this document.

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## Foreword by the chair of the patching neighbourhood development plan working group

Patching Parish Council wishes to preserve the area's rural nature and ambience for future generations. Too many villages have succumbed to over-development and lost their character, and once it is lost it cannot be re-found - it is gone forever, and another piece of England is unavailable for our children's children to appreciate. Development is necessary, but must be carefully controlled in order to ensure that one of England's most attractive rural parishes and its settlements remain so for the future. The current occupants of the Parish are not only its owners today but its guardians for tomorrow.

This is reflected in our Vision for the future of Patching.

### Our vision for patching parish

**In 2033, Patching will be a small, peaceful, community of character, befitting its situation within the South Downs National Park.**

**It will value its rural setting, local environment, community assets, and the small local businesses and farming that distinguish it. As a result, development, whether residential or commercial, will be small in scale and in sympathy with the heritage and history of the parish.**

**Our community will have a special, cohesive and discernible identity that is diverse in age, occupation and background, supports residents, and welcomes visitors to the parish and the wider national park.**

The parish council consulted widely on a draft plan in August and September 2016. We considered all the views we received and made a number of changes to the plan in response. The Neighbourhood Plan was then submitted to the National Park Authority, who arranged further public consultation and examination by an independent inspector. The Examiner's Report was published in September 2017 and the National Park Authority published its Decision Statement in January 2018.

This latest version of the plan has incorporated the amendments noted in the Decision Statement and will be taken to referendum in March 2018. We hope the plan will come through this final stage and become part of the development plan for the area, guiding day-to-day decisions on planning applications and other action to improve life in the parish.

Plan documents available online at:

<http://claphamandpatching.arun.gov.uk/main.cfm?type=PATCHINGPARISHPLAN>



**Councillor Marc Pinnell**  
**Patching Parish Council**  
**January 2018**

# 01



## INTRODUCTION

## What is this plan?

1.1 Neighbourhood Development Plans are a new type of planning document. They are part of the government's new approach to planning, introduced by the Localism Act 2011, which aims to give local people a bigger say in what happens in their area. The Plan will give additional guidance to those wishing to submit planning applications within the Plan area. Once adopted, it will influence planning decisions made by the South Downs National Park Authority (SDNPA) and also inform the work of other public bodies such as West Sussex County Council, Arun District Council, and government agencies.

1.2 This draft of the Patching Neighbourhood Development Plan was agreed for formal submission to SDNPA at an ordinary meeting of the parish council on 23 February 2017, under regulation 15 of the Neighbourhood Planning (General) Regulations 2012. It follows extensive consultation on a draft plan during August and September 2016 and careful consideration of all the views received at that time. This consideration resulted in a number of changes to the plan. The views received and the changes made are detailed in the Consultation Statement which has also been submitted to SDNPA.

1.3 Submission to SDNPA will begin the formal statutory stages leading up to its final approval and adoption. These stages will involve further public consultation, examination by an independent inspector, and a local referendum in the parish (where the plan must achieve a simple majority of votes cast to proceed to adoption). Further changes to the plan may result from this process.

1.4 This Plan looks ahead to 2032 (to coincide with the horizon date of the new South Downs Local Plan). It sets out our vision for the future of the parish and the objectives by which we hope to deliver this vision. For the most part, this will be through planning policies which seek to:

- promote and control new development in the parish
- make sure that any new development is well-designed and in harmony with the character and appearance of the area
- safeguard and improve local community facilities, and those features of local culture, built heritage and the natural environment that make Patching such a special place, but we also look beyond the planning system to other community action which will help us deliver our objectives and complement the planning policies.



### Where to find our Neighbourhood Plan

Plan documents available online at: <http://claphamandpatching.arun.gov.uk/main.cfm?type=PATCHINGPARISHPLAN>



## What area will the Plan cover?

1.5 The Plan covers the whole of the civil parish of Patching, as shown in **Map 1** in Appendix A. There are already separate adopted Neighbourhood Plans in place for our adjoining parishes of Clapham, Angmering and Ferring (all in Arun district). To the north, the parishes of Storrington, Sullington and Washington (in Horsham District) are working together on a single neighbourhood plan, and will shortly be consulting on revisions following examination in 2016.

The key features of the Plan area are summarised in section 2 of this Plan.

## How has the local community been involved so far?

1.6 Work began on the Plan early in 2013. Throughout the preparation of the Patching Neighbourhood Development Plan, we have tried to promote the widest possible engagement of the local community in planning for the future development of the parish. Our guiding principles have been:

- (a) to commence community engagement early on, before we started drafting anything, and to seek a clear understanding of those issues and concerns which are of most importance to the local community
- (b) as work progressed on the plan, to offer further opportunities for comment as draft objectives and planning policies were worked up and a draft plan prepared
- (c) to offer a range of different ways for people to engage as preparation of the plan has progressed. We have tried to make our arrangements appropriate and proportionate for a small rural community. This has included residents' surveys, workshops and discussions, website, parish newsletter, public notice boards, and direct contact with key groups in the local community (such as businesses and major landowners, clubs and societies) and external consultees

(d) tapping into the knowledge and experience available in the local community wherever possible, by making the process as open and inclusive as possible

(e) through all the above actions, to meet the statutory requirements for public engagement set out in the Neighbourhood Plan Regulations

1.7 There have been three main rounds of consultation so far, in April 2014, May/June 2015 and August/September 2016. In the first of these rounds in 2014, a questionnaire survey of all addresses in the parish produced a strong response, which is summarised in section 3 of this Plan. The 2015 consultation focused on draft objectives and planning policies. Lastly, the 2016 consultation sought views on a draft plan in the pre-submission consultation required by Regulation 14 of the Neighbourhood Planning Regulations. A full account of how we sought to engage with the local community and others during the preparation of this plan is detailed in the Consultation Statement (see paragraph 1.9).

## Supporting Documents

1.8 Throughout work on the plan, we have been assembling an evidence base which will give us information to better understand the issues affecting Patching's future and help us to develop our planning objectives and policies. The evidence we have gathered is listed in Appendix A and is available on our web site at:

<http://claphamandpatching.arun.gov.uk/main.cfm?type=PATCHINGPARISHPLAN>

1.9 In parallel with the Neighbourhood Development Plan itself, the legislation requires us to prepare other documents, which also have to be submitted to the local planning authority at the start of the formal statutory stages of the neighbourhood plan process. These are:

- **A map** showing the area to which the proposed neighbourhood plan relates ( see Map 1 in Appendix A )
- **A Consultation Statement** explaining how the local community and other interested parties have been involved in the preparation of the plan and how their views have been taken into account
- **A Basic Conditions Statement** explaining how the Neighbourhood Plan and its policies meet legal requirements in paragraph 8 of Schedule 4B of the Town & Country Planning Act 1990 and how they relate to national and local planning policy, and relevant European legislative requirements
- **A Sustainability Appraisal** in cases where the Neighbourhood Plan proposes significant amounts of development and/or development proposals affecting land which has certain European or UK national protection designations. The SDNPA has determined that such an appraisal is not required for this Plan because the scale of development proposed is very small.



## How is the plan organised?

1.10 The Plan is organised into the following chapters:

- Chapter 1: Introduction
- Chapter 2: Portrait of the parish - a brief description of the area and its location, environment, history, community, economy and local facilities
- Chapter 3: Planning context - national and local planning policies affecting the area, key planning issues identified by the local community, and our vision for the future
- Chapter 4: The Neighbourhood Development Plan: Objectives, Planning Policies and Community Action - sets out the objectives for the plan and provides a planning policy framework against which applications for planning permission will be assessed, along with other community action which will help deliver the plan's vision and objectives
- Chapter 5: How the plan will be put into action and how we will check progress





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## A PORTRAIT OF THE PARISH



## Location

2.1 Patching is a rural parish in the South Downs about 6km (4miles) north-west of Worthing. It extends from the A27 trunk road north up to the crest of the Downs at Sullington Hill. The parish is relatively long and narrow, being about 6 km from north to south, but never more than 2km wide (or about 4 mile x 1 mile). Settlement is focused in the village of Patching with some ribbon development out along France Lane, Coldharbour Lane, Arundel Road, and Selden Lane. There are outlying hamlets at Michelgrove and Myrtlegrove about 2km to the north of the village.

2.2 **Map 2** in Appendix A shows Patching in its wider sub-regional context. It has good east-west road communications along the A27 to Worthing and Brighton (east) and Arundel and Chichester (west). The A280 (the Long Furlong) is a busy road, taking traffic around the north and west of Worthing and Findon by linking the A27 with the A24 and onward to Horsham and London. Other local roads are much narrower and quieter.

2.3 The nearest railway stations are at Goring-by-Sea and Angmering, both around 4km to the south.

2.4 Administratively, Patching forms part of Arun District in the county of West Sussex.

## Environment

2.5 The whole parish is included in the South Downs National Park in recognition of its nationally important landscape. More information on the National Park designation is given in section 3.

2.6 The southern part of the parish rises from the West Sussex coastal plain. It is characterised by a rolling landscape of open arable fields, with slightly acidic and heavy clay soils grading into chalk, separated by hedgerows and large blocks of woodland. These woodlands include ornamental plantations associated with the landscaped parks at Michelgrove and Angmering. Some of these are ancient woodland, having been established before 1600 AD, and so also have high nature

conservation value. Whilst arable farming predominates, the woodlands support forestry – increasingly coniferous rather than the traditional coppicing regime in deciduous woodlands – and some also act as game coverts. Patching Pond is a distinctive water feature sited to the south-east of the village.

2.7 The northern part of the parish is mostly open pasture on the dip slope of the chalk, grazed by sheep and cattle. It comprises dry valleys and broad ridges, rising to over 150 metres (492 feet) above sea level at the northernmost tip of the parish, on the flanks of Sullington Hill, Harrow Hill and Blackpatch Hill (the tops of which all lie just beyond the parish boundary). There are also a few small woodland blocks. Most of this area is beyond the public road network and so is extremely secluded and tranquil.

2.8 The settlement pattern is dispersed and low density, characterised by the traditional building materials of brick, flint, thatch, and clay tile.

2.9 Detailed analyses of the local environment are provided in the Landscape Character Assessment of West Sussex (2003) and in the South Downs Integrated Landscape Character Assessment (updated 2011).

## History

2.10 The parish has a long history, evident in prehistoric flint workings on the chalk thought to date from around 2500 to 1000 BC. The village of Patching dates from the early Saxon period and is mentioned in the Domesday Survey of 1086 - 1087. In reality, it is little more than a hamlet, which it would be but for its church. The Grade 1 listed Parish Church of St John the Divine is of 13th century origin and was refurbished in 1888, giving it its present appearance.

2.11 Patching village consists of a single street in the southern part of the parish, with another road, originally called Deadman's Lane, but now Coldharbour Lane, leading east from it to the nearby village of Clapham. To the south, The Street





becomes France Lane. At its northern end, The Street branches in two, the left fork leading to the church, the right to Patching Hill and, before its demolition, to Michelgrove House, and then on to Storrington via field and woodland tracks.

2.12 The buildings of the village include several 17th century timber framed houses, some now cased in brick. In the angle between The Street and Coldharbour Lane was Dulaney House, a Gothic villa built circa 1830, which was destroyed by fire in 1945. The former stables are now two homes. Further south is France hamlet, which includes an 18th-century farm-house cased in brick, some late-19th century cottages, and a converted barn. The modern name may be an allusion to its separateness from the village, or to the Napoleonic prisoner of war camp once situated in the vicinity.

2.13 In the 19th and earlier 20th centuries a number of houses were built along the Chichester to Brighton road, which became the A27. It is now Arundel Road, Patching, following bypassing in 1995. In the 20th century a small number of new houses were built in the village itself, including a number of tied cottages for the Norfolk Estate. Worthing Rural District Council also built a number of council houses in the 1920s and 1930s at Hillside on the A280 Long Furlong, at its junction with Coldharbour Lane. More recent development has been very limited as a result of strict planning policies.

2.14 The social history of the parishes of Clapham and Patching in the 20th century is detailed in an illustrated book called “Bricks and Water”, published to celebrate the Millennium in 2000.

## Character

2.15 Despite its proximity to the large urban areas along the coast, Patching parish maintains a totally rural character. Patching village and the other settlements are attractive without any of the “Chocolate Box” prettiness associated with some English villages. The village itself includes a broad spread of architectural styles, ranging from 17th century thatched cottages to properties developed in the early 21st Century. It is this variety that makes the village so attractive. The centre of the village is a Conservation Area, designated by Arun DC in 1998.

2.16 The parish also has an unusually large proportion of what is now called “affordable housing”, based on the homes originally built as council housing or tied cottages for agricultural workers. It has been suggested that these homes add nothing to the character and ambience of Patching village and the other parish settlements, but this is far from the truth. The “affordable housing” has matured and is now well-integrated into the local scene, particularly in Patching village. They add significantly to the variation of property styles and thus to the attractiveness of the village, and must be retained.

2.17 In a similar manner, the parish’s relatively narrow road network helps considerably to maintain a rural ambience. The roads are often barely wide enough for two cars to pass. Frequently, they are more used by tractors, walkers and horse riders than motorised transport and any traffic congestion is the result of cars slowing to let farm machinery or horses pass, rather than by car-on-car conflicts.

2.18 The lack of any street lighting, or significant light pollution, similarly adds to the rural atmosphere, making the heavens a magnificent sight on clear nights, despite the proximity of large urban areas. The parish is now part of the South Downs International Dark Skies Reserve.

## Community

2.19 The 2011 census indicates a parish population of 259 (136 males and 123 females), living in 100 separate households. About 12% of the population are children aged 16 or less, 67.2% are in the working age groups up to the age of 64, with 20.8% in the older age groups. This means that the population has a slightly older profile than the national average.

2.20 It is notable that the overall population level in 2016 is broadly similar to that in the mid-19th century (it was around 275 in 1870) although, at that time, most people were born, lived, worked and died in a largely self-contained agricultural community.

2.21 Most people live in a dwelling they own, with 79% of households owner occupiers, and the remaining split between private renting (16%) and social landlords (5%). Nearly half the housing stock (49%) is detached, with 22% semi-detached and





25% terraced. There are only a handful of flats. Housing conditions are generally good with only 9% of homes lacking central heating in 2011.

2.22 The local community is generally healthy, with the great majority reporting “very good” or “good” health at the time of the 2011 Census. Nevertheless, 31 individuals reported long term health problems or a disability. This is a little below the national average. The nearest GP surgeries are around 4km away in Angmering, Durrington or Ferring.

2.23 There are only two return bus services per week, which visit Patching on request, and go into Worthing on Tuesdays and Thursdays (Compass Bus: service 69). With such sparse public transport, and very few local services, the local community is necessarily very dependent on the private car. The 2011 Census reported no households without a car and a majority of households (74%) having 2 or more cars.

2.24 Although only a small rural community, Patching – jointly with its neighbour, Clapham- supports a horticultural society, a Womens’ Institute, and a Friends of Clapham and Patching Churches group. Patching also has its own conservation and amenity group, the Patching Village Society.

## Economy

2.25 The local agricultural economy now supports far fewer jobs “on the land” than before. Nevertheless, there are still five farms based in the parish. Parts of the parish form part of Angmering Park Estate: a traditional farming, forestry and sporting estate covering around 6,750 acres of West Sussex, run from its offices just outside Arundel. Other local employers include the two pubs (see paragraph 2.27 below), a wood yard, a joinery business, a garden machinery firm, and a food preparation business. Most working people commute by car to jobs outside the parish, particularly in the coastal towns to the south.

2.26 At the 2011 Census, 146 people were economically active (about 84% of people in the 16-65 age group). Of these 27 were in full-time employment, 83 in part-time employment, 25 were self-employed, and 10 were unemployed. Local people are

employed in a wide range of professions and trades. About 25% of adults have either a degree or a professional qualification.

## Local facilities

2.27 There are two public houses in the parish. The “Worlds End” at the south east corner of the Parish was originally called the “Patching Pond Inn”, then the “Horse and Groom” before receiving its current name in 2001. “The Fox” is at the junction of Arundel Road and Selden Lane.

2.28 The Parish shares a village hall and a primary school with Clapham. The village hall hosts a wide range of events and activities throughout the year, both inside and in the adjacent grounds. The school (which is sited in Clapham village) is rated “good” by OFSTED and operates close to its capacity of around 50-60 pupils by attracting children from beyond the two villages. The nearest secondary school is at Angmering.

2.29 There is a village shop (outside the parish) in The Street, Clapham.



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## THE PLANNING CONTEXT



## The role of neighbourhood plans and their role in the planning system

3.1 *“Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them.*

*Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area.”*

(Source: the National Planning Policy Framework 2012, paragraphs 184 and 185)

## Starting points for the Patching Neighbourhood Development Plan

3.2 It follows that the Patching Neighbourhood Development Plan does not start with a blank sheet: it has to be in general conformity with both national and local planning policies. At the national level, these are set out in the National Planning Policy Framework (2012). Locally, the adopted Arun Local Plan (2003), the emerging South Downs Local Plan, and the West Sussex Minerals and Waste Plans set the framework. Key points from these documents are set out in the paragraphs below.

## The National Planning Policy Framework (NPPF) 2012

3.3 The NPPF is the national planning policy framework for England. All local plans and neighbourhood plans are expected to have regard to it. At its core, the NPPF has a presumption in favour of sustainable development (see also paragraphs 4.3 to 4.5). One definition of sustainable development is “meeting today’s social and economic needs without narrowing the choices open to future generations”. The national policy is that this will be achieved in rural areas by:

- building a strong, competitive, and prosperous rural economy
- promoting sustainable transport
- supporting high quality communications infrastructure
- delivering a wide choice of high quality homes
- requiring good design
- promoting healthy communities
- meeting the challenge of climate change
- conserving and enhancing the natural environment
- conserving and enhancing the historic environment

## The Arun Local Plan 2003

3.4 This Local Plan covers the whole of Arun District and was formally adopted in 2003. It sets out Arun DC’s planning policies as a basis for day-to-day decisions on planning applications. Sustainable development principles also underpin this plan. Originally it looked forward only to 2011, but in 2007 certain policies were “saved” – and so remain operative pending preparation of new local planning documents. Some of the saved policies are of particular relevance to this Neighbourhood Plan, such as:

- GEN2: defines built up area boundaries within which development will normally take place (no boundary is defined for Patching)
- GEN3: protection of the countryside
- GEN7: form of new development and key design principles
- GEN 11: inland flooding
- GEN 12: parking in new development
- GEN 28: trees and woodlands
- GEN 29: nature conservation
- AREA 1: areas of special character
- AREA 2: conservation areas such as Patching village

- AREA 9: protection of the Sussex Downs Area of Outstanding Natural Beauty (now superseded by designation of the National Park, see paragraph 3.6 below)
- DEV1/DEV2: conversion of rural buildings to other uses
- DEV5: horse related development
- DEV17/DEV18: affordable housing

3.5 With the passage of time since 2003 and 2007, the Arun Local Plan policies have to be viewed in the context of later planning guidance such as the NPPF, newer emerging planning policies from the National Park Authority, and any “other material considerations” affecting planning decisions.

## South Downs National Park

3.6 The National Park was designated by the Secretary of State for Environment, Food and Rural Affairs in 2009. It came into being in April 2010 and the new National Park Authority took up its duties in April 2011, including the role of local planning authority. The parish of Patching is wholly within the National Park. The statutory purposes and duty of the National Park Authority are set out in the box on the right.

3.7 The Authority has identified seven qualities which make the South Downs a special place, and which should be conserved and enhanced. These are:

- diverse, inspirational landscapes and inspirational views
- tranquil and unspoilt places
- a rich variety of wildlife and habitats, including rare and internationally important species
- an environment shaped by centuries of farming and embracing new enterprise
- great opportunities for recreational activities and learning experiences
- well-conserved historical features and a rich cultural heritage
- distinctive towns and villages, and communities with real pride in their area

3.8 These special qualities informed the preparation of a South Downs National Park Partnership Management Plan in 2013, which provides a shared vision and five-year strategy for management of the area (2014-19) between the SDNPA and its partners.

## STATUTORY PURPOSES AND DUTY OF THE NATIONAL PARK AUTHORITY

The statutory purposes are :

- 1. To conserve and enhance the natural beauty, wildlife and cultural heritage of the area**
- 2. To promote opportunities for the understanding and enjoyment of the special qualities of the national park by the public.**

Where there is any conflict between the two purposes, the first purpose prevails.

There is also a duty to **foster the economic and social well-being of the local communities within the National Park in pursuit of the two purposes above.**

## The emerging South Downs Local Plan

3.9 When it took up its role in 2011, SDNPA inherited a large number of “saved” local plans across the National Park area from Winchester to Eastbourne. It is working to provide a new local plan across the entire national park and looking ahead to 2032. This will reflect both the new national planning guidance and SDNPA’s own work on the park’s special qualities and the management plan. The new local plan is based on an “ecosystems services” approach, which seeks to maximise the benefits from sustainable management of the area’s natural resources (such as biodiversity; clean air and water; productive soils; dark skies; cultural heritage; and recreational opportunities).

3.10 The SDNPA published its “Local Plan: Preferred Options” for consultation in October 2015. Views received at that stage are currently being analysed, with a view to publishing a draft plan for further consultation in September 2017. A Public Examination and formal adoption is expected to follow in 2018, after which it will supersede the Arun Local Plan and several other older planning documents elsewhere in the National Park.

## West Sussex Minerals and Waste Plans

3.11 West Sussex County Council and the SDNPA are working together on preparing planning policies for development associated with waste disposal and processing, and the extraction, processing and transportation of minerals. The Waste Plan was adopted in 2014. Work is continuing on the Minerals Plan, with a submission draft out for consultation between January and March 2017. In the meantime, the “saved” policies” of the West Sussex Minerals Plan (2003) remain in force. Currently, there are no active waste or minerals developments in Patching parish.

## What the local community has told us so far

3.12 A questionnaire survey sent to all residents and businesses in Patching in spring 2014 brought a good response. The questions were around three main themes:

- **People:** our community
- **Places:** our buildings, landscape and environment
- **Prosperity:** housing, transport and business

3.13 This is what local people told us:

### People: our community

- Overwhelming support for retention of the village hall and village school (both shared with Clapham) and the two pubs in Patching, as important community assets
- Just over half the respondents did not think any new community amenities or facilities were required - but amongst those who did a local shop, sports facilities, improved bus services, bins for dog waste, and a local shop were suggested
- Over 70% felt that any new housing development in the parish should seek opportunities to encourage young people to remain. A slightly smaller % support accommodation for older people, particularly where it involves support or care by resident family members
- Very few (8%) support provision of new accommodation to meet the needs of Gypsies and Travellers
- There is strong support for a Community Land Trust and a community orchard to grow food for local consumption

### Places: our buildings, landscape and environment

- About 25% of respondents felt that the rights of way network (footpaths and bridleways) should be extended. Only about half think that the existing standards of maintenance on the network are adequate
- There is very strong support for protection of trees and hedgerows which contribute to the special character of the parish, and for controls over light pollution which detracts from “dark skies”
- Many residents (around 75%) are concerned about the impact of proliferation of equine development and its impact on the landscape, and want stronger controls
- There is little support (about 10% of respondents) for additional visitor accommodation
- 28% supported renewable energy development, but others are concerned about its impact on the landscape
- There is strong support for new and extended conservation areas at Patching, Michelgrove and Myrtle Grove
- About two thirds of respondents want to see historic buildings retained for their original use and there is overwhelming support for drawing up a “local list” of buildings and other features, such as flint walls, which lend to the parish’s character and which should be protected from harmful development
- Almost all respondents want the Neighbourhood Plan to set out planning policies to influence the “look and feel” of new development

### Prosperity: housing, business and transport

- Nearly half of respondents would support up to 3 new homes in the parish over the next 15 years, about a third would support 4-8 new homes, but few support larger amounts of development
- The great majority favour small scale development of 1-3 units on an individual site, but want to limit infill development
- Similarly, there is little support for development on greenfield sites or where it would adversely impact on local businesses, or make local on-street parking problems worse
- If there is to be a settlement boundary (sometimes known as a “village envelope”), 87% say that it should be determined by the Neighbourhood Plan, rather than by the NPA

- Just less than half (45%) support development on brownfield sites within existing built up areas
- Over half (58%) believe any new housing should be for affordable and local needs only
- The great majority (around 95%) consider existing businesses which support local employment or a community function should be protected, with any further business sites identified through the Neighbourhood Plan process
- Over 80% of residents are concerned about the impact of on-street parking, whether in Patching, Myrtle Grove or Michelgrove
- All respondents were concerned to maintain the distinctive rural character of local roads and country lanes, and that “urban standards” on signing and road marking should not be imposed
- A third of respondents did not want visitor parking formalised or managed. If new visitor parking were provided, only 1 person disagreed that with the view this should be provided in a way which did not draw more traffic through the village
- There were concerns over traffic speeds on the A280 Long Furlong

## Our Vision for the future

3.14 We have put together the wider planning context with these local views to produce an overarching vision of the sort of place we would like Patching to be by 2033. This is our Vision to guide the preparation of more detailed plan objectives, and then planning policies and other community action to deliver the Vision.

### OUR VISION FOR PATCHING PARISH

**In 2033, Patching will be a small, peaceful, community of character, befitting its situation within the South Downs National Park.**

**It will value its rural setting, local environment, community assets, and the small local businesses and farming that distinguish it. As a result, development, whether residential or commercial, will be small in scale and in sympathy with the heritage and history of the parish.**

**Our community will have a special, cohesive and discernible identity that is diverse in age, occupation and background, supports residents, and welcomes visitors to the parish and the wider national park.**



# 04

## THE NEIGHBOURHOOD DEVELOPMENT PLAN: OBJECTIVES, PLANNING POLICIES AND COMMUNITY ACTION

## How we have organised the Plan

4.1 We have organised the plan itself into three sections

- **People:** our community
- **Places:** our buildings, landscape and environment
- **Prosperity:** our village, its housing, transport and business

4.2 Within each section, we set out our objectives, the planning policies, and other community action by which we will seek to deliver the objectives. Although the objectives, planning policies, and community action should be seen as a package, it is important to distinguish the different role each plays.

## The presumption in favour of sustainable development

4.3 National and local planning policies have a presumption in favour of sustainable development. The NPPF states in paragraph 14:

*At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For plan-making this means that:*

- *local planning authorities should positively seek opportunities to meet the development needs of their area;*
- *local plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless: – any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or – specific policies in this Framework indicate development should be restricted.*

*For decision-taking this means:*

- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless: – any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or – specific policies in this Framework indicate development should be restricted.*

## Objectives

These set out how we propose to deliver our Vision for Patching up to 2032. Delivery of the objectives will be through both planning policies and community action.

## Planning Policies

These are policies which will be delivered through the planning system. When formally adopted, these Neighbourhood Plan policies will be used as a basis for considering planning applications submitted for development in Patching, alongside the national policies in the NPPF and the local planning policies prepared by Arun DC and the SDNPA, and any other material planning considerations.

Text below each planning policy box provides explanation and justification for the proposed policy.

## Community Action

These are actions outside the planning system. They may be actions undertaken directly by the Parish Council or the local community, or where they lobby other organisations to take action using powers and duties outside the planning system (for example West Sussex County Council's powers as a highway authority or local education authority, or Arun District Council's powers as a housing authority).

Text below each community action box provides explanation and justification for the proposed action.

4.4 In paragraph 16, the NPPF goes on to say:

*The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should:*

- *develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;*
- *plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and*
- *identify opportunities to use Neighbourhood Development Orders to enable development that is consistent with their neighbourhood plan to proceed*

4.5 The national policy on sustainable development above is clear, and is being further refined locally through the emerging South Downs Local Plan, so there is no need to add to it in this Neighbourhood Plan. It means that the Neighbourhood Plan has to plan positively for the future, indicating how necessary development can be successfully integrated into the parish, rather than seeking to be a block on development.

## PART ONE – PEOPLE: OUR COMMUNITY

### Objectives

1. Promote a safe and cohesive community with access to a wide range of local facilities within the Parishes of Patching and Clapham
2. Ensure that valued green space, outdoor sport and recreational land is protected from development
3. Support and protect facilities shared with the Parish of Clapham
4. Support community farm orchard/allotments
5. Protect assets of community value

### Planning policy: COMM 1 – Protection of community facilities

The Parish Council has identified the following community facilities (as shown on **Map 3** in Appendix A):

- The Church of St. John the Divine, Patching
- Clapham and Patching Village Hall and its grounds
- The Fox PH
- Worlds End PH

Proposals to enhance the viability and/or community value of these facilities will be supported, providing that they accord with the other policies of the Neighbourhood Plan.

Proposals resulting in loss, or diminution, of these facilities will not be supported, unless it can be demonstrated that:

- (a) facilities of equivalent or better standard to serve the parish will be provided at a suitable location, or
- (b) there has been a sustained effort to find another public, voluntary or commercial body to operate the facility, and
- (c) there will be no adverse impact on the social and community life of the parish
- (d) In exceptional circumstances, some small loss of open space at the village hall grounds may be acceptable where the benefits to the quality and operation of village hall facilities outweighs any harm to the recreational use of the site



## Community action: COMM 2 – Formal registration of community assets

The Parish Council will seek formal registration of all the above facilities as “assets of community value” with Arun DC under the Localism Act 2011 and the Assets of Community Value (England) Regulations 2012 (The primary school, which is in Clapham parish, has already been registered)

4.6 The church, school, village hall and the two pubs are all central to community life in Patching and are highly valued assets. This was reflected in overwhelming support for them in the residents’ survey carried out for the Neighbourhood Plan in 2014, particularly the school. This planning policy supports their retention and also proposals which will enhance their viability and community value, where these are in line with other planning policies. Loss or diminution of these facilities will only be supported in the exceptional circumstances indicated in the policy.

4.7 The school is located outside Patching parish, and so this Neighbourhood Plan cannot include planning policies seeking to help safeguard its future (Policy CFW3 of the Clapham Neighbourhood Plan already does this). Currently, the school has been registered formally as an “asset of community value” with Arun DC under the “Community Right to Bid” legislation in the Localism Act 2011. This gives local communities the right to bid for, and run, facilities which are under threat of loss or closure. Registration also closes a planning loophole where some community facilities can convert to other uses without the need to seek planning permission. The Parish Council will liaise with owners of the facilities in Patching prior to any formal application to seek their support for registration of the community assets identified in Policy COMM1 above.

## Planning policy: COMM 3 – Supporting independent living

Conversion and extension of existing dwellings, and other buildings, to support independent living will be supported provided that the scale and design of development are in keeping with the character of the location and that the impact on the amenity of surrounding properties is acceptable.

4.8 40% of the respondents to our residents’ survey were over 65. Provision of services for the elderly is limited in Patching and not considered sufficient to meet the demands of our ageing population. There are no dedicated care homes, or “supported living” housing in Patching. This means that ageing people have to either adapt their own home or move away to dedicated accommodation elsewhere. National and strategic planning policies (and Government health policies too) support the provision of new and adapted accommodation, so that people can continue to live independently in their homes for as long as possible, despite age, infirmity, or disability.

4.9 WSCC Social Services provide a range of adaptations and equipment to help people live independently, few -if any- of which will normally require planning permission:  
<https://www.westsussex.gov.uk/social-care-and-health/support-in-your-own-home/adapting-your-home/>

## Community action: COMM 4 Community farm, allotments or orchard

The Parish Council will seek to promote a small community farm, allotments, or orchard, project on a suitable site in partnership with a local landowner. The aim of the project is to grow local food in a sustainable way and to share skills in the local community.

4.10 The residents’ survey shows that most local people would support a community run farm or orchard. Use of land to create a small community run farm or orchard, or allotments, would not require planning permission, if the use was agricultural (N.B.- this would not apply to so-called “leisure plots”). No site has yet been identified. The Parish Council would need a willing landowner to come forward, if this project were to advance.

## Planning Policy: COMM 5 – Existing green space and new recreational facilities

Existing green space to which there is public access will be protected from development at:



- the village hall grounds (See policy COMM1 above and Map 3 in Appendix A)  
The provision of new or improved recreational facilities for the local community will be supported provided that their scale and design are in keeping with the local character and the impact on the amenity of any surrounding residential properties is acceptable.

4.11 Provision of additional recreational facilities received support in the residents' survey. The Village Hall has around 1.6 hectares (4 acres) of grassy grounds, which are used for a number of events and activities. However, the nearest dedicated recreation ground, including play equipment, is in the adjacent village of Clapham. The Parish Council have not identified a preferred site(s) for any new or improved recreational facilities in Patching, but will keep the matter under review. Arun District Council have recently indicated that they will no longer be able to afford maintenance of play equipment and that this will have to be locally funded.

## PART TWO: PLACES - OUR BUILDINGS, LANDSCAPE AND ENVIRONMENT

### Objectives

1. Prepare a list of historic assets of merit and buildings of character, with the aim of providing a special policy for their preservation
2. Conserve historic/listed buildings and buildings of special character which contribute to the heritage value and setting of the parish, together
3. To seek designation of new conservation areas at Michelgrove and Myrtle Grove
4. Ensure new developments are of a design and construction, with appropriate materials, that are sympathetic to their surroundings and locally distinctive appearance, informed by a Parish Design Statement
5. Maintain the rural nature and identity of the Parish within the National Park
6. Ensure that agricultural land and greenfield sites are protected from development
7. Maintain and improve footpaths and bridleways
8. Control further equine development
9. Retain and increase hedgerows, woodlands and trees
10. Ensure that flood risk and water pollution are minimised
11. Resist harmful development of Patching Pond and its surroundings

## Planning policy: PLACES 1 – Historic buildings, other buildings and structures of merit, and sites of archaeological interest

Historic buildings, other buildings and structures of merit, and areas of archaeological interest in Patching parish are shown on **Map 4** in Appendix A as follows:

- listed buildings\*
- non-designated heritage assets shown on Map 4 (b)
- brick and flint walls which add to the distinctiveness of Patching Parish as shown on Map 4 (c)
- ancient monuments\*
- archaeological notification areas (as shown in the West Sussex Historic Environment Record)

Great weight will be given to the conservation and enhancement of these statutorily protected, designated historic assets. Development proposals causing any harm or loss to these assets will require clear and convincing justification. Accordingly, development proposals which adversely impact on the continued preservation, conservation and use of these assets will only be permitted in wholly exceptional circumstances where:

- (a) the proposals comply with other relevant planning policies and
- (b) the applicant has demonstrated that there is no other way of accommodating the proposed development and
- (c) the proposed development will result in substantial benefits which outweigh the loss of, or damage to, the historic asset and
- (d) the opportunity is provided to record any historic asset affected and to provide information to the public by appropriate means

Proposals affecting the non-designated heritage assets shown on Map 4(b) will be judged on the basis of the scale of harm or loss against the significance of the asset. Development proposals which seek to remove or replace any of the brick and flint walls shown on Maps 4(c) will not be supported. Applications affecting archaeological notification areas will be expected to be accompanied by an appropriate desk based assessment and where necessary a field evaluation.



4.12 The long history of Patching Parish is reflected in a wealth of listed buildings, other historic buildings and structures of merit, ancient monuments, and sites and remains of archaeological interest. These are shown in Map 3 in Appendix A, with the statutory list of buildings of architectural and historic interest indicated in more detail in Appendix B. Protection of these assets attracted strong support in the residents' survey. It also reflects national and local planning policy and supports the statutory purposes of the National Park. Statutory assets are marked with an asterisk in the policy (\*)

### Planning policy: PLACES 2 – Patching conservation area

Development in the existing Patching Conservation Area will only be permitted where it preserves and enhances the special character of the area.

### Community action: PLACES 3 – Patching conservation area

Opportunities for enhancement of the conservation area ( for example through undergrounding of overhead phone and power cables) will be explored with the SDNPA and other partners.

### Community action: PLACES 4 – New conservation areas at Michelgrove and Myrtle Grove

The local planning authority (SDNPA) will be requested to consider designation of new conservation areas in the parish under sections 69-71 of the Town & Country Planning (Listed Buildings and Conservation Areas ) Act 1990 , as follows

- Michelgrove
- Myrtle Grove

The Parish Council will assist the SDNPA in the designation process, particularly information on the history and special character of these areas and on

consultations with the local community. Suggested boundaries - as a basis for further discussion- are shown in **Map 4** In Appendix A.

Upon any future designation, new development will only be permitted where it preserves and enhances the special character of the new conservation areas.

**4.13** “Other buildings or structures of merit which add to the character of the parish” are not identified by statute. Those shown in Map 4 have been prepared on the basis of survey work and research by the Parish Council for the Neighbourhood Plan. They are the subject of continuing liaison with specialist historic building /conservation officers at SDNPA and may, in time, be proposed for a non-statutory “local list”. This policy would not affect routine maintenance works done on a “like for like” basis

**4.14** The Patching Conservation Area was designated by Arun DC on 25 March 1998. The designation statement refers to:

*“the approach from the south is particularly attractive with the church spire in the distance and the mature and attractive planting forming the south and west edges of the conservation area making for a soft rural, yet distinctive , boundary to the village”*

*“the rural character and feeling of organic development of the village is derived from the informality of its layout , predominance of flint in the buildings and boundary walling ( some very prominent), lack of pavements, variety of building style and age, and distinctive mature landscaping, including hedges. There is a variety of building materials principally brick, flint, plain clay tiles and natural slate”*

*There are very attractive views of the downs and sea from St John’s churchyard: the church itself dates from the 13th century”*

**4.15** Planning policy PLACES 2 reflects national and local planning policy in requiring any new development to preserve and enhance the special character of the conservation area and to explore opportunities for enhancement of the special character.

**4.16** Local consultations show support for designation of new new conservation areas

in the outlying hamlets of Michelgrove and Myrtle Grove. This cannot be done through this Neighbourhood Plan: it has to be done by a separate statutory process administered by the local planning authority, SDNPA. The Parish Council believes that the case for these designations is based on:

- Michelsgrove: the setting and character of the settlement and its association with the ruins of Michelgrove House, the home of the Shelley family from the late 16th to 19th century
- Myrtle Grove: (the surrounds and character of the working estate and commercial properties and its association with the listed Myrtle Grove House

**4.17** Initial proposals for boundaries of the new conservation areas are shown in Map 5 in Appendix A. These will need to be the subject of further separate consultation with landowners and occupiers of properties in each of the two areas and with other interested parties, such as Historic England and the Sussex Archaeological Society. Additional field survey work and desk research will also be necessary, and the Parish Council will assist the SDNPA in carrying forward the designation process.

## Planning policy: PLACES 5 – Design of new development

The design of new development should reinforce the local character and distinctiveness of our settlements, and of the landscape, which is derived from:

- low density development, set in landscaped grounds with soft boundary treatments, which assist integration into the wider National Park landscape
- scale, layout and design which respects and complements its immediate neighbours
- use of traditional building materials (brick, flint, thatch, clay tiles or slate)
- attention to design detail, with discrete siting and design of service features such as bin stores; cycle stores; meter boxes, flues and ventilation ducts; renewable energy; lighting, satellite dishes and phone lines

Development should create places that are sustainable, durable, safe and secure, functional, aesthetic, flexible and suitable for their location and use, meeting the relevant policies of this plan.

Development proposals where required, should be accompanied by a Design and Access Statement, showing how the proposed design and access arrangements for the proposed development have responded to, and been informed by, the site context.

## Community action: PLACES 6 - Design of new development

The Parish Council will prepare a Parish Design Statement, to assist people preparing planning applications, which will provide detailed guidance on how best to integrate new development into Patching, which will add to its character and distinctiveness.

4.18 The Parish Council's residents' survey found near universal support for planning policies which will help new development maintain the "look and feel" of the parish. This planning policy seeks to reinforce local character and distinctiveness by:

- identifying the key design factors which applicants for planning permission need to consider when framing their proposals
- requiring applicants to submit a simple design and access statement which explains how their proposals have been informed by, and respond to, the local context
- committing the Parish Council to preparation of a Parish Design Statement which will provide more detailed guidance for applicants

## Planning policy: PLACES 7 – Conservation and enhancement of the natural environment

Development proposals which demonstrably conserve and enhance the special landscape character of the National Park, wildlife habitats and biodiversity, and the cultural heritage of the parish will be supported.

As well as the National Park landscape, development should not cause harm to, or loss of:

- protected trees and woodlands\* (see also policy PLACES 11)
- protected hedgerows\* (see also policy PLACES 11)
- ancient woodlands
- historic lanes and other routes
- Patching Pond
- the distinctive historic landscape pattern of field boundaries, hedgerows and wall enclosures
- skyline views and views to, from, and within the settlement, and those of , and within, the wider countryside
- the international nature conservation designated site as shown on Map 6(a)

These features are shown on **Map 6** in Appendix A. Applicants should also have reference to the WSCC's Landscape Character Assessment of West Sussex (2003), South Downs Integrated Landscape Character Assessment (2011) and the South Downs Built Environment Characterisation Study (in preparation) in framing their proposals. Landscape and Visual Impact Appraisal should be undertaken to inform the development of design proposals and mitigation.

New proposals should seek to conserve and enhance existing green infrastructure networks including footpath corridors, hedgerows and ditches, woodlands, unimproved grasslands and integrate them with new features within any development.

4.19 This will also help meet the first national park purpose of conserving and enhancing the special character of the area and is in line with national and local planning policies.

4.20 Conservation and enhancement of the of the special qualities of the area – the natural beauty, wildlife habitats, and cultural heritage - is one of the statutory purposes of the National Park and is strongly embedded in national and local planning policies. It also has strong local support.

4.21 Patching Pond is an attractive man-made feature of the parish, extending to 2.2 hectares (5.5 acres). It was originally created for water supply and fishing and is believed to date from medieval times. There is no direct public access to the pond, although a public footpath runs from the rear of "the World's End" PH parallel to, and

some distance from, its western side. The pond itself has private owners, and fishing rights are managed through a private syndicate.

4.22 This policy supports any development proposals which conserve or enhance the natural environment, and identifies those special features which are of particular importance, either as statutory (marked with \*) or non-statutory designations.

### **Planning policy: PLACES 8 – Protection of higher quality farmland**

Development should utilise land of lower quality (grades 3B, 4 and 5 in the National Agricultural Land Classification) wherever possible, rather than higher quality land graded 1, 2 or 3A

Where, exceptionally, development is proposed on farmland in higher quality grades, evidence should be provided to show that the development is necessary in such a location and cannot be accommodated on land of lesser quality.

### **Community action: PLACES 9 – The condition of public rights of way and roads (including footpaths and bridleways)**

A - Initiatives which encourage better maintenance of footpaths and bridleways will be supported. Support will also be given to initiatives that prevent improper use of existing footpaths and bridleways by, for example, motor cycles.

B - The Neighbourhood Plan will support initiatives that promote safe walking in the parish including safe walk to school routes. We will support Clapham and Patching Primary School and West Sussex County Council in the promotion, review and development of school travel plans and identification of school bus stops locations.

C - Public rights of way across agricultural land should be reinstated promptly after ploughing.





D - To provide wildlife habitat, promote biodiversity and retain the rural character of the parish, roadside verges should only be cut where there is an overriding need in the interests of road safety.

4.23 This policy is in line with national and local planning policies to protect the best and most versatile farm land (which is graded 1, 2 or 3A) from development. These policies seek to steer development to land of lower quality (3B, 4 and 5) wherever possible, and to protect the best and most versatile farmland for food production. The policy accepts that there may be cases where development on the better quality land may be necessary, but seeks explanation and justification for any exception.

4.24 Management and maintenance of public rights of way and roads are the responsibility of West Sussex County Council as highway authority. Footpaths and bridleways are still important for local people getting around the parish, and are also enjoyed by many visitors to the South Downs. WSCC have policies for routine management and a ten year improvement plan at:

<https://www.westsussex.gov.uk/land-waste-and-housing/public-paths-and-the-countryside/public-rights-of-way/>

4.25 WSCC's "Safe Routes to School" policies, which promote journeys by walking, cycling and public transport, are described at:

[https://www.westsussex.gov.uk/learning/west\\_sussex\\_grid\\_for\\_learning/management\\_info\\_services/policies\\_and\\_publications/school\\_travel\\_plans.aspx](https://www.westsussex.gov.uk/learning/west_sussex_grid_for_learning/management_info_services/policies_and_publications/school_travel_plans.aspx)

4.26 The planning system only becomes involved when a development proposal in a planning application would result in the loss or blockage of, or an adverse impact on, a public right of way. On such occasions, the development may be refused if the proposal cannot be amended or a satisfactory diversion be provided.

4.27 The WSCC web site gives advice on reinstatement of rights of way after ploughing at:

<https://www.westsussex.gov.uk/land-waste-and-housing/public-paths-and-the-countryside/public-rights-of-way/landowners-and-managers-rights-and-responsibilities/> and on maintenance of rural road verges at <https://www.westsussex.gov.uk/roads-and-travel/maintaining-roads-verges-and-pavements/road-and-roadside/>

## Planning policy: PLACES 10 – Equine development

Equine development will be supported where:

- any harm to the landscape or important wildlife habitats, or irreversible loss of the best and most versatile farmland is managed and mitigated to an acceptable level and
- it uses existing buildings where possible, or any new buildings are designed to respect the distinctive local character and
- any new buildings are located close to existing buildings and
- it is well located in terms of vehicular access and access to the bridleway network and
- vehicular access and parking are adequate and
- it provides adequate landscaping and boundary treatments and, where possible, other environmental benefits and
- the cumulative impact of the development – in combination with existing equine development in the locality - would have an acceptable impact on the overall character, appearance and amenities of the area which go together to give this part of the National Park its special character (see also Policy PLACES 7), taking account of factors including the likely level of activity to be generated, parking and access requirements, and the capacity of the bridleway network to accommodate additional use arising from the development

4.28 As with many parts of the South Downs which are close to the large coastal towns, Patching has a significant amount of equine development, which is particularly apparent on the slopes above Myrtle Grove. Working horses are now rare: most are kept for recreation and sport.

4.29 Equine activity can give a significant boost to the rural economy, diversify farm businesses, and help promote quiet enjoyment of the countryside. However, subdivision of farm land into small paddocks; over intensive grazing and use of bridleways; and development of field shelters, schooling rings, and various equine paraphernalia, can combine to detract from the character and appearance of open, rolling, countryside.

4.30 Some equine development is not subject to planning control, if the land remains in agricultural use (i.e. the horse(s) mainly graze “off the land” rather than relying on imported feedstuffs) and the farm unit is 5Ha or more in size. In addition, stabling within the curtilage of a dwelling, and incidental to use of it, may be permitted development and not require planning permission. Conversely, small scale private stables, riding schools, and commercial livery yards, will normally require planning permission. It is always best to consult SDNPA on whether planning permission is required.

4.31 The impact of horse-related development was raised as a concern in the residents’ survey, with many favouring a new planning policy to provide a local framework for its management and control. This policy responds to those concerns by recommending a “conservation land approach” to land under equine use.

4.32 This approach means that the following matters need to be considered in relation to this policy:

- careful stocking /grazing density
- creation of hedgerow frameworks for paddocks, which allow temporary subdivision
- headlands of meadow grass which are un-grazed and cut yearly in September
- manure collection
- low chemical worming programme
- grazing rotation (sheep and resting pasture)
- storage areas for equine equipment to be carefully sited to avoid clutter in the landscape



## Planning policy: PLACES 11 – Protection of trees, woodlands and hedgerows

Those trees, woodlands, and hedgerows in the parish which are protected by Tree Preservation Orders (TPOs) and Hedgerow Retention Orders (HROs), are indicated on **Map 7** in Appendix A. Trees in conservation areas also have interim protection.

Where trees are affected by development proposals, the planning application should provide:

- a tree survey of the development site
- protection of existing trees during the construction process
- a buffer zone between trees and development in accordance with the advice in BS5837
- any trees lost to be offset by new planting.

## Community action: PLACES 12 - Protection of trees, woodlands and hedgerows

Where appropriate, the Parish Council will recommend further TPOs and HROs to the local planning authority (SDNPA), where these make a significant contribution to amenity (and/or biodiversity or the cultural heritage of the area in the case of HROs) and/or are believed to be threatened by loss or damage.

4.33 Trees and woodlands are an important part of the character of Patching, particularly in the southern part of the parish. Protection of trees and woodlands is provided by sections 198-214 of the Town & Country Planning Act 1990, which allow local planning authorities to impose Tree Preservation Orders (TPO) on individual trees, groups of trees, or woodlands. The TPO has to be justified by the amenity value of the trees concerned.

4.34 Trees in conservation areas are afforded interim protection by section 211 of the 1990 Act, so that anyone seeking to do works to trees must first notify the local planning authority, who have six weeks to decide whether to allow the works to proceed, or impose a TPO

4.35 Ancient woodland (land continuously wooded since at least 1600A.D) is also an important planning interest. Much of the woodland in the south of the parish is identified as ancient woodland. Whilst this can be taken into account in planning applications, it does not – in itself – provide any statutory protection against felling.

4.36 The Hedgerow Regulations 1997 require works to hedgerows over 20 metres in length on farmland to be notified to the local planning authority, who may then decide whether to impose a Hedgerow Retention Order if the hedgerow concerned is of historical, archaeological or nature conservation interest.

4.37 Where replacement trees are proposed, applicants are advised that:

- replacement tree planting should be with appropriate locally native species, unless there are overriding reasons to do otherwise
- new tree plantings should be given sufficient space to develop into their natural size and shape
- succession planting should be considered where existing trees are mature or over-mature

## Community action: PLACES 13 – Flood risk and surface water drainage

Land owners will be encouraged to maintain and regularly clear ditches and culverts to minimise the risk of surface water flooding. Wider initiatives to reduce surface water run-off from agricultural land will be supported.

4.38 The great majority of the parish is in Flood Zone 1 (low risk), but the valley bottom from Lower Barpham via Michelgrove down to the A280, the whole A280 corridor along the Long Furlong, and the lowest points in both France Lane and Selden Lane, are at higher risk from surface water flooding.



4.39 National guidance is that Flood Risk Assessments (FRAs) for individual planning applications are only normally required in Zone 1 for major developments over 1Ha in extent. However, FRAs are required for most types of development in Flood Zones 2 and 3.

4.40 Encouragement of routine ditch and culvert clearance, and other initiatives to improve surface water drainage and reduce run off, are outside the planning system, but are extremely important in reducing flood risk from surface water following intense rainfall. In 2017, Patching Parish Council successfully bid for funding from WSCC's "Operation Watershed" project which aims to address surface water flooding problems in the county. This funding will be used to address problems at the junction of France Lane and Arundel Road (gully relocation) and at the top of The Street (soakaway).

4.41 Where new development raises surface water drainage issues, SDNPA is the SUDS (Sustainable Urban Drainage Systems) approval body in consultation with WSCC. Applicants for planning permission need to consider whether their proposals raise any drainage issues and integrate sustainable drainage into their schemes alongside landscape design.

4.42 Patching parish is in a sensitive groundwater area (a Source Protection Zone or SPZ) so that options for foul drainage to serve new development will need to be considered, so as to avoid any adverse impacts on the SPZ.

## Planning policy: PLACES 14 – Lighting in new development

In support of the South Downs International Dark Skies Reserve, external lighting in proposed new development in Patching parish will only be permitted where:

- the lighting is necessary for operational or security reasons
- any light spillage beyond the site into the wider landscape is eliminated, or mitigated, through measures such as timing and proximity controls, orientation, screening, shielding and glazing
- there is no adverse impact on nearby residential properties.

## Community action: PLACES 15 – Street lighting

Highways England will be urged to install street lighting to the latest standard, which minimises pollution of the night sky, at the France Lane/Arundel Road junction and at the dumbbell roundabouts at the A27/A280 interchange.

The installation of further street lighting in the parish will not be supported.

4.43 The South Downs was designated an International Dark Skies Reserve in May 2016. This involves initiatives to promote controlling, screening and directing external lighting in order to reduce unnecessary glare and make it easier to appreciate a starry sky at night. "Dark skies" were supported in local consultations for this plan and this policy introduces controls for external lighting on new development. This policy complements draft policy SD9 of the South Downs Local Plan and the hierarchy of lighting provision it recommends.

4.44 Street lighting is the responsibility of Highways England on trunk roads and West Sussex County Council on public highways elsewhere in the county. The major source of light pollution in the parish is the street lighting at the A27/A280 junction, the Arundel Road/France Lane junction, and along the A280 Long Furlong. This could be reduced by modern street lighting installations, which have less "spillage". The Parish Council does not support installation of new street lighting elsewhere in Patching as this urbanises – and so detracts from- the character and appearance of the village.



## Planning policy: PLACES 16 – Renewable energy on domestic property

Domestic installations of energy harvesting and recovery systems - such as solar panels and geothermal pumps - will be supported provided they comply with the policies within the Development Plan, particularly PLACES 5 in terms of discrete design and siting

4.45 A wide range of domestic renewable energy installations are now “permitted development” and do not require planning permission, as set out in the Town & Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 14: so only developments beyond the thresholds and limits set out there require planning permission. This policy seeks sensitive siting and design where such proposals require planning permission.

## PART THREE: PROSPERITY – OUR VILLAGE, ITS HOUSING, BUSINESS AND TRANSPORT

### Objectives

1. To continue the longstanding policy of strict control over new residential development in the parish
2. To support and maintain current business activities, in existing locations within the Parish
3. To retain existing employment opportunities within the Parish
4. To control the introduction of new non-rural commercial activity in to the Parish
5. To support improved communication facilities within the Parish
6. To retain and maintain the rural nature of the roads and thoroughfares within the Parish
7. To ensure there is no on-road parking arising directly or indirectly from new development

8. To control increases in vehicular traffic in the residential areas of the Parish arising from a growth in the number of visitors to the SDNPA
9. To ensure roads and thoroughfares elsewhere in the Parish are safe for foot, cycle and equestrian use, and, specifically, to gain support for a reduction of the speed limit on the A280 in the area of the village school
10. To support the maintenance and improvement of bus services to the Parish

## Planning policy: HBT 1 – New residential development

The development of new dwellings in the parish will be very strictly controlled in pursuit of strategic policies to protect the countryside, and to conserve and enhance the natural beauty, wildlife and cultural heritage of the area, as set out in the “saved” policies of the adopted Arun Local Plan (2003).

In exceptional circumstances, single new dwellings may be permitted in Patching parish where:

- the dwelling is necessary to meet the essential need for a rural worker to live permanently at or near their place of work in the “countryside”, or
- the proposed dwelling arises from the appropriate conversion and adaptation of an existing redundant building and leads to an enhancement to the immediate setting

4.46 New housing development has been very strictly controlled for many years in Patching parish through planning policies to protect the countryside and the special character of both the natural and built environment. Over the period from 2001 to 2015, there were only 6 new housing completions in the parish. These strict controls over development have been reinforced by National Park designation in 2010. There is strong local support for continuation of these policies of strict control over new housing development.

4.47 The emerging policies of the South Downs Local Plan (SD22 and SD23) seek to meet housing needs in the most sustainable locations within the National Park: these are the small towns and larger villages with a range of services and transport links. Patching is not identified as one of these locations. Therefore, the new local plan does not identify a settlement boundary for Patching, within which development is acceptable in principle, or make any allocations of housing development to Patching. This means that the existing strict control of new housing development will continue.

4.48 The principle of sustainable development means that plans have to consider social and economic needs. As part of preparatory work on the Neighbourhood Plan, a Local Housing Needs Survey was carried out in spring 2015 to help establish whether there were any needs which might need to be met as an exception to the strict planning controls on new housing development operating generally. A questionnaire was sent to all households in the parish and 51 responses were received. This indicated that a small number of households had, or anticipated future, housing needs requiring new dwellings. These needs mainly arise from adults who currently do not have their own home, young adults who wish to live independently, or older residents who may need to move to supported or adapted accommodation. This picture was broadly confirmed by a further survey early in 2017.

4.49 Local consultations suggested that this Plan should examine the possibility of developing a planning policy to accommodate the exceptional housing needs of people with clear local connections. The Parish Council expended considerable effort, over a long period, in seeking to develop a robust, proportionate and deliverable policy, based on prior registration of local housing need and meeting a string of planning criteria to justify an exceptional grant of planning permission. Occupation of any dwellings permitted in this way would have been subject to planning conditions or legal agreements to ensure occupation only by people in local housing need. A draft planning policy to this effect was included in the pre-submission consultation during August–September 2016.

4.50 The response to this draft policy was mixed. It received some support and some objections. Whilst generally supportive, SDNPA recommended a number of measures to make the policy more robust. The Parish Council has considered all views received and debated at length whether to carry forward a policy with “local needs” exceptions to the next stage of the Neighbourhood Plan process. It concluded that it did not have the administrative capacity to run a complex policy

(requiring registration, vetting and auditing of local housing need at regular intervals) and that it would be difficult to make the policy sufficiently robust to allay objectors’ fears that it could be exploited to provide open market housing. Accordingly, this element of the policy has been dropped following consultation.

4.51 The level and nature of local housing need may well change with time. In addition, national and strategic planning policy, and housing finance models, for social housing in rural areas may well also change. Therefore, The Parish Council will keep this matter under review and may undertake further local housing need surveys, if necessary.

4.52 There are two other long standing planning policy exceptions to the generally strict control of housing development in rural areas. The first of these exceptions is new housing necessary to meet an agricultural or forestry need and requiring staff to live on, or near to, the farm holding (for example to tend livestock 24/7). National policy guidance, and strategic policies in the adopted Arun Local Plan and emerging South Downs Local Plan, provides stringent tests for consideration of these types of proposal. Occupation of such developments is restricted in perpetuity to persons employed in, or last employed in, agriculture or forestry, and their immediate families.

## Planning policy: HBT 2 – Sub-division of residential gardens

Proposals for new dwellings on sites that form part of an existing residential garden, or a group of gardens, will only be allowed where they meet the requirements of policies PLACES 5, HBT 1 and HBT 4 of this Neighbourhood Plan. Additionally, proposals will be expected to meet the following requirements:

- the form, height, layout and density of the development is appropriate to the character of surrounding area
- sufficient garden space, and space around buildings, is retained, especially where these spaces and any trees lend to the character of the area
- provision is made for adequate amenity space, vehicular access and on-site parking, both for the new dwelling(s) and the existing development on the site
- there is no significant adverse impact on the amenities of adjacent property as a result of overlooking, loss of privacy or overshadowing.

4.53 Secondly, changing farm practice means that some traditional rural buildings are no longer required for their original purpose. These buildings – often in brick, flint, wood or tile – often add to the rural character of the area and the best way of preserving them is to find appropriate new uses, which may include residential. Where planning permission is required (some conversions are permitted development), there is detailed guidance in the adopted policies of the Arun Local Plan (2003) and the emerging policies of the South Downs Local Plan. These exception policies do not apply to the conversion of modern

### Planning policy: HBT 3 – Replacement and extension of existing dwellings

The replacement, or extension, of existing dwellings should respect the character and appearance of the locality in accordance with policies PLACES 5, HBT4 and HBT5 of this Plan and, in addition:

- replacement dwellings should normally be on the same “footprint “ as any building they replace

- extensions should normally be subsidiary to the main dwelling in scale and height, with matching design and materials, unless a compelling design case justifies an exception
- any extensions to facilitate “independent living” should accord with policy COMM 3 of this plan.

prefabricated farm buildings.

4.54 National and strategic policies support planning control over the sub-division of gardens to form new residential plots. Part of the character of much existing residential development in Patching is low density development in spacious plots. Planning policy HBT1 proposes strict policy of control over new residential development and PLACES 5 provides general advice on design. This policy recognises that proposals may come forward for new dwellings by sub-division of existing residential plots, and provides additional policy guidance to ensure that any such new development does not detract from local character and appearance.

4.55 Existing dwellings may need to be replaced or extended. The need to maintain



the character and appearance of the parish is the paramount consideration here, and is strongly supported by local consultations and the National Park designation. This means that policies PLACES 5 on design, and HBT 4 on outdoor space, will be important reference points for any such proposals, so that the “look and feel” of the parish is maintained.

**4.56** Replacement dwellings should normally be on the same footprint of the buildings they replace, so that they maintain the low density and spacious layout characteristic of the parish. Extensions should normally be designed so that they are clearly subsidiary to the main dwelling in scale and height, and have matching design features and materials, so that they blend in easily. There may be circumstances where an outstanding design justifies an exception, but this will need to be justified in the Design and Access statement accompanying the planning application.

**4.57** This policy is mainly concerned with physical design, and impact on the character and appearance of the area. However, it also has a social dimension in seeking to maintain the diversity of the local housing stock. It aims to avoid a “mansion-isation” of the dwelling stock, where smaller dwellings are progressively replaced and extended, and there are fewer and fewer smaller dwellings to meet the diverse housing needs of people in Patching.

**4.58** Good quality outdoor space around dwellings provides recreation opportunities for young and old, contributes to the character and open feel of the village, and offers opportunities to increase biodiversity. This policy further reinforces the desire for planning policies which will maintain the “look and feel” of the parish, as shown in public consultation. It applies to proposals for both new and extended dwellings.

**4.59** The narrow lanes within the parish cannot accommodate additional on-road parking without risking a safety hazard to other road users, or hindrance to the passage, or free flow, of traffic. The relative absence of on-road parking within the Parish, in contrast to neighbouring communities is a distinctive feature of the Plan Area contributing to its rural character. Whilst development proposals should address the need for a reduction in the reliance of the use of private vehicles wherever possible, in circumstances where this is not possible, appropriate on-site provision must be ensured in the interests of safety and to protect the rural character of the Plan Area.

**4.60** The WSCC parking standards for residential development (approved in September 2010) are based on seven guiding principles, and a “parking requirement calculator” is provided based on factors such as location (urban/suburban/rural), levels of car ownership, size, type and tenure of development etc. This policy seeks to add the impact of parking pressures on the special character of Patching, as part of “guiding principle A “in the county standards.

**4.61** The Neighbourhood Plan aims to maintain the rural character of the parish, whilst recognising the need for continued local employment opportunities and the need to reduce out-commuting for work. However, it is important that these commercial activities remain appropriate in both scope and scale to the parish and should not expand to the point where their operation is detrimental to local character,

### Planning policy: HBT 4 – Outdoor space

Proposals for new and extended housing development should include good quality outdoor amenity space - either private gardens or a shared amenity area - and should contribute to providing native tree cover and improved biodiversity.

The amount of land used for garden or amenity space should be commensurate with the size and type of dwelling and the character of the area, and should be of appropriate utility (for play and recreation) and quality having regard to topography, shadowing (from buildings and landscape features), and privacy.

### Planning policy: HBT 5 – Off street parking

All new development should include provision of adequate off-road vehicle parking spaces.

Provision of parking should:

- (a) be sufficient to avoid additional on-road parking, arising directly or indirectly from the development, which will lead to safety hazards or hinder the passage/free flow of traffic (including use by agricultural vehicles, horses or pedestrians)
- (b) not detract from the rural character of the area.

or to people's enjoyment of this attractive and peaceful rural area. In particular, developments should not cause additional HGV traffic, noise and light pollution. New commercial activities which support the rural economy (for example processing and adding value to local agricultural and forestry products) are preferred.

4.62 The plan area has only limited stock of commercial premises from which local jobs can be provided. National Park designation, and the constraints imposed by the narrow rural road network, will make it hard to replace them if they are lost to other development.

4.63 It is a fact of rural life that communications infrastructure often does not match the standards enjoyed in urban areas. Today's expectations are for people of all ages to be able to communicate efficiently and effectively whether by mobile phone or internet, whether schoolchildren doing their homework, home and commercial workers trying to run a business, or just maintaining social contact. Improving communication links will stimulate opportunity for both home working and existing small scale commercial activities.

4.64 The West Sussex Better Connected project (WSSCC/Government/BT) aims to deliver at least 2Mbps to 90% of the county by spring 2016. It has recently installed two new fibre broadband cabinets that will serve properties in Patching. In addition, in the Queen's Speech made in May 2016, the Government committed to provision universal high speed broadband of 10Mbps across all rural areas of the UK by 2020, through a new Digital Economy Bill. This Bill will also extend permitted development rights for some new equipment installations and take them out of planning control.

4.65 This community action seeks to maintain the rural character of roads in the parish: an approach which received strong support in local consultations. The main factors affecting this character are the management and maintenance policies and practices of West Sussex County Council, as highway authority. It also supports the emerging South Downs Local Plan policy SD18 which includes:

*Historic rural roads, including within villages, will be protected for their intrinsic value, so that their convenience and safety are conserved for their users, and their ecological, landscape and recreational value are conserved and enhanced wherever possible.*

## Planning policy: HBT 6 – New commercial development

The Neighbourhood Plan will support the continued use of existing commercial sites. Proposals for the further development of existing commercial activities, or new rural commercial activities, will be supported where they:

- (a) maintain activities within their present curtilage
- (b) do not have a harmful impact on the character and appearance of the locality or lead to an increase of HGV traffic on narrow parish roads and thoroughfares
- (c) do not introduce new sources of noise or light pollution within the Parish.

In delivering this policy, proposals which introduce new commercial activities supporting the rural economy will be favoured.

## Planning policy: HBT 7 – Improved connectivity

The Neighbourhood Plan will support proposals to provide access to super-fast high bandwidth broadband, and for improved mobile telephone coverage to serve the Parish.

In doing so, it will require the location and design of any above-ground network installations requiring planning permission to be sympathetically sited and designed to protect the character and appearance of the local area, in line with National Park purposes.

Telecoms operators should explore all opportunities for sharing and rationalising mast sites and equipment, as technology develops, before considering new mast sites.

4.66 It also reflects the approach in the SDNPA's document "Roads in the South Downs", which rejects the imposition of urban highway standards, lighting, and signage where this would harm the character of the National Park.

## Community action: HBT 8 – Maintaining the rural character of local roads

The Parish Council strongly supports the maintenance of the rural character of the local road network through, and within, the parish, and will urge the highway authority (West Sussex County Council) to:

- limit street furniture and signage to the minimum required by traffic safety considerations, and avoid the unnecessary imposition of urban highway standards
- avoiding the introduction of further street lighting in order to minimise light pollution (see also PLACES 15 above)
- adopt a policy for maintenance of roadside verges which maintains their character and biodiversity (see also policy PLACES 7 above)
- avoid changes in the width, alignment, and character of existing roads, thoroughfares and junctions, unless justified by road safety considerations

This will complement Neighbourhood Plan policy HBT 6 which discourages commercial activities which would lead to an increase of HGV traffic on narrow parish roads and thoroughfares.

The A27 trunk road and the A280 Long Furlong would not be covered by this approach, as they are part of the county strategic road network.

4.67 This approach would not apply to the A27 trunk road and the A280 Long Furlong, as they are part of the county's strategic road network and are engineered and maintained to a different standard from rural roads.

4.68 The popularity of recreational walking, cycling and horse-riding in the parish is likely to grow with population growth in nearby urban areas. The parish has an extensive rights of way network which is attractive to visitors. (See Community Action Places 9). Whilst there are a number of small informal roadside parking areas in the parish, there is no dedicated visitor car park.

4.69 The Neighbourhood Plan has not identified a suitable site, but this policy gives some guidance to any agency who may be considering a development proposal in the future. The key issues are careful siting to integrate the car park into the landscape, easy access to the public rights-of-way network, and avoiding traffic problems for residents. This means that a site on the periphery of the parish is likely to be best.

4.70 Speed limits are not imposed under planning legislation. There are national speed limits, which can be varied locally by local highway authorities, based on the guidance in Department of Transport circular 01/2013 and using the powers in the Road Traffic Regulation Act 1984. Variations have to be agreed by the DoT. Therefore, local communities would first need to enlist the support of West Sussex County Council, as local highway authority, before any new speed limits could be progressed.



4.71 Currently, there are only two return bus services from Patching, which run into Worthing and back on Tuesdays and Thursdays (Compass Bus: service 69). This is one of the services which runs with the benefit of a subsidy from West Sussex County Council, so it is vulnerable to both fluctuating passenger numbers and the ability of WSCC to maintain subsidies at a time of great downward pressure on council budgets. Although the bus service is very limited, it is highly valued by those who do not have access to a car. The Parish council will lobby for the retention and improvement of local bus services.

### Planning policy: HBT 9 – Parking provision for visitors to the parish

The Neighbourhood Plan will support proposals for provision of new car parks to meet the needs of recreational visitors to the parish where they:

- are sensitively located in the landscape, and do not detract from the character and appearance of the National Park
- offer easy access to the public rights of way network
- will avoid drawing additional traffic through Patching village and the outlying settlements at Selden, France Lane, Michelgrove and Myrtle Grove.

### Community action: HBT 10 – Safe roads

The Parish Council will seek to reduce the risk of accidents involving non-vehicular traffic by:

- strongly encouraging West Sussex County Council to reduce the speed limit, or consider introduction of traffic calming measures, on parts of the A280 (Long Furlong), particularly in the area of the village school, to 30 mph (20 mph during school arrival and departure times) by engaging community support and appropriate lobbying elsewhere
- strongly supporting the establishment of speed limits elsewhere in the Parish in order to recognise the prevalence of foot, cycle and equestrian traffic enjoying the rural area, and ensuring that the implementation of speed restrictions complements the community action in HBT 6

### Community action: HBT 11 – Improved bus services

The Parish Council will support the maintenance and improvement of bus services to the Parish.





05

PLAN DELIVERY AND IMPLEMENTATION



## How will the plan be delivered and implemented?

5.1 This Neighbourhood Development Plan will be delivered and implemented in two ways:

- (a) **through decisions on planning applications made by the South Downs National Park Authority, as the local planning authority:** When the Neighbourhood Development Plan is formally adopted, it will become part of the statutory development plan for the area, alongside the “saved” policies of the Arun Local Plan (2003) and/or the South Downs Local Plan , which will eventually supersede it . As such, the Neighbourhood Development Plan will carry considerable weight in planning decisions. The planning system itself is a response to investment decisions by local businesses and householders.
- (b) **Community action:** The Plan will also be delivered and implemented through a range of community actions outside the planning system. This will include actions by the local authorities and government agencies exercising non-planning functions such as highways, transport, housing and education, and local action by the Parish Council and the community in Patching.

## How will we assess progress?

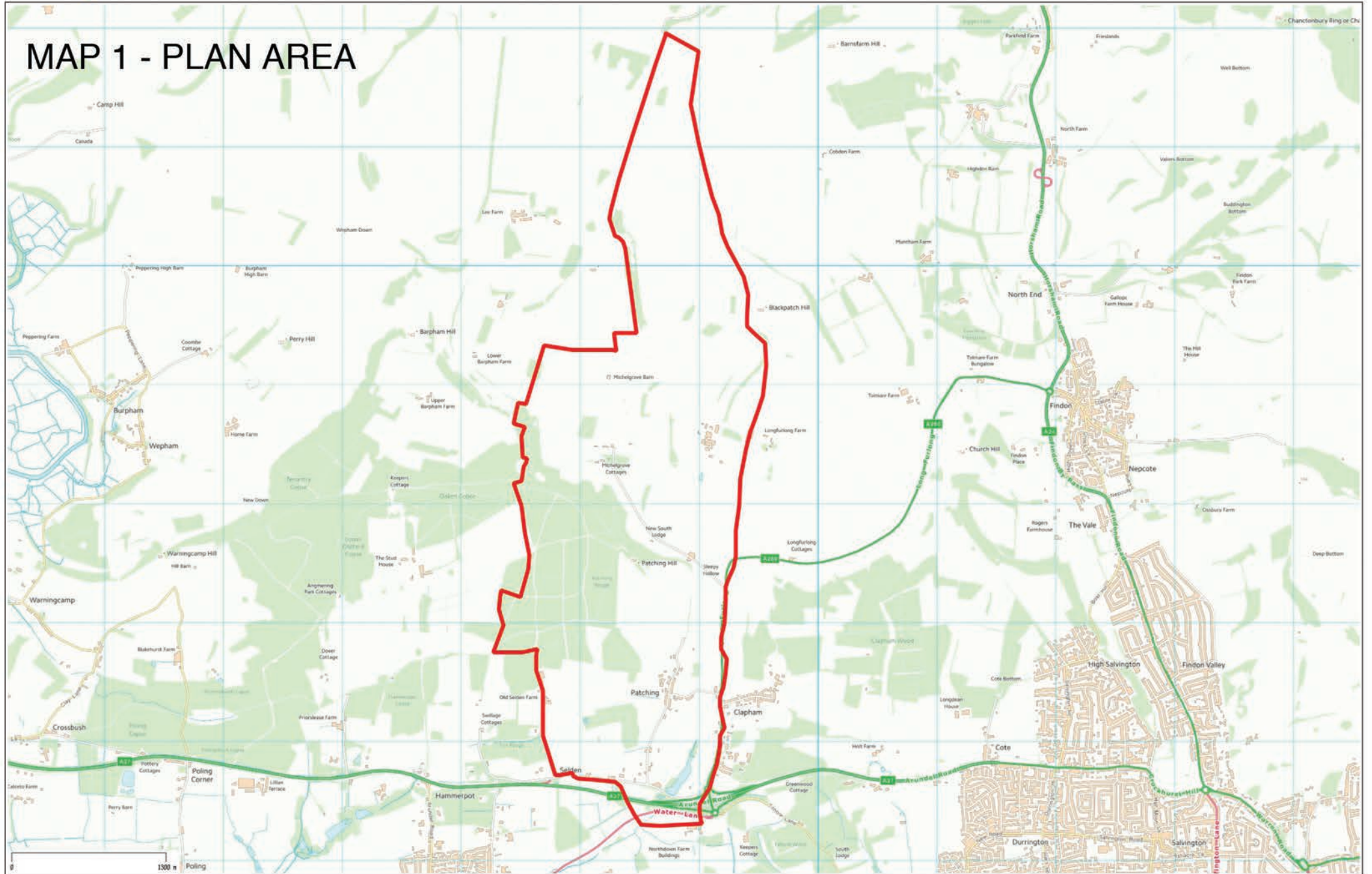
5.2 It is important that we regularly check whether the Plan is delivering the Vision we have set out for Patching in 2033 and whether it needs to be reviewed to respond to changing social, economic and environmental conditions. The SDNPA prepares an “Authority Monitoring Report” which will give a high level report on changing conditions across the National Park. This may need to be supplemented by some local work to get a more detailed picture for Patching. Amongst the things that will need to be monitored are:

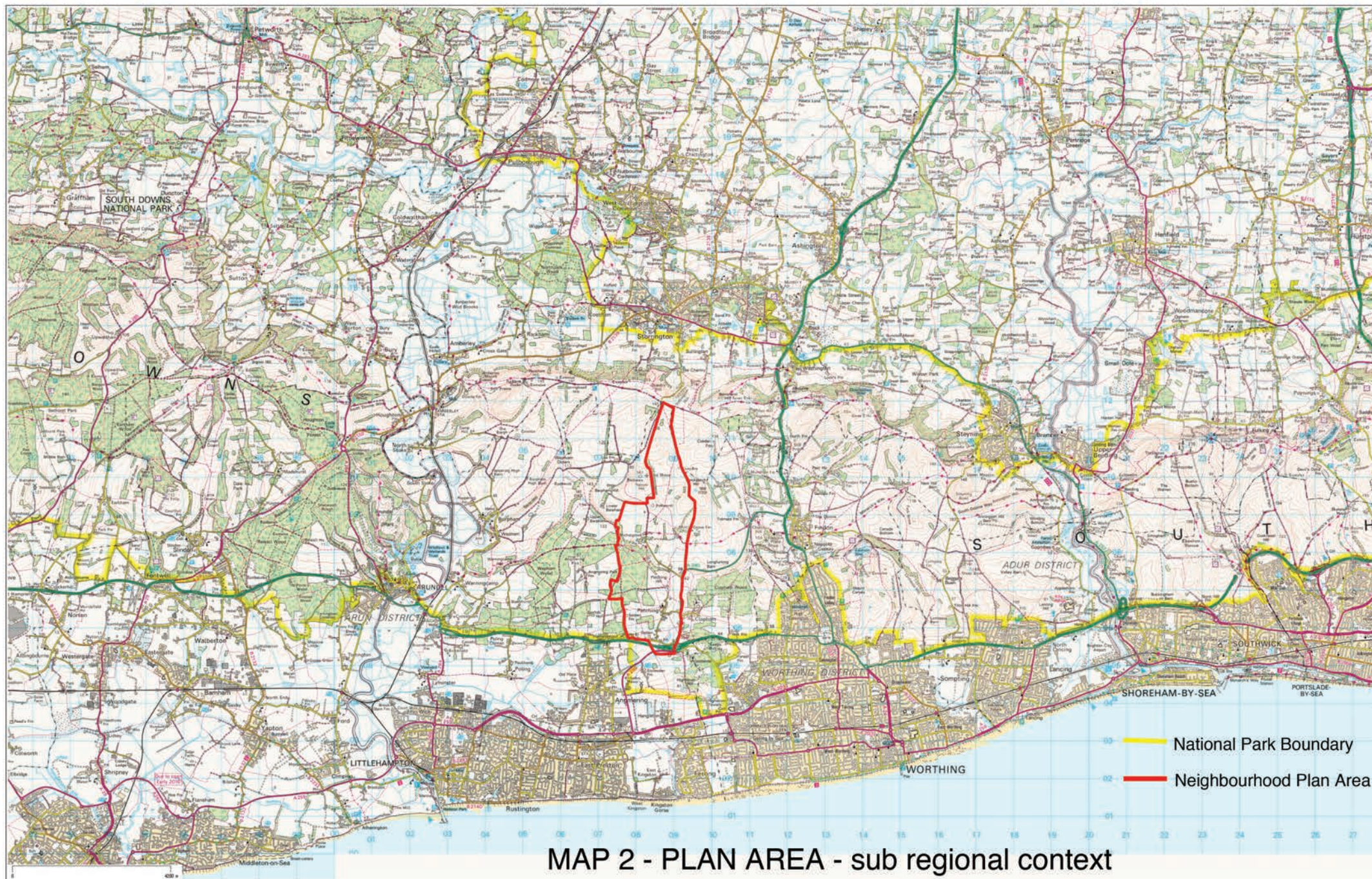
- the pattern of planning applications submitted in Patching and decisions on them
- how housing needs in the parish are evolving
- factors affecting the prosperity of the rural economy
- maintenance of local community facilities
- whether the condition of key features of the historic and natural environments are stable, improving or declining.

# APPENDIX A: MAPS

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# MAP 1 - PLAN AREA





# MAP 3(a) - COMMUNITY FACILITIES



# MAP 3(b) - EXISTING GREEN SPACE

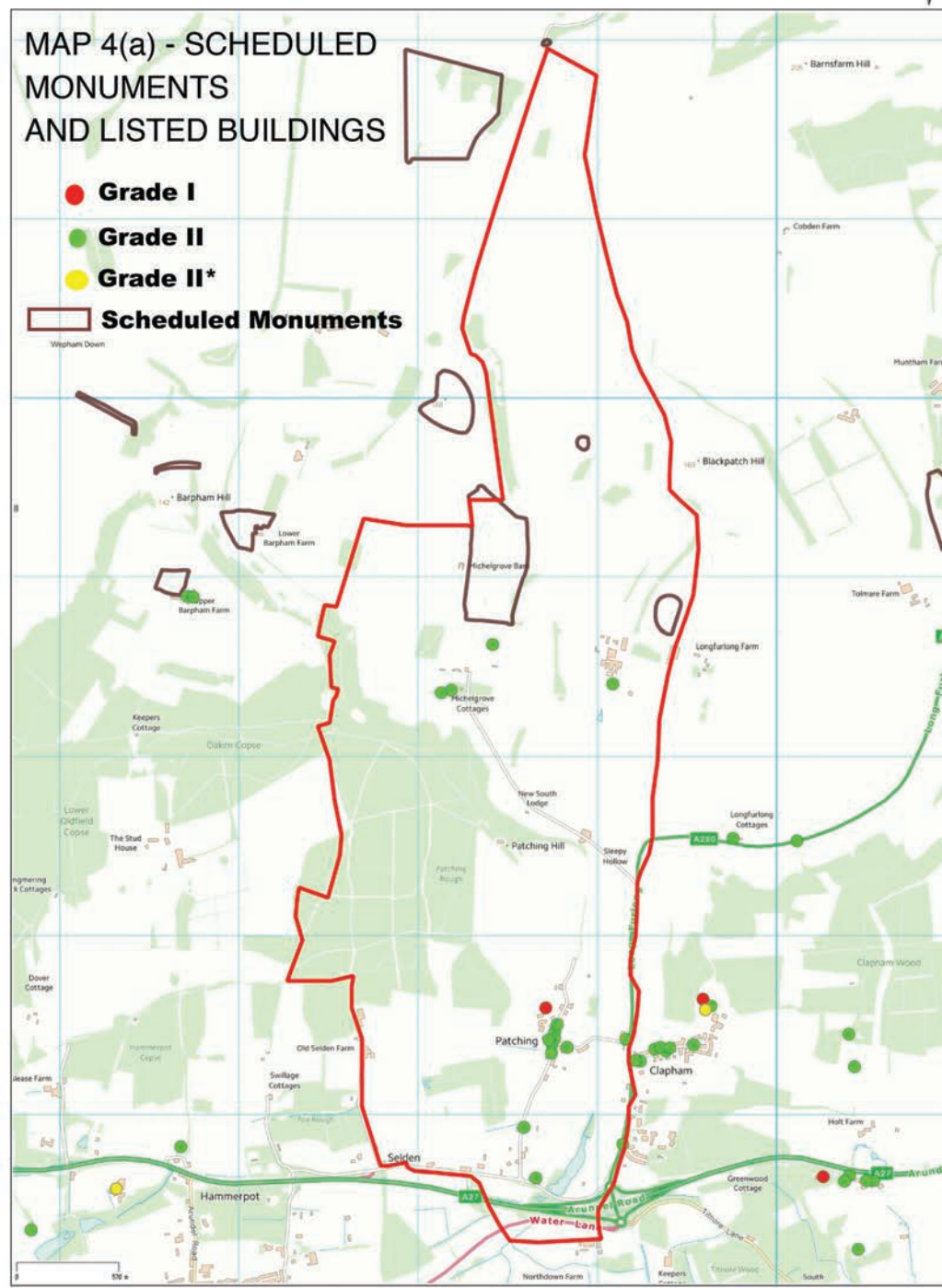
## - Village Hall Grounds





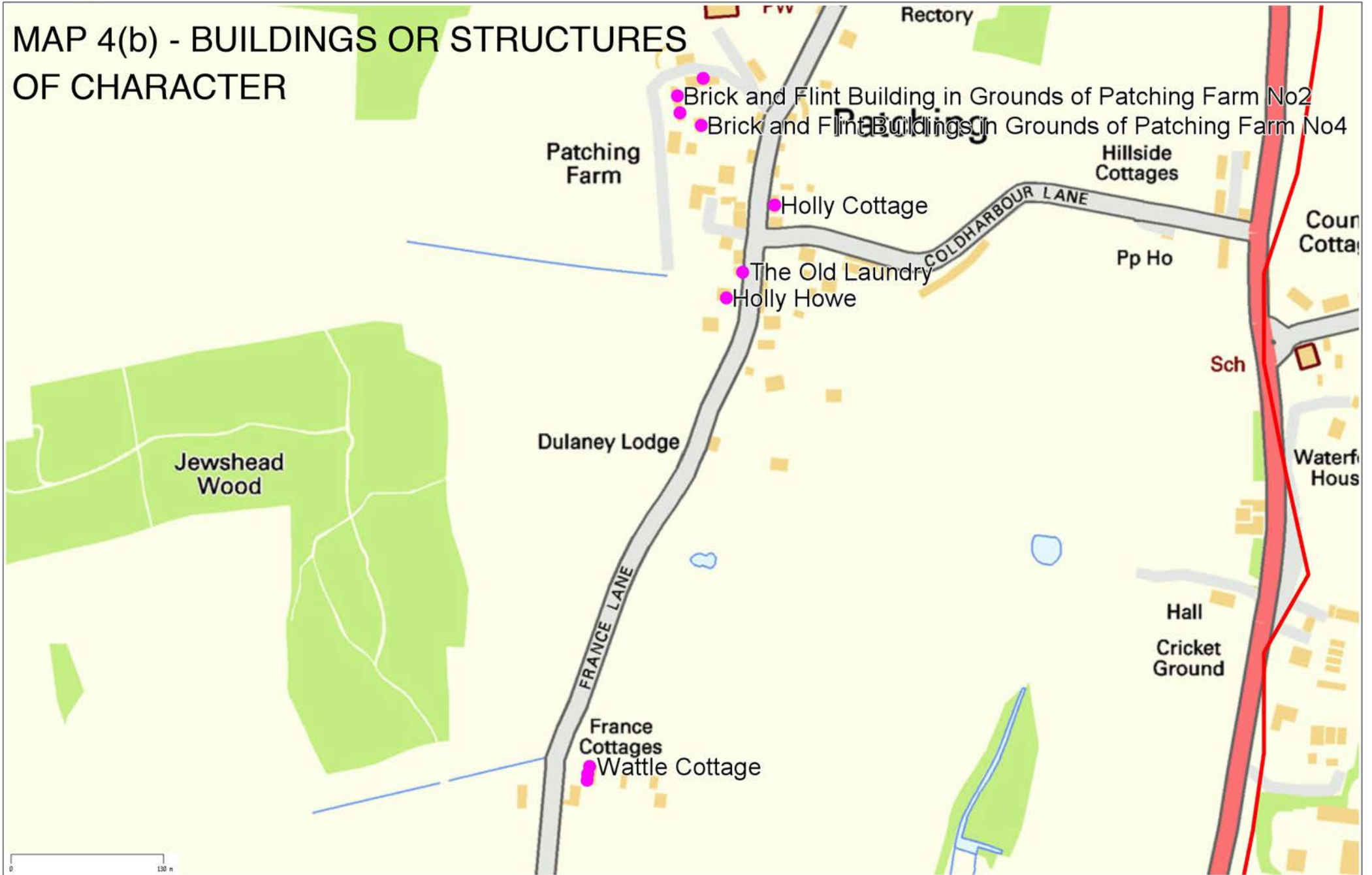
# MAP 4(a) - SCHEDULED MONUMENTS AND LISTED BUILDINGS

- **Grade I**
- **Grade II**
- **Grade II\***
- Scheduled Monuments**





# MAP 4(b) - BUILDINGS OR STRUCTURES OF CHARACTER








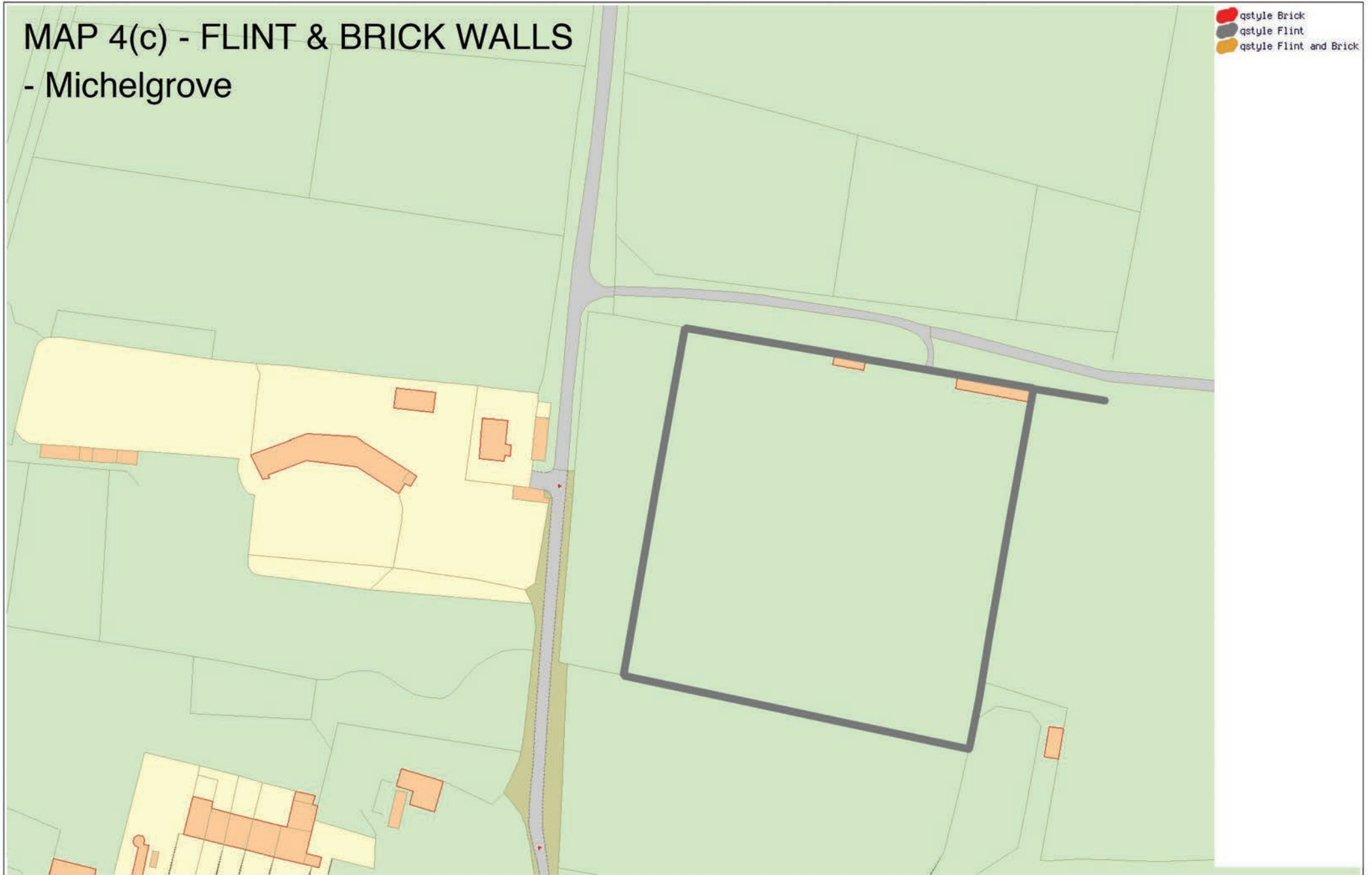
# MAP 4(c) - FLINT & BRICK WALLS - Patching Long Furlong

- qstyle Brick
- qstyle Flint
- qstyle Flint and Brick






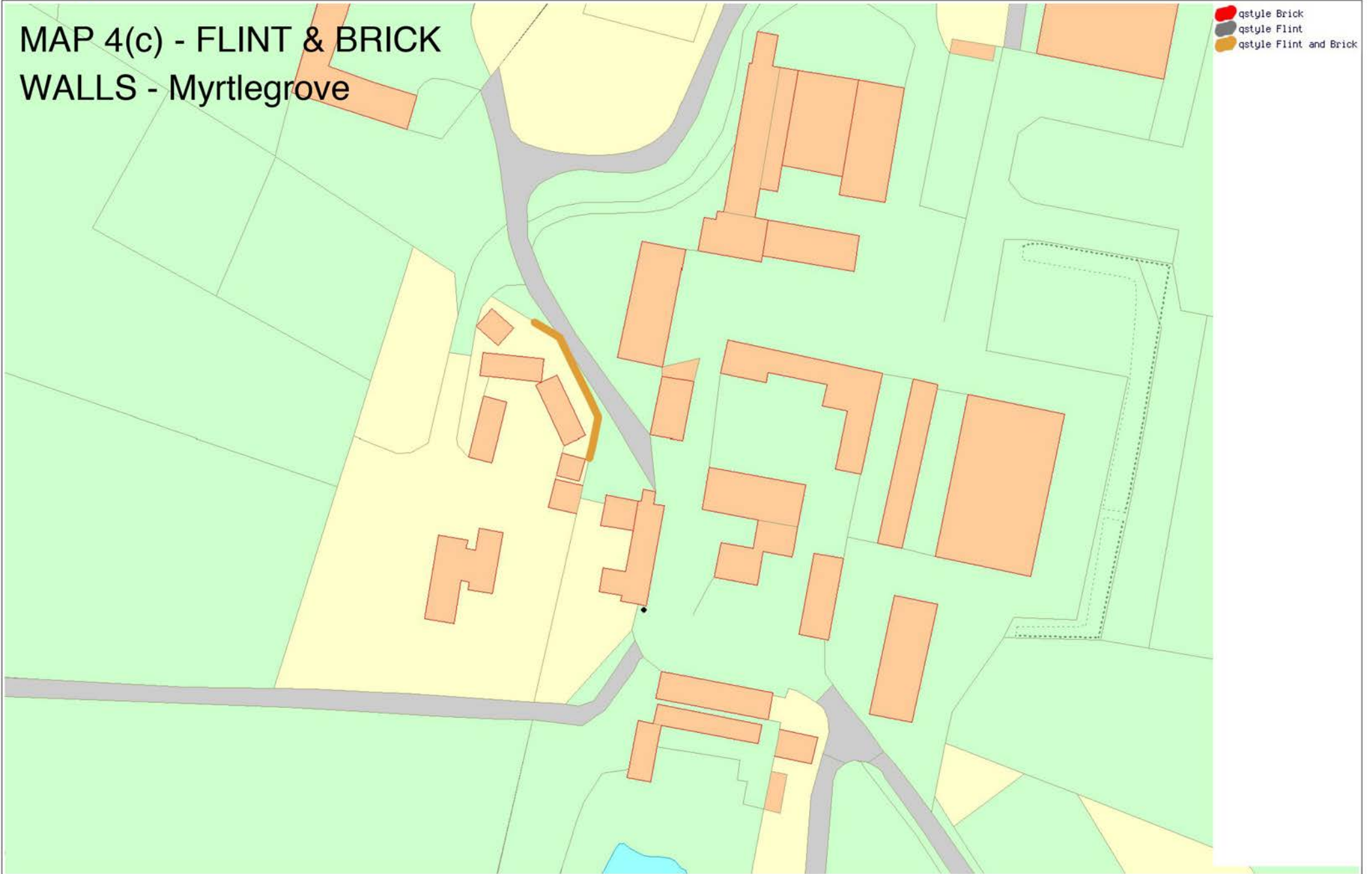
# MAP 4(c) - FLINT & BRICK WALLS - Michelgrove

-  qstyle Brick
-  qstyle Flint
-  qstyle Flint and Brick






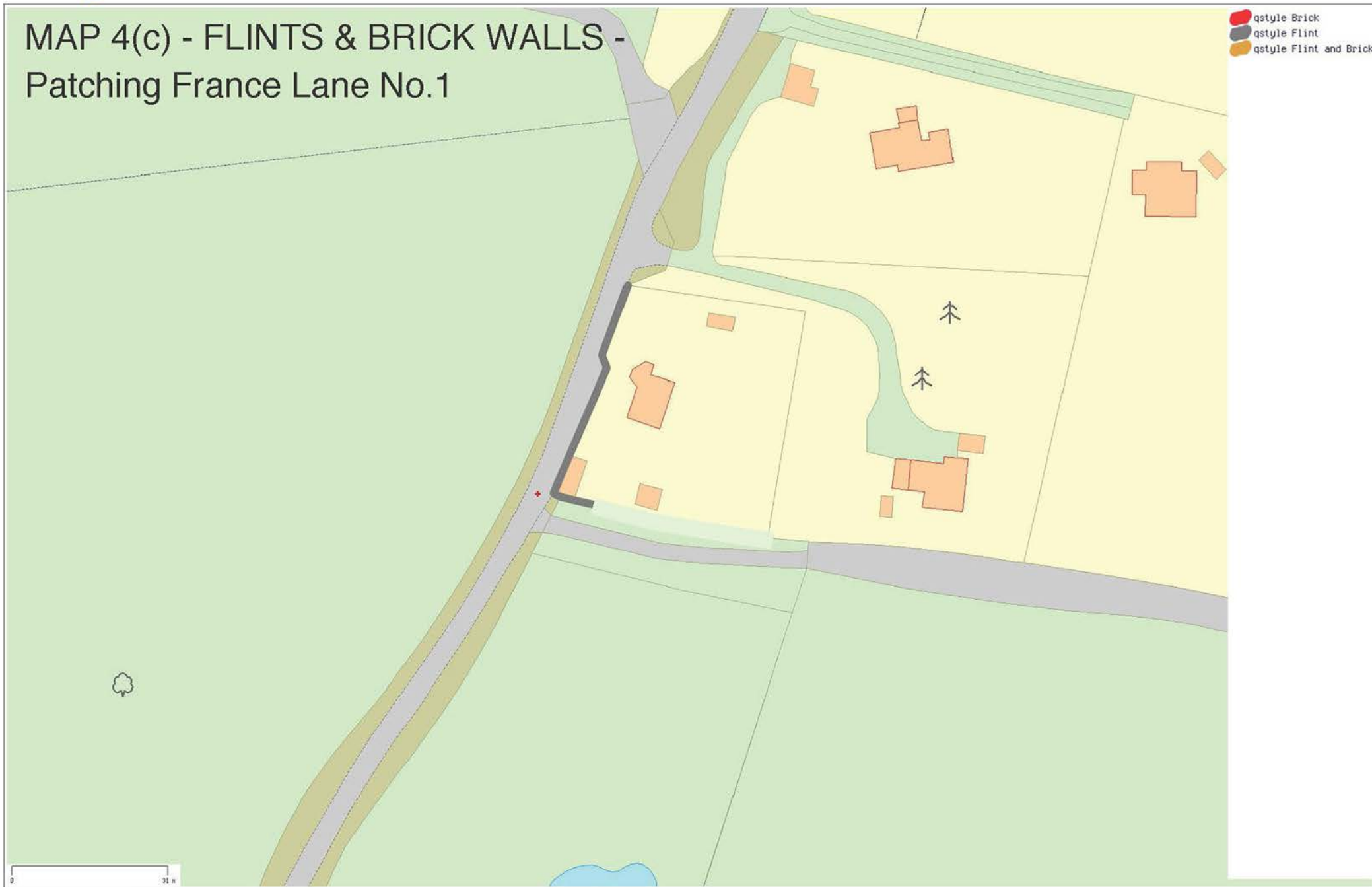
MAP 4(c) - FLINT & BRICK  
WALLS - Myrtle Grove

-  qstyle Brick
-  qstyle Flint
-  qstyle Flint and Brick



# MAP 4(c) - FLINTS & BRICK WALLS - Patching France Lane No.1

-  qstyle Brick
-  qstyle Flint
-  qstyle Flint and Brick








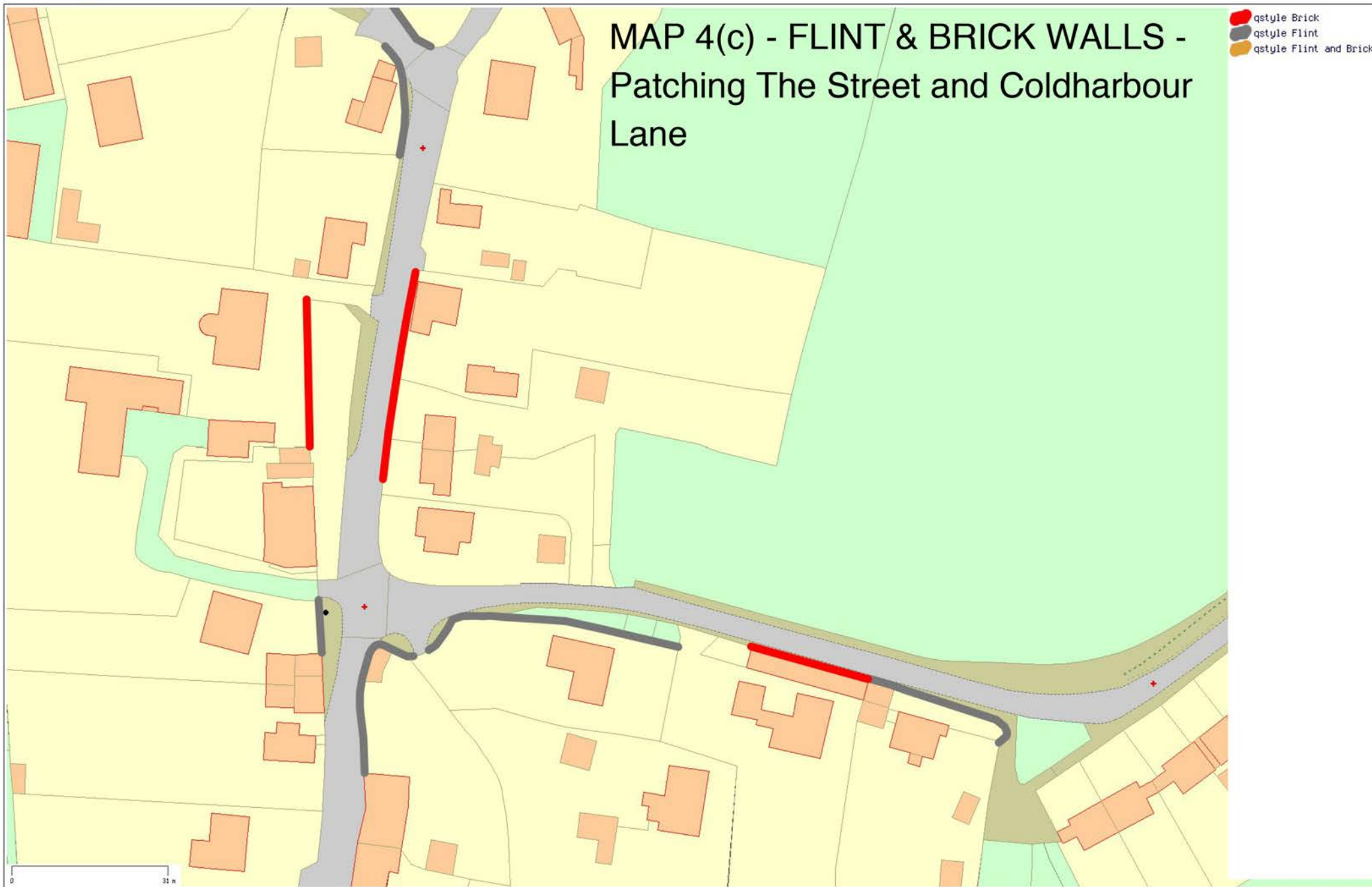
# MAP 4(c) - FLINT & BRICK WALLS - Patching France Lane No. 2

- qstyle Brick
- qstyle Flint
- qstyle Flint and Brick



# MAP 4(c) - FLINT & BRICK WALLS - Patching The Street and Coldharbour Lane

-  qstyle Brick
-  qstyle Flint
-  qstyle Flint and Brick





# MAP 4(c) - FLINT & BRICK WALLS - Patching The Street No.1

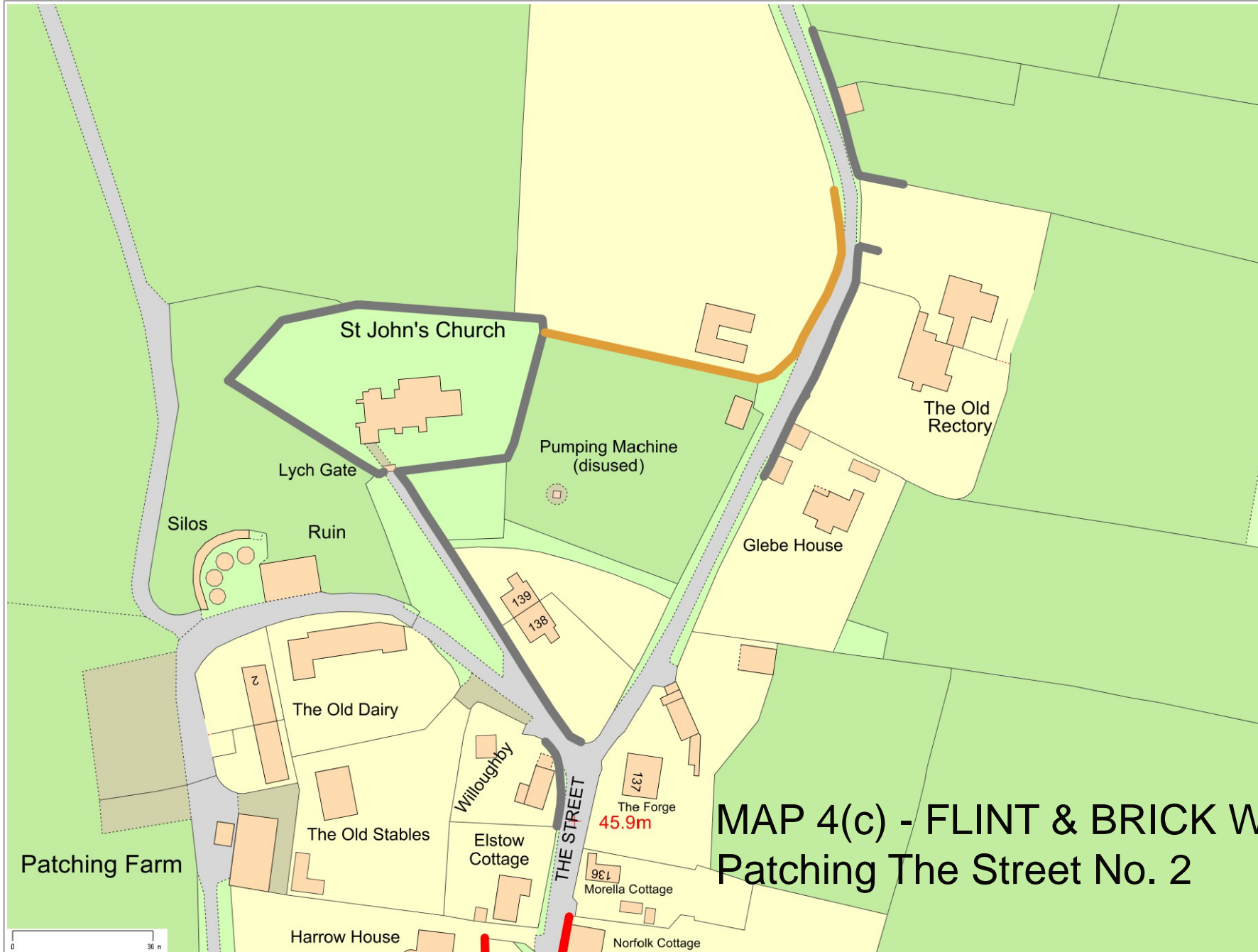


**Legend**

**Flint and Brick Walls**




- Brick 
- Flint 
- Flint and Brick 








**Legend**

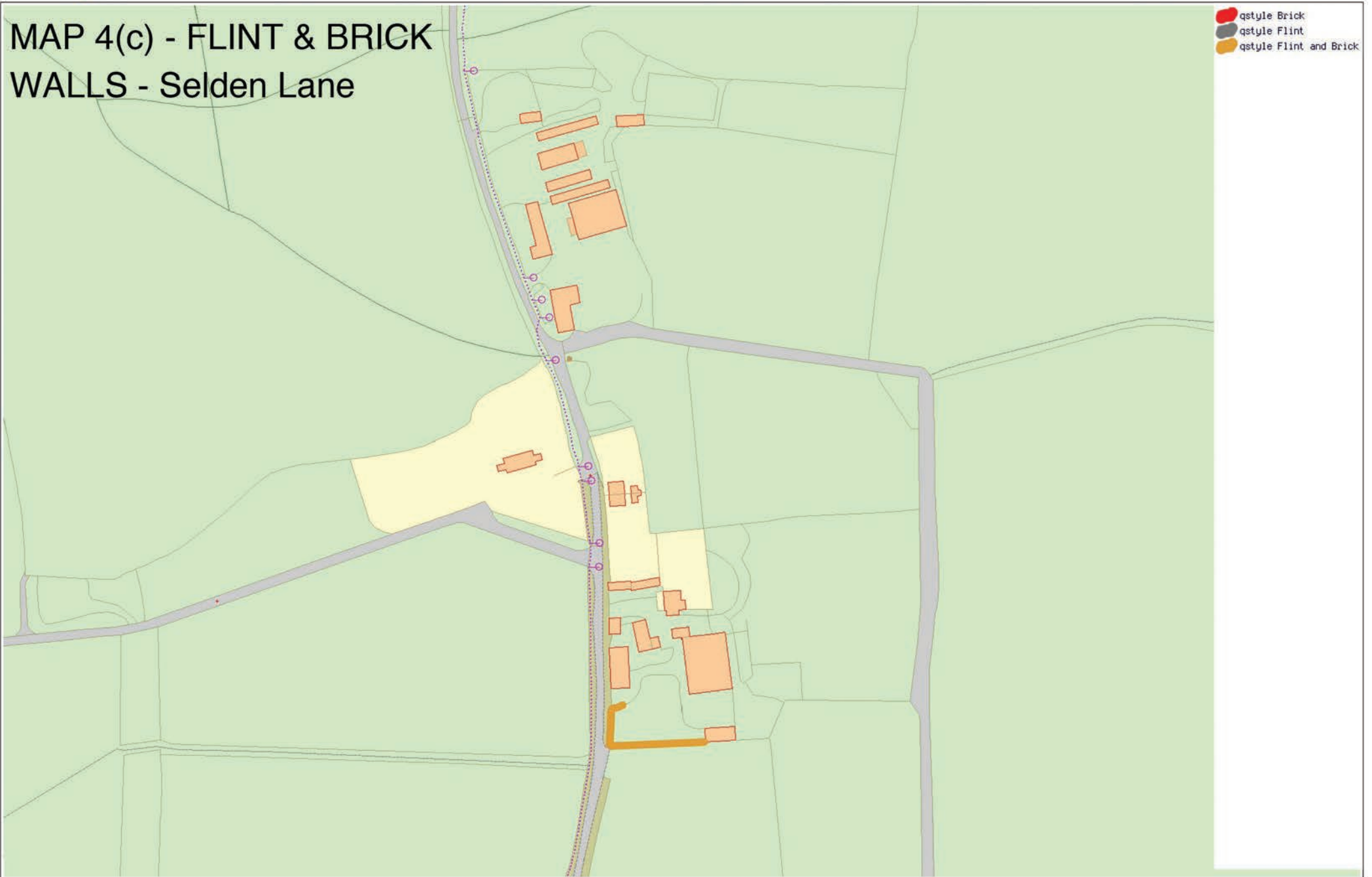
**Flint and Brick Walls**

- Brick 
- Flint 
- Flint and Brick 

**MAP 4(c) - FLINT & BRICK WALLS - Patching The Street No. 2**

# MAP 4(c) - FLINT & BRICK WALLS - Selden Lane

-  qstyle Brick
-  qstyle Flint
-  qstyle Flint and Brick



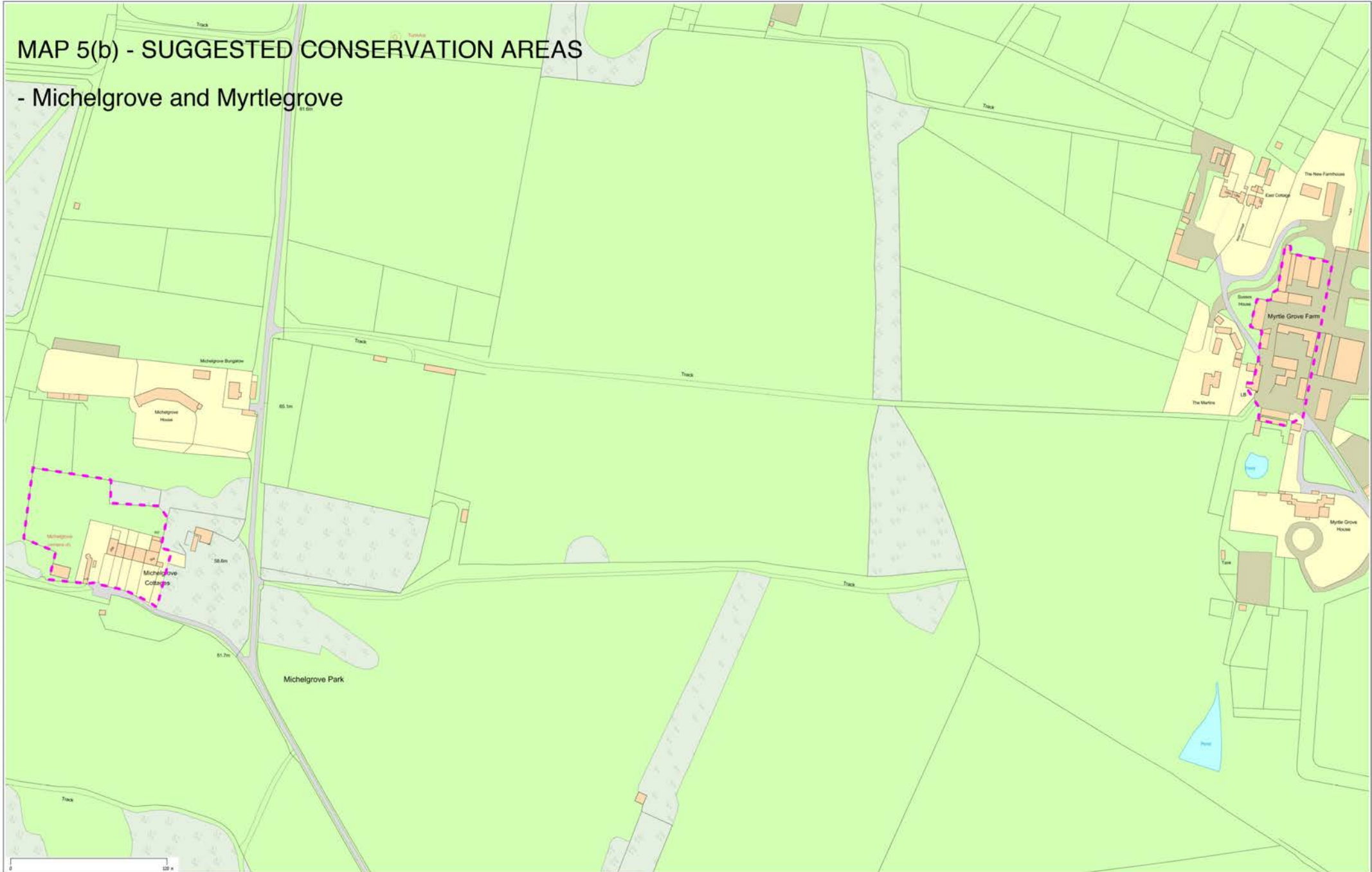


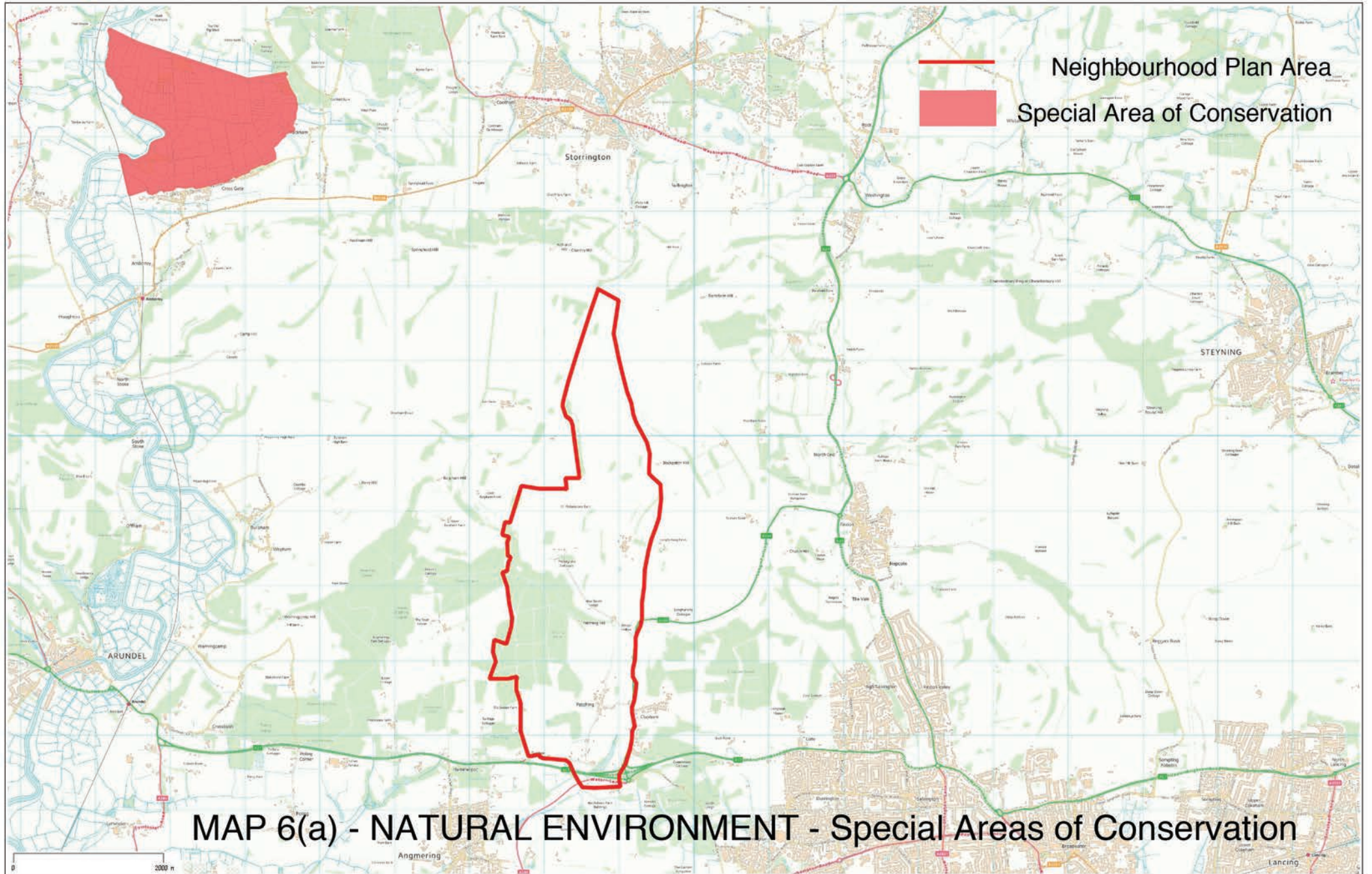
# MAP 5(a) - CONSERVATION AREA - Patching

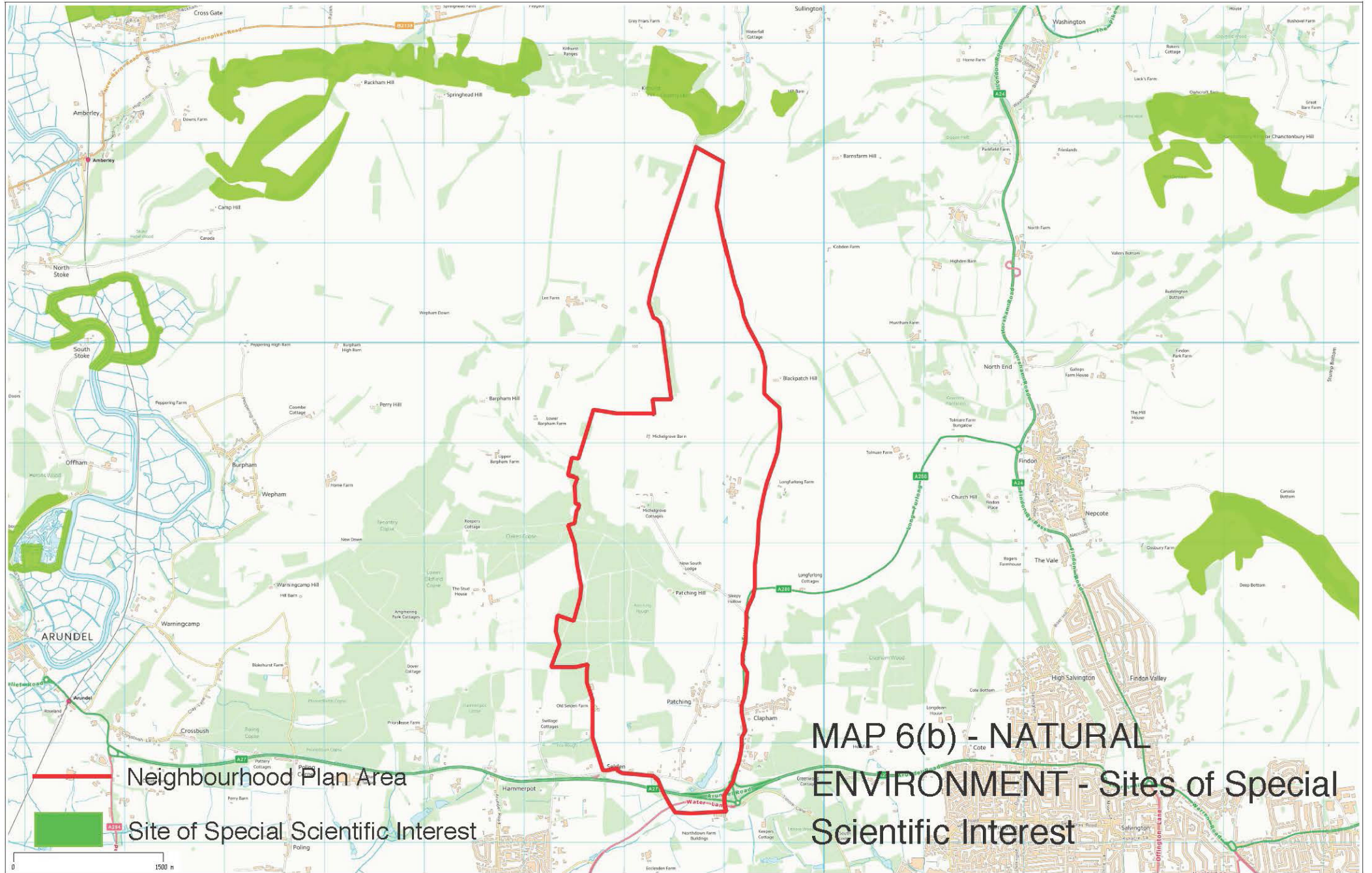


# MAP 5(b) - SUGGESTED CONSERVATION AREAS

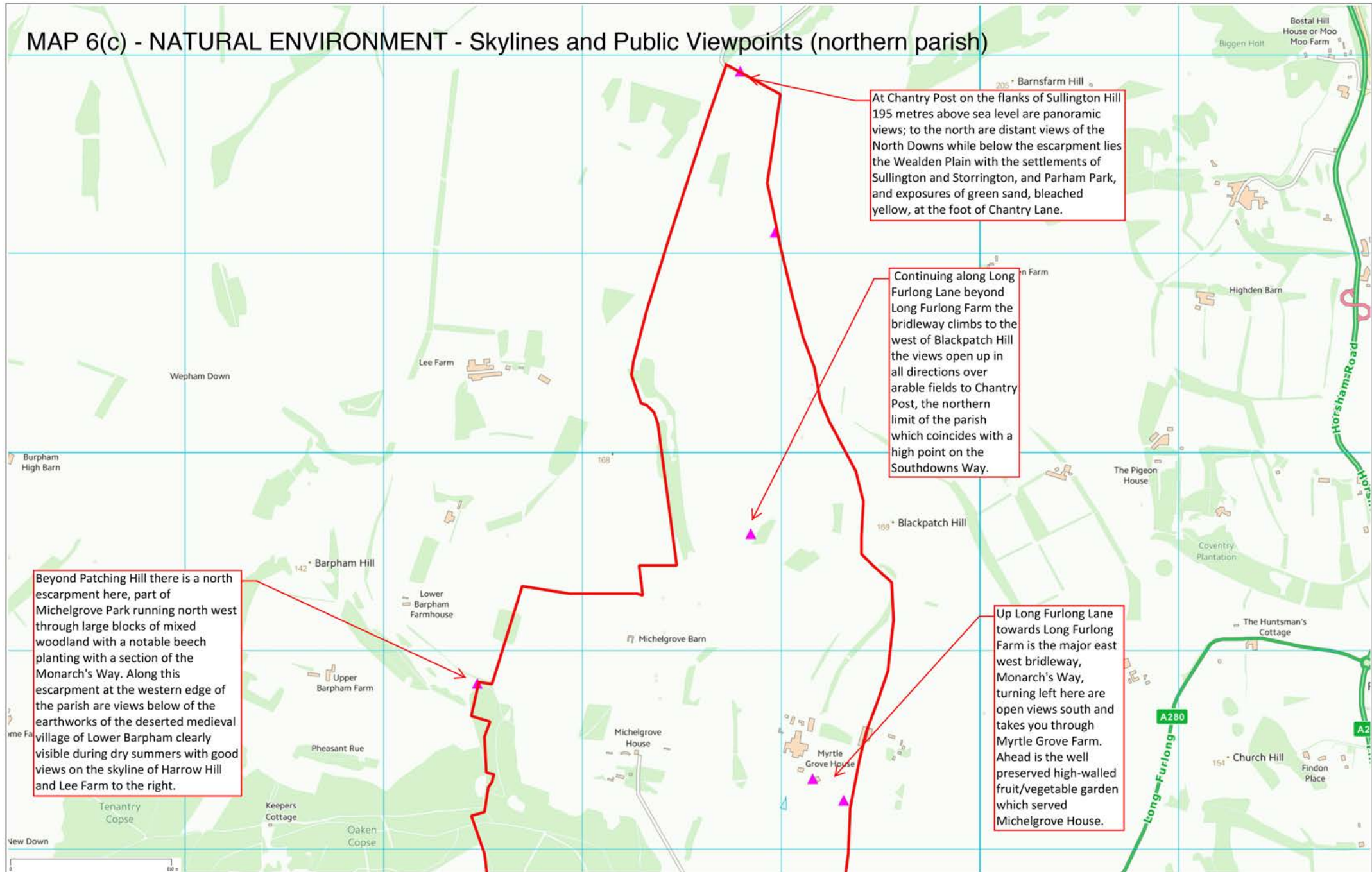
## - Michelgrove and Myrtle Grove







MAP 6(c) - NATURAL ENVIRONMENT - Skylines and Public Viewpoints (northern parish)

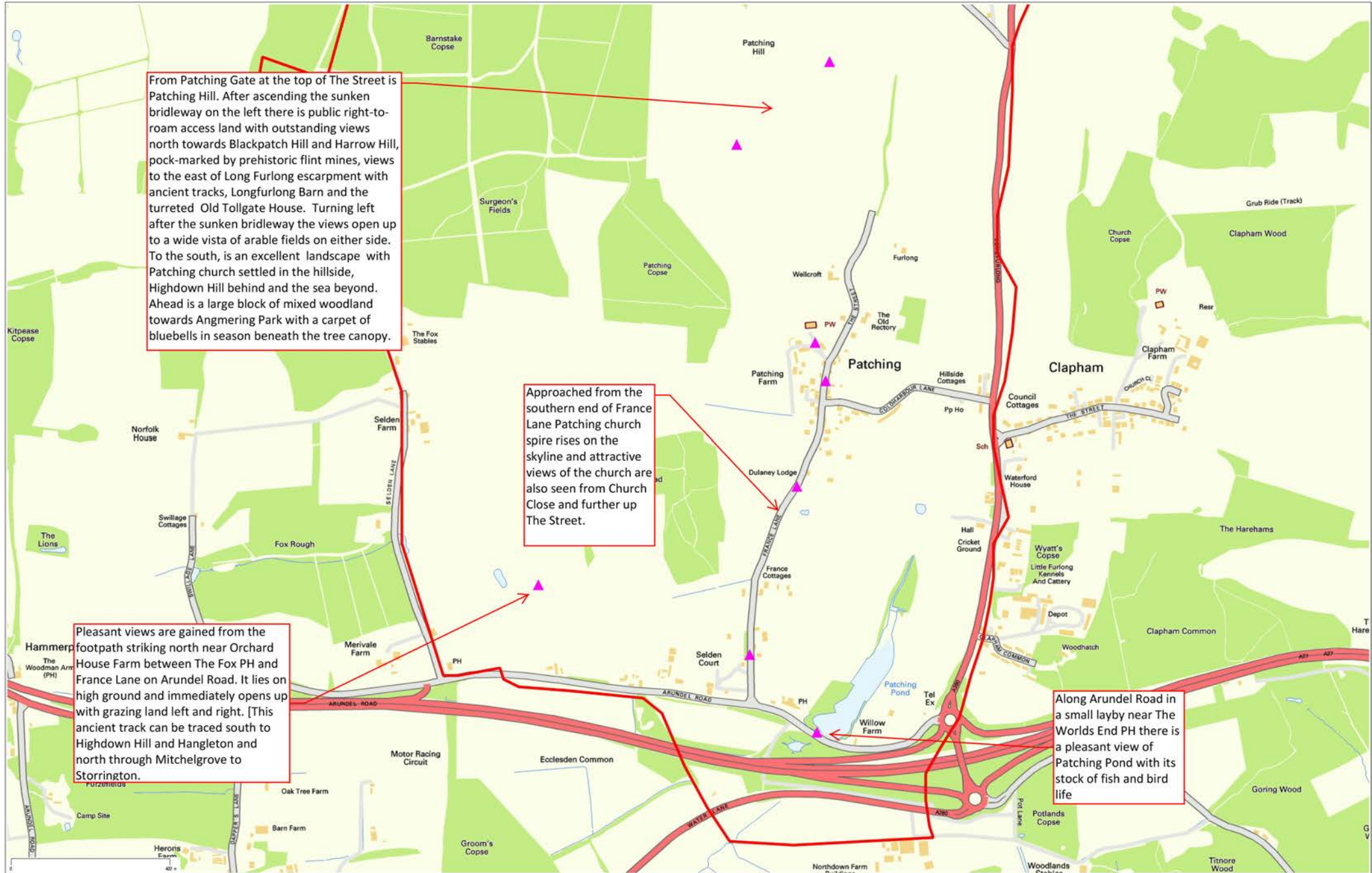


Beyond Patching Hill there is a north escarpment here, part of Michelgrove Park running north west through large blocks of mixed woodland with a notable beech planting with a section of the Monarch's Way. Along this escarpment at the western edge of the parish are views below of the earthworks of the deserted medieval village of Lower Barpham clearly visible during dry summers with good views on the skyline of Harrow Hill and Lee Farm to the right.

At Chantry Post on the flanks of Sullington Hill 195 metres above sea level are panoramic views; to the north are distant views of the North Downs while below the escarpment lies the Wealden Plain with the settlements of Sullington and Storrington, and Parham Park, and exposures of green sand, bleached yellow, at the foot of Chantry Lane.

Continuing along Long Furlong Lane beyond Long Furlong Farm the bridleway climbs to the west of Blackpatch Hill the views open up in all directions over arable fields to Chantry Post, the northern limit of the parish which coincides with a high point on the Southdowns Way.

Up Long Furlong Lane towards Long Furlong Farm is the major east west bridleway, Monarch's Way, turning left here are open views south and takes you through Myrtle Grove Farm. Ahead is the well preserved high-walled fruit/vegetable garden which served Michelgrove House.

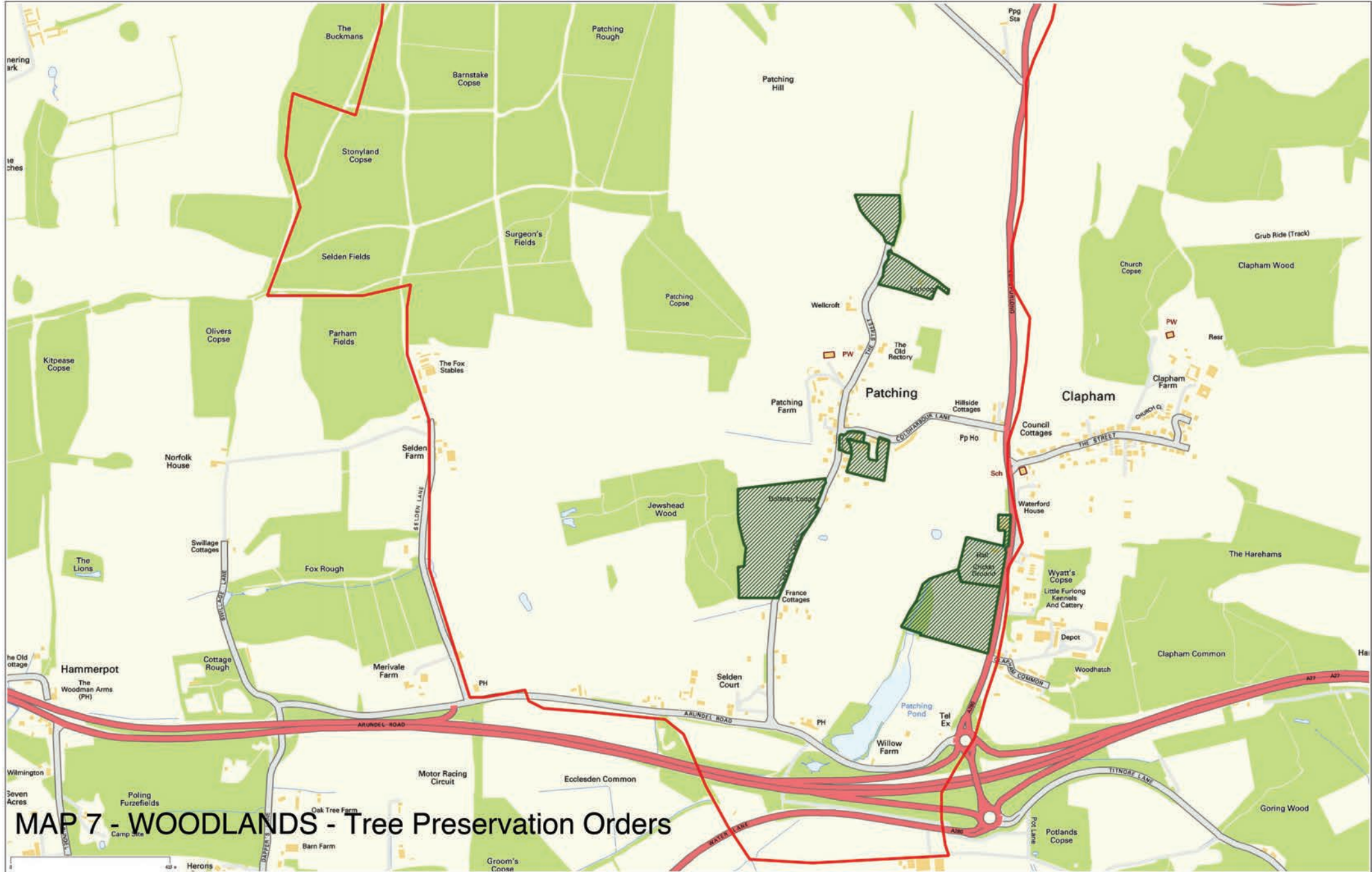






# MAP 6(d) - NATURAL ENVIRONMENT - Patching Pond

- Legend
- Parish Boundary
  - Patching Pond



MAP 7 - WOODLANDS - Tree Preservation Orders

# APPENDIX B EVIDENCE BASE

## Legislation

- Town & Country Planning Act 1990
- Localism Act 2011
- Neighbourhood Planning (General) Regulations 2012
- Assets of Community Value (England) Regulations 2012

## Patching Neighbourhood Development Plan documents

- Draft Housing and Development Objectives and Policies : May 2015
- Draft Community and Environment Objectives and Policies : May 2015
- Draft Business and Transport Objectives and Policies: May 2015
- Draft Buildings and Heritage Objectives and Policies: May 2015
- Draft Leisure and Environment Objectives and Policies : May 2015
- Basic Conditions Statement : June 2016
- Consultation statement ( in preparation)

## Publicity

- Announcement of Open Meeting, 3 April 2014
- Survey document, April 2014
- Survey findings, January 2015
- Housing Needs Survey April-May 2015
- Announcement of workshops, 8-9 May 2015
- Feedback invitation, May 2015

## UK Government documents

- National Planning Policy Framework 2012 (DCLG)
- National Planning Practice Guidance 2014 (DCLG)
- 2011 Census (ONS)
- Keeping horses on farms (DEFRA)

## Arun District Council documents

- Patching Conservation Area designation statement 1998
- ADC Local Plan 2003
- ADC Local Plan 2003 - Schedule of saved policies
- Arun DC Play Strategy
- Arun DC Housing Allocations Scheme 2012
- Energy Efficiency and Fuel Poverty Strategy 2014 - 2019
- ADC Leisure Strategy
- ADC Strategic Flood Risk Assessment 2008
- Arun Local Plan 2011-2031

## West Sussex County Council documents

- West Sussex Waste Local Plan 2014
- West Sussex/SDNPA Minerals Plan : consultation draft 2016
- West Sussex Transport Plan 2011-2026
- West Sussex County Council : parking standards 2011
- Landscape Character Assessment for West Sussex 2003
- West Sussex Strategic Flood Risk Assessment 2010
- West Sussex Local Flood Risk Management Strategy 2014
- West Sussex Rights of Way Improvement Plan 2007 -2017
- West Sussex Historic Environment Records (HER)

## South Downs National Park Authority documents

- South Downs National Park Visitor Survey 2012
- South Downs National Park Local Economy Economic Indicators 2011
- South Downs National Park Partnership Management Plan 2013
- South Downs National Park Local Plan : Preferred Options consultation : October 2015
- South Downs National Park Access Network and Accessible Natural Greenspace Study 2014

- Strategic Housing Land Availability Assessment 2014
- South Downs Integrated Landscape Character Assessment 2011
- South Downs National Park : Access Network and Accessible Natural Greenspace Plan 2014
- Roads in the South Downs : Enhancing the safety and quality of roads in the National Park 2015
- South Downs National Park: Water Cycle Study and SFRA (part1) 2015
- South Downs : Authority Monitoring Report (April 2014-March 2015) published December 2015

## Other documents

- Bricks and Water : 100 years of social history in Clapham and Patching , July 2000
- Ancient Woodland Inventory for West Sussex, Sussex Biodiversity Database. January 2012



# APPENDIX C STATUTORY LIST OF BUILDINGS OF ARCHITECTURAL AND HISTORICAL INTEREST

- 134, the Street  
Grade II  
The Street, Patching, West Sussex
- Barn and Cart Shed (Patching Estate)  
Grade II  
Patching, West Sussex
- Delaney Garage  
Grade II  
France Lane, Patching, West Sussex
- Duke's Cottage  
Grade II  
The Street, Patching, West Sussex
- Dulaney Cottage  
Grade II  
Coldharbour Lane, Patching, West Sussex
- France Cottage Meadow Cottage  
Grade II  
France Lane, Patching, West Sussex
- Garden Wall in the Angle of Delgar House and Dulaney Cottage  
Grade II  
1 Coldharbour Lane, Patching, West Sussex
- Michelgrove Cottages  
Grade II  
Patching, West Sussex
- Morella Cottage  
Grade II  
The Street, Patching, West Sussex
- Myrtlegrove House  
Grade II  
Patching, West Sussex
- Plantation Cottage  
Grade II  
Long Furlong, Clapham, West Sussex
- The Forge  
Grade II  
137 The Street, Patching, West Sussex
- The Horse and Groom Inn ( Now The World's End PH)  
Grade II  
Arundel Road, Patching, West Sussex
- The Lodge  
Grade II  
Long Furlong, Patching, West Sussex
- The Parish Church of St John the Divine  
Grade I  
138 The Street, Patching, West Sussex
- The Ruins of Michelgrove  
Grade II  
Patching, West Sussex

**PATCHING**  
Please drive  
carefully

FRANCE LANE