



# **Walberton Neighbourhood Development Plan**

**Pre- Submission Draft v4**

**Autumn 2015**

## Foreword

The Parish of Walberton covers an area of 1,044.19 hectares and has a population of some 2,175 in its three villages of Walberton, Binsted and Fontwell.

In 2012, the Localism Act gave powers to parish councils to involve their communities in the creation of neighbourhood development plans, in order to give them a greater say in planning matters. Walberton Parish Council set up a steering group to do this.

The steering group ensured that parishioners had a real say in the preparation of this Walberton Neighbourhood Development Plan (the Plan). It is a plan for the future of the Parish that reflects parishioners' views about what changes should occur in their area, rather than leaving such decisions to the local planning authorities - Arun District Council and the South Downs National Park Authority.

It is vital that the Plan can be understood by everybody. It must be accessible because a majority of parishioners are required to vote it into existence. It is complicated, but the steering group has aimed to keep it as simple as practicable.

The Plan is a legal document and some layout and phraseology is used so that it can pass various legal tests. Obligatory technical content in a few instances is denoted with *[italicised square brackets]*. In the interests of readability the Plan makes free use of schedules that are part of the Plan but carry content that is either inappropriate in the body text, or else may need regular referencing.

### Notes, Terms and Glossary

- Permitted, Supported: in planning terms these denote degrees of backing
- Socioeconomic and demographic data are from the 2011 Census unless otherwise specified
- Sustainability: Development meeting the needs of the present without compromising the ability of future generations to meet their own needs. It is central to economic, social and environmental success and is the core principle underpinning planning at all levels
- Consultation Statement: This sets out the consultation process; who was consulted; how they were consulted; issues raised; how the Plan addresses the issues
- Evidence Base: The sources of data and information used within the Plan are held in an online database found at [walberton.arun.gov.uk/NP](http://walberton.arun.gov.uk/NP)
- Parish Survey: A well-publicised set of events / open days when information was given and feedback collected, mainly in the form of a questionnaire sent to every parish household
- State of the Parish Report: A snapshot of the Parish at the start of the NP process

- ADC: Arun District Council
- NPPF: National Planning Policy Framework
- PC: Walberton Parish Council
- SDNP / SDNPA: South Downs National Park / Authority
- WSCC: West Sussex County Council
- WAG: Walberton Action Group

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**Document to be read in conjunction with the  
online evidence base at [walberton.arun.gov.uk/](http://walberton.arun.gov.uk/)  
Evidence**

## **1.0 INTRODUCTION**

The neighbourhood plan is a new type of planning document which gives communities some power to shape the neighbourhoods in which they live. This is set out in the Localism Act that came into effect in April 2012.

### **1.1 How the Neighbourhood Plan fits into the Planning System**

Although the Act's intention is for local people to decide what goes on in their villages and towns, it sets out some important guidance. The Walberton Neighbourhood Development Plan (the Plan) must be in line with the following:

- National Planning Policy Framework (NPPF)
- West Sussex County Council (WSSC) Structure Plan
- Arun District Council (ADC) Local Plan produced in 2003
- South Downs National Park Authority (SDNPA) strategic planning elements
- European Regulations on key environmental aspects

The Plan has been based on proper and well-advertised consultation with parishioners, and others with an interest in Walberton Parish (the Parish).

*[Details of the consultations have been recorded on the Parish Council web site [walberton.arun.gov.uk](http://walberton.arun.gov.uk) This Consultation Statement demonstrates that it fully accords with the requirements of the Localism Act and included meeting the requirements of Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The Plan has been amended where appropriate in response to consultation comments.]*

*[A Screening Opinion was submitted to ADC and they confirmed that an SEA was not required. The Basic Conditions Statement does however assess each policy for sustainability.]*

### **1.2 Plan Preparation Process**

Planning shapes the places where people work, live and learn. It is right that the community should play a key part in the planning process.

The overall purpose of the Plan is to produce a clear, attractive, and shared vision for the area, developed with local residents, with the community and with business partners. The Plan will act to co-ordinate the actions and investments of a range of partners, including the ADC, over the next 20 years or more.

The aims of the plan are as follows:

- Locate the new development and extend the choice and quality of housing
- Help improve safe connections to local amenities and to the SDNP
- Improve safe access to the Parish's open spaces

- Improve availability of other community amenities, such as health services
- Enhance the character and image of the Parish
- Identify steps to an environmentally, socially, and economically sustainable future

### **1.3 Statement of Community Involvement**

The Plan identifies the issues that are important to Parish residents and lets their opinions be heard in the shaping of the community's future, but also helps them:-

- be more aware of their surroundings and local needs
- identify what features of the community they want to protect and enhance
- to give the Parish Council (PC) support and a mandate for taking action
- identify ideas and funding that can come from the community itself

The Plan should help the work of the PC as it tries to influence the main local planning authorities and other service providers whose decisions affect their community.

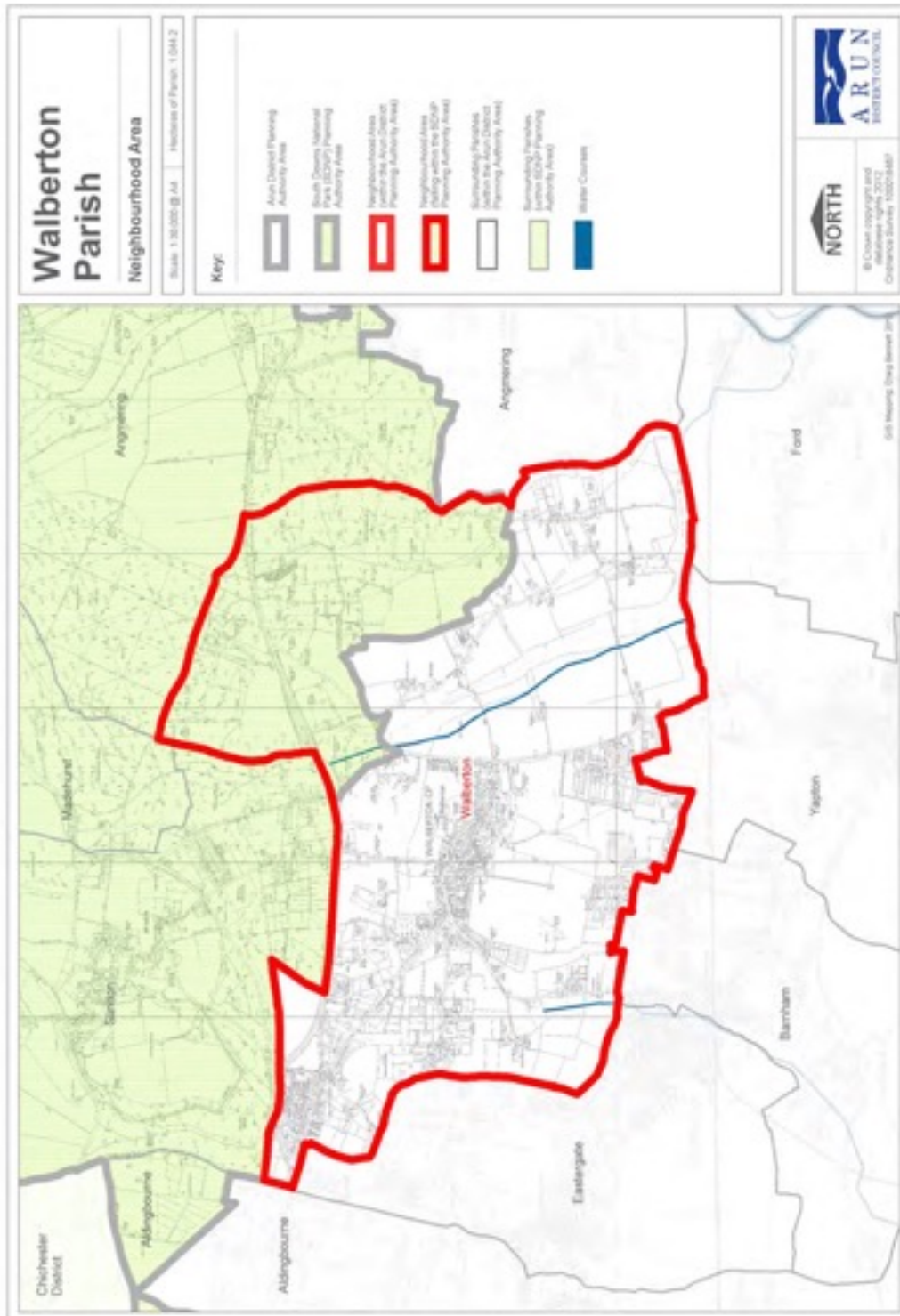
To help this happen the steering group has run consultation events with residents, businesses and others involved. *[The events are detailed in the Consultation Statement and a full description of all the surveys and events can be found in the Evidence Base]*

### **1.4 Sustainability Appraisal**

The Plan has to be in line with UK and European regulations on the environment and habitats. Each policy in the Plan has been considered against the regulations. *[In respect of strategic environmental assessment and habitat regulations, a Screening Opinion submitted to ADC confirmed that a Sustainability Appraisal (SA) of the Plan was not required. The Basic Conditions Statement does however assess each policy for sustainability.]*

### **1.5 Boundaries**

The Plan relates to the area within the Parish boundary, marked on the map shown here. Part of the Parish lies within the SDNP boundary, as shown.



Map showing the Walberton Neighbourhood Development Plan area



## **2.0 CONTEXT**

### **2.1 Planning Policy Context**

This section gives the evidence to support the Plan and its policies. It refers to existing planning policy, social and demographic statistics and information about the community today. Much of the detail will be found in Schedule 1.

### **2.2 National Guidance**

The NPPF provides guidance for local planning authorities in drawing up plans for development and is a material consideration in determining applications. A presumption in favour of sustainable development in practice means that local planning authorities need positively to seek opportunities to meet their area's development needs.

### **2.3 Local Planning Policy**

The Parish falls within the planning authority areas of ADC and SDNPA, whose areas overlap. As already noted, ADC policies and proposals have a significant influence over the strategy and detailed content of the Plan, which must also demonstrate that it is consistent with the policies and intent of the NPPF.

The "saved", i.e. retained, parts of the adopted ADC 2003 Local Plan are currently the official plan for the ADC area. The Plan for the Parish must be in conformity with these saved strategic policies. However, ADC is writing a new Local Plan, and if and when this is "adopted" i.e. legally accepted, that new document will then become the Local Plan. This Plan is therefore consistent with the current Local Plan but is prepared in anticipation of a new "emerging" Local Plan.

The ADC 2003 Local Plan currently applies in the overlapping area with the SDNP. However, the SDNPA is also writing a Local Plan, and once it is adopted, this will replace the ADC document for the area. The SDNPA published a consultation version of its plan in February 2014, its Options Consultation Document, and expects its Local Plan adoption in 2017.

There are a number of saved policies in the ADC 2003 Local Plan that have special relevance for the Plan, and these are listed in Schedule 1. The Plan will be judged on its conformity with these in particular. They give the Plan its general framework but along with the NPPF they also constrain it, for example limiting the Plan's freedom to endorse development opportunities.

### **2.4 Arun Local Plan 2011 – 2031**

The new ADC Local Plan, when adopted, will cover the period 2011 – 2031. Drafting of this Plan was begun before the new ADC Local Plan was published. The Plan is not judged against any new ADC planning policies, but they do provide helpful evidence on the likely direction of ADC strategic planning.

A key element that is referred to in the new Local Plan that does matter, however, is the requirement for the Plan to manage a Parish allocation of a minimum of 50 houses over the next 20 years.

## **2.5 South Downs National Park Local Plan**

A part of the Parish both north and south of the A27 now lies within the SDNP, shown marked on the Map in 1.5 above.

The SDNPA became the organisation with the statutory responsibility of writing planning policy for the National Park in April 2011. Its first Local Plan is currently in preparation and it will cover the next 15-20 years. The Authority's brief synopsis of its vision for the SDNP is carried in Schedule 1. The Plan recognises the aspirations of the SDNPA and, as an overlapping and adjoining area, the Parish shares much of its vision. This includes for example its ideas in respect of well-managed habitats forming a network supporting wildlife, the relationship between people and landscape, and the underpinning need for economic and social well-being of communities.

However, the Options Consultations Document contains no policy options that indicate any change in the Parish and so in planning conformity terms it has minimal impact on the Plan.

## **3.0 The Parish Today**

### **3.1 About the Parish**

The civil Parish of Walberton covers an area of 1,044.19 hectares and has a population of 2,175. The Parish includes three distinct communities: Walberton village, Fontwell village and Binsted, for all of which the PC provides local government services. There are two ecclesiastical parishes in the PC area, each with its own Parochial Church Council.

The Parish's agricultural origins extend back into the past: a Roman farm site lies just to the east of Blacksmith's Corner. There are a number of farms in the Parish and farming is still important but it is no longer the dominant economic activity.

Most of the economically active population leaves the villages to work, but increasingly people work from home - either regularly or on an occasional basis. Some people come into the villages to work either daily or less frequently.

Horticulture is now very apparent in the form of glasshouses but there are other business premises providing employment: some small, such as in The William Booker Yard, some of medium size, such as at Hooe Farm and some much larger, such as Fordingbridge on Arundel Road. Large employers include the Avisford Park Hotel and the Primary School attended by children up to the age of 11 who then go on to secondary schools elsewhere.

The Parish has no notable tourist attractions, although Fontwell Park racecourse, just outside the Parish, draws large crowds to race meetings and other events, and is a meaningful local employer. There are holiday cottages to let, hotels and a number of bed and breakfast establishments used by racegoers and visitors to nearby places such as Arundel Castle, Goodwood and Chichester Cathedral. In the case of the Avisford Park Hotel, one of the Hilton International chain, visitors from outside the Parish come to use its fine recreational and other facilities and it is a significant local employer.

### 3.1.1 **Binsted**

Binsted has the smallest population of the three villages: developmentally it is almost distinct (it being separated from Walberton except fragmentally along Hedgers Hill) and its buildings are very dispersed albeit mostly along a single road.

Apart from its small Norman church, dedicated to St Mary, and a pub/restaurant, it has no publicly accessible amenities but provides some of the best countryside in the Parish with its open views and large woodland. Inevitably, therefore, it has a markedly different character to the other two villages.

The residential caravan park at Havenwood is situated in, but not directly accessible from, Binsted.

### 3.1.2 **Fontwell**

Fontwell, named for the pre-Roman freshwater springs alongside an ancient east-west route is a more compact settlement than Binsted, but, because it is connected to Walberton by well-spaced but almost continuous residential property along West Walberton Lane, its limit to the south-east is less easily defined. There has been, proportionately, significant new housing development in Fontwell in recent years which has changed the demographics of the village which are now different to those of the other two villages in being closer to the national averages. The village has lost its pub, surgery and other facilities over the years.

The village is well-known for its Racecourse, which regularly stages National Hunt races and other events attracting large crowds; unusually, the Racecourse harbours a Site of Nature Conservation Interest, for reasons related to Fontwell Meadows, described later. The Racecourse has stimulated professional and amateur equine activity around the village. However, although the impacts of Racecourse events and of the visitors drawn to it are evident in the village, especially the car parking, the Racecourse itself and associated hotel and public house lie just outside the Parish boundary.

There are a number of amenities for residents, including shops (with some intriguing specialisms) and a children's play area. These are supplemented by a filling station which includes a 'general' store, a fast food outlet and an hotel, all situated adjacent to the A27/A29 junction - primarily intended for the passing road traffic, but nevertheless useful to residents.

### 3.1.3 **Walberton**

Walberton lies between Binsted and Fontwell, and is the largest of the three villages. It has an essentially linear form, with development either side of The Street, and along the roads leading into the village from east and west. There are two main areas of focus: that around the Church and shops; and, at the opposite end of The Street, the village green and pond. The age of the buildings is varied, with no one period or architectural style dominating. St Mary's Church is probably the most significant of the remaining historic buildings, but there are several others that have been listed, as being of historic or architectural interest, and two Conservation Areas covering a substantial combined area. Now lost (or converted to other uses) are buildings related to milling, brewing, and petrol sales - whilst extant names hark back to activities which have now changed location (such as the Store, Post Office and School House). In living memory there were a greater number and variety of retail outlets,

but those that remain can now all be found in Maple Parade (including a weekly peripatetic fishmonger). There is a chainsaw/lawnmower outlet off Yapton Lane.

The parish church is dedicated to St Mary and Christian worship is also conducted at the Baptist Chapel on The Street which has a small meeting hall opposite. In addition there is a modern village hall, a sports pavilion and a new building to house children's breakfast club, pre and after school, and holiday programmes. There is a sizeable playing field (with cricket and football as its main sports), a children's playground, and an 18-hole golf course just north of the village. There is one Public House in Walberton which has a restaurant. Clubs and societies abound, including an active drama and operatic group which provides performances for the public in the village hall.

### **3.2 Community Profile**

The following statistics give an overview of the current status of the community and are especially relevant to Plan policies. Further census data are included in Schedule 1. For comparison the relevant percentage across England is shown in brackets.

#### **3.2.1 Demographics**

The usual (permanent) resident population of the Parish is 2,175 people consisting of 1,065 males and 1,120 females, and of these:

- 385 17.6% (18.9%) are aged 15 and under
- 1,250 57.6% (64.7%) are aged 16 to 64
- 540 24.7% (16.3%) are aged 65 and over; 25 are over 90

The villages have different demographic balances, with Walberton and Fontwell respectively having older and younger residents than the Parish average.

#### **3.2.2 Dwellings**

There are 875 dwellings, meaning individual household spaces, in the Parish. The figures show there is a significantly higher percentage of detached dwellings, caravans/mobile homes than the national percentage but a lower percentage of semi-detached and terraced properties and flats:

- 490 53% (22.3%) detached dwellings,
- 244 26.4% (30.7%) semi-detached dwellings,
- 909 7% (24.5%) terraced houses,
- 19 2.1% (16.7%) purpose built flats/apartments
- 15 1.8% (4.3%) converted flats or flats in shared houses
- 50 8% (1.1%) dwellings in commercial buildings
- 58 6.3% (0.4%) dwellings are caravans/other mobile/temporary structures
- 10 dwellings are second homes

The housing stock indicates relative affluence: the Parish has 13.9% of dwellings in the lowest three Council Tax bands compared with the West Sussex average of 49.5%.

### **3.3 General Character**

For England, the climate is mild. In particular, winter temperatures are moderated by the proximity to the sea (which retains summer heat for longer), and the South Downs provide a degree of protection from colder northerly winds. There is a noticeable clarity in the dominant southwesterly airstream. These things affect not only local lifestyles, and attract people of retirement age, but also influence the nature of agricultural and horticultural practices.

The loss of facilities in the villages has already been mentioned. The size and nature of other nearby settlements have an effect on the need for services and facilities in the three villages themselves. Chichester perhaps offers the greatest number of facilities and services, but Bognor Regis, Littlehampton and Arundel all have extensive ranges of shops and cultural / recreational activities compared with the villages. Nearby places can also fulfill some needs for example for rail travel (Barnham) and fast food outlets, for some health needs, and for a wider choice of shops, clubs and social activities. Meanwhile the major shopping towns used by parishioners include Brighton, Guildford, Portsmouth and London.

### **3.4 Environment and Heritage**

#### **3.4.1 Geology**

The Parish is on the relatively flat coastal plain lying south of the South Downs. The Downs run east- west, dominating the northern skyline, and they gradually rise more steeply just north of the Parish boundary. The coast lies about 7 miles south of the Parish; the elevation above mean sea level varies between about 30 feet (9m) and 170 feet (51m).

The geology and soils of the area are determined by its location between the sea and chalk hills. The Bracklesham Group, London Clay, and Reading Formation (each consisting of clay, silt, sand and gravel in varying proportions) in the form of 'head' and 'raised beaches' are the main elements from which the soil derives. Fontwell sits on top of the Aldingbourne raised beach formed 400,000 years ago. In northern parts of the Parish, chalk is nearer the surface and the landscape therefore changes.

#### **3.4.2 Landscape**

Located on the West Sussex Coastal Plain, the productive top soils consist of brick earth over gravel; Binsted is crossed by two streams which carry surface water from The Downs towards the sea via a tributary of the River Arun. The Parish landscape is of four types:

- Woodland - most of this is in the northern part of Binsted on both sides of the A27. Much is ancient semi - natural woodland
- Pasture - this supports dairy farming, sheep grazing and a number of small equestrian units
- Open arable land - high quality land produces cereals, oilseed rape, field peas, maize for silage etc

- Horticulture - a significant number of glasshouse holdings and more extensive enterprises produce flowers, hardy plants, and salad crops and provide much employment for locals and for immigrant labour

Most of the landscape is quite open in aspect within a network of hedges and small copses and tree belts. In past years the former Walberton Action Group (WAG) surveyed the principal habitats of the Parish and took part in the Sussex- wide hedge survey. A survey was also conducted of breeding birds. Based on this information, WAG completed a landscape improvement scheme which resulted in considerable replanting of derelict or missing hedgerows, tree planting, pond conservation and new public paths.

Outside the villages there is much open farmland and in addition to the hedges, coppices, spinneys, and woodland there is some open water. Binsted Wood provides an extensive area of land which is generally accessible to all. Much of the open farmland is also accessible, through a network of public rights of way and permissive paths. Land in the northeast of the Parish falls within the SDNP and of course its amenities are easily accessible to residents, including by horse, bicycle or on foot, including dog walkers, through Fontwell village by way of a pathway under the A27.

### 3.4.3 Biodiversity

The Parish has a rich assemblage of wildlife habitats, geological sites and landscape features which have been documented by the Sussex Biodiversity Partnership (see report in Evidence Base). These vary from the large areas of woodland to the east, the farmland to the south and west and the wet meadows through which a series of streams take the water from The Downs towards the sea. The following are the principal habitats recorded:

- Ancient trees
- Ancient woodland
- Chalk streams - Binsted Brook and the headwaters of Barnham Rife
- Flood plain grazing marsh
- Lowland fen
- Lowland heathland
- Traditional orchards
- Wood pasture and parkland

The main statutory protection for these habitats is where they are within the boundaries of the SDNP, which some are. Separately, although Natural England has not designated any Sites of Special Scientific Interest, there are two Sites of Nature Conservation Interest - a designation to be respected in the planning system, and these are *Binsted Wood* (Ar 02) and *Rewell Wood* (Ar 07).

*Binsted Wood* is described as a mixture of ancient woodland, recent woodland, conifer plantation, species rich pasture and old tracks and shaws, giving rise to a very rich and diverse flora. The paths through the wood are especially rich, containing 11 species of sedge, including the Long Stalked Yellow Sedge - the only recorded location in Sussex. It is the largest block of ancient semi-natural woodland south of the South Downs in Sussex.

*Rewell Wood* is a large woodland complex north of the A27. It has a diversity of woodland habitats including ancient semi - natural woodlands as well as commercial coniferous and sweet chestnut areas. Wide rides support a rich flora and butterfly populations.

The Slindon Common Gravel Pit is listed as a West Sussex Geological Site SU90/25, noting its raised beach deposits of the Middle Pleistocene era; it is also of entomological importance for its insect population. The pit has been worked out for some years and is used for occasional 4x4 sports and training.

Fontwell Meadows, known in planning terms as Fontwell South, contain 15 types of grasses and 32 species of wild plants, which is classified as Lowland Meadows (Lowland Neutral Grassland). Mainly due to the retained high water content, a rich variety of plants and grasses support hundreds of insect species, many declining varieties of butterflies, moths, bees and other insects, vital resources for mammals, reptiles and birds that rely on these ancient grasslands. The hedgerows surrounding these ancient meadows contribute to the habitats supporting bird species ranging from wrens to firecrests, doves, jackdaws, owls, buzzards, and numerous others.

#### 3.4.4 Species of Interest

*Birds*: – the Sussex Biodiversity report contains a very long list of birds recorded and this is supplemented by a survey of breeding birds carried out by WAG in 2008. The survey was carried out by some 40 volunteers all drawn from the village communities. A total of 86 species were recorded including some passage migrants such as fieldfare, redwing, pied flycatcher, osprey and siskin. No less than 17 red listed birds and 18 amber listed were recorded. Species of particular interest were: lapwings, snipe, tree sparrows, barn owls and wryneck.

*Bats*: – of the 18 species to be found in the UK, 9 have been recorded in the Parish. The most numerous are the two Pipistrelle species including a large maternity roost in St Mary's Church in Walberton. Roosting sites and feeding areas need to be conserved. The Walberton, Binsted and Fontwell areas are well populated with ancient trees forming ideal corridors connecting habitats together. These areas coupled with pastoral wet habitats and the presence of lakes and ponds in Wandleys Lane are ideal landscapes and feeding territories for all bats. It is important to maintain rich habitats such as the ancient meadows at Fontwell, which are an essential, rich, bio-diverse habitat and feeding territory for these endangered mammals.

As part of studies on the Slindon Estate, two colonies of Barbastelle bats have been discovered half a mile from Fontwell Village. They are protected under Annex II of the Wildlife and Countryside Act 1981, and are also a Global Protected Mammal under IUCN Red List endangered mammals, and further protected by Annex 1V of the European Habitats Directive.

*Other protected species* – the following have been recorded: great crested newt, water vole, hazel dormouse, slow worm, grass snake, common lizard and adder. For security reasons, badgers are not listed in the Biodiversity Report, but they have certainly been present in Rewell Wood in recent years.

*Other surveys* – WAG also carried out detailed surveys of the flora in the churchyard and a survey of every hedgerow in the farmland, making a particular note of the more diverse hedges, which would normally be the most ancient landscape features.

The Mid Arun Valley Ecological Survey has recently been started, prompted by the Arundel Bypass plans. The survey is manned by volunteer residents and ecologists who are working systematically to survey an area that includes the route of the A27 both inside and outside the SDNP, and which covers parts of Binsted, within the Parish.

#### **3.4.5 Drainage and Flooding**

The Parish has a history of flooding and, at the request of the Environment Agency and ADC, a Flood Management Plan was produced by the PC in August 2011. A Flood Management Task Force has been set up to monitor and deal with flooding issues. Surface water flooding occurs after prolonged and exceptionally heavy rainfall. Copse Lane, Mill Lane, Field Close, North Pound and Tye Lane all carry surface water into The Street. Some 60 properties in the area of Walberton Green and the pond have been identified by the Environment Agency as at risk of flooding. Recent flooding incidents were in November 2010 and June, July and December 2012. All the properties at risk of flooding are privately owned homes. Garden wells in the village of Walberton do not seem to be affected by heavy rainfall - there are several in The Street.

The geology of the area creates a high water table. The fields south of Walberton are low lying and take water through Barnham and Yapton via Barnham Rife out to the flood plain. This is one of several main surface water drainage routes from The Downs to the sea; after heavy rainfall, it allows floodwater from the rifes to be contained in the flood plain.

The PC maintains the Flood Management Plan to enable the Parish to prepare and respond effectively to the risk of flooding in the area. Its aim is to inform the community, liaise with the emergency services and assist before and after any flooding incidents.

There are six Walberton Flood Wardens who are registered with the Environment Agency Floodline to receive warnings for the Parish and who are aware of the plan. The Wardens keep in touch with residents and monitor the state of relevant gullies, ditches and outflows. There is a ditch running down Mill Lane which overflows when culverts under the highway cannot take large volumes of water. There is a ditch behind Oaktree Cottages which leads into the Barnham Rife. This rife flows beneath Barnham Lane, from the pond. There are gullies at the eastern end of Barnham Lane.

There are springs which flow continually down West Walberton Lane. In very wet weather there is risk of mild flooding from drains bubbling up in The Street and raw sewage is discharged into Barnham Lane, south of Choller Farm and in Eastergate Lane between Fairfield and Winter Egg Farm.

Some villagers in Binsted are affected by flooding. After heavy rainfall water runs off the fields between Flint Barn and Oakley Cottages. It enters the ditches, which at times are blocked, causing surface floods along the road. In 2014 Binsted Lane was completely flooded by rainwater which had over-filled the culvert near the area where the road becomes unsurfaced and proceeds to Binsted Park and Tortington Woods.

The hillside below the Black Horse Pub is full of springs which overflow into Binsted Rife. This also takes water out onto the flood plain providing a natural and essential means of



absorbing excessive water. Hedgers Hill floods at its lowest point between Yapton Lane and Binsted Lane.

Villagers in Fontwell are affected by flooding from heavy rainfall when some of the gardens in Hunters Mews flood. This leads to standing water accumulating at the junction with Arundel Road. Fontwell has underground springs and a river which runs underneath Arundel Road and across to Wandleys Lane and West Walberton Lane.

Houses on the west side of West Walberton Lane, about halfway down, experience sewage emerging into their gardens after rain. This has been occurring intermittently since 2004.

The underpass in Old London Road which links Fontwell with Dukes Road, Slindon has a pump running 24 hours a day 365 days a year. Its failure floods the underpass and cuts off horse, cyclist and pedestrian access to The Downs and Slindon.

In the winter floods of 2014, the junction of Fontwell Avenue and Wandleys Lane was closed for 2 months because of flooding. In January 2015 raw sewage flowed from Hunters Mews into the drive of Goodacres Cottage in Arundel Road. Standing water after rain is common at the western end of Arundel Road on the A27 roundabout despite several attempts to eradicate this potential traffic danger. High tides along the coast can cause groundwater levels to rise in gardens at Barrack Row.

The Lidsey Surface Water Management Plan published in October 2014 outlines proposals by ADC, Southern Water and The Environment Agency for dealing with ditches and culverts at the east end of Eastergate Lane, Walberton. It will address ditch clearance in West Walberton Lane. The Lidsey plan also proposes to investigate and prioritise interventions to reduce clear water inflow and infiltration of public foul sewers along Eastergate Lane and Barnham Lane. Southern Water also proposes this action, through detailed investigation, for Maple Road, Walberton.

#### **3.4.6 Listed Buildings and Ancient Monuments**

The Parish has 39 Listed Buildings but St Mary's Church Walberton alone is Grade I.

The Parish has two Scheduled Ancient Monuments, both of which are earthworks.

See the Evidence Base for these listings.

#### **3.4.7 Conservation Areas and Buildings or Structures of Character**

The Parish has two Conservation Areas in Walberton, referred to in the Evidence Base, with one around the pond and village green at the west end and the other at the eastern end, centred around The Street, the Church and Walberton House. There are impressive individual buildings and groups, of a mixture of age and type, and the two areas are further enhanced by attractive boundary walling (including long sections in flint) and hedges.

The Parish contains 30 buildings listed within Arun District Council's Supplementary Planning Document – Buildings or Structures of Character (September 2005). These buildings, whilst not listed, are recognised as important contributors to the local distinctiveness and sense of place and form part of the area's rich heritage.

### **3.5 Getting Around**

### 3.5.1 Roads

The A27 is the principal regional east - west trunk road along the South Coast and is recognised as being inadequate. Extreme congestion occurs at Chichester, Arundel and Worthing. A new bypass for Arundel is currently under consideration, which could impinge on the north eastern corner of the Parish; a recent study by Parsons Brinkerhoff recommends a rerouting which will have a major impact on the local population. The route and design are of concern to parishioners, as the upgraded trunk routes would pass through - and be especially detrimental to - Binsted with its historic landscape of small fields and ancient woodland.

The A29 provides a north - south route just to the west of the Parish boundary and its junction with the A27 adjoins Fontwell village, where considerable congestion occurs at peak traffic flows. There are also proposals for a major realignment of this road to cope with the increases in traffic from planned strategic new housing to the south of the Parish and residential growth and commercial regeneration in Bognor.

The A27 and A29 are nationally important, but their upgrade proposals will adversely affect each of the six chief rural lanes that thread through the Parish. The impact on each lane needs to be carefully considered in the light of the road proposals, along with the extra local traffic volume and its directions. There will also be an impact on the general amenity levels and local distinctiveness of Fontwell, where the two main roads meet and where the local -v- regional conflict is greatest. There is also conflict with proposals to improve leisure use of the SDNP for cyclists, walkers and horse riders; it is reached via these same local lanes, through Fontwell.

Walberton village and its narrow main street will also be adversely impacted by growth in traffic volumes, when precisely the opposite change is needed. The Plan is framed with these issues in mind, although it must conform to the WSCC and ADC strategies and Highways England proposals, and not the other way round.

### 3.5.2 Footpaths, Cycle Routes and Public Rights of Way (PROW)

About ten years ago WAG surveyed the public rights of way (public footpaths and bridleways) in the Parish as to their condition and capacity. The idea was to suggest to the PC a Rights of Way Improvement Plan which at the time was recommended by the County Council; it could enable the Parish to apply when funding was available.

Broadly, the Parish is well served by PROW, with a network that allows access to most parts of the Parish and provides links between the villages and the wider countryside. The paths are clearly signposted and not obstructed. The Highway Authority (WSCC) inspects every path about every 15 months and contractors then deal with any problems of maintenance.

The PC also has powers to maintain PROWs, which it does sparingly through volunteer members of Walberton Task Force. They generally deal with short term problems and drainage issues.

The PROW network became established over many years and does not necessarily meet future needs. WAG concluded that the Parish sought three things:

- Safe access for walkers and cyclists between their homes, shops and schools
- Longer distance connections with, e.g., Barnham, Arundel and The Downs

- Circular recreational walks – especially for dog walkers

In part to meet these needs, the network has in recent years been supplemented by permissive routes dedicated by local landowners. Examples are the path alongside Yapton Lane which connects Walberton village with the allotments and the series of paths south of Walberton village, on Pigeon House Farm, which are well used by dog walkers.

Looking forward, WAG suggested the following requiring action:

- Barnham Lane is dangerous to cyclists and walkers and a priority is the provision of a safe off road link to connect Walberton to the schools and railway station at Barnham. This proposal was strongly supported in the Survey, but since then it has received planning permission and work is underway
- West Walberton Lane is also dangerous and a safe link between Walberton and Fontwell is desirable; the lane leads to the SDNP with its leisure uses. WSCC has the connection of coastal communities with the SDNP as a long-term project
- Havenwood Caravan Park is very isolated and a link for cyclists and walkers alongside the A27 as far as Binsted Lane is desirable
- Scotland Lane was possibly the original Roman road and provides an excellent and direct link from the Parish to Arundel for walkers, cyclists and horse riders. It has been much improved in recent years by WSCC, but some of the surfacing is starting to break down. Resurfacing of the eastern end is particularly needed together with urgent drainage works. (The task force work on the drainage each winter)
- Copse Lane provides an important link up to the A27 for Walberton villagers, but it is un-metalled, and in most winters it is all but unusable due to lack of drainage

### 3.5.3 Buses

There are no buses to Littlehampton but there is a service to Chichester, Bognor, and Barnham, from Walberton. Journey times to Bognor and Chichester are approximately half an hour. No bus services run on Sundays. In practical terms, the bus services do not readily serve those travelling to work. In more detail:

- Walberton services pass through Barnham to Bognor Regis and make eight journeys each day. The timetable varies slightly between schooldays and non-schooldays. In addition Walberton benefits from the Fontwell bus service.
- Fontwell is served three times a day in each direction by a route that runs from Arundel through Walberton and then via Fontwell to Oving and Chichester; the service times vary between school-days and non-schooldays.
- There are no buses that serve the hamlet of Binsted itself, but the Fontwell service passes Havenwood Park on the A27, a mile to the north of the village.

In part as a reference to the poor transport links, ADC have recorded that areas of the Parish are in the worst 10% nationally for barriers to housing and services provision and this is incompatible with future sustainable development.

### **3.5.4 Minibus**

A minibus operates one day each week to a number of local places including Chichester, Worthing, Rustington, Bognor Regis, Shoreham and Ferring, sometimes to the town centres and sometimes to a local supermarket. The volunteer-run services operates a door-to-door pick up and drop off service in all three villages, and is open to everyone at modest prices.

### **3.5.5 Cars**

The slim bus service means that all parishioners but especially those in Binsted and Fontwell are almost entirely reliant on private transport. The Parish data show a below-average number of households has no car, and that a much higher than average number are two-car households. The figures are given in Schedule 1.

The Parish's lanes are narrow and mostly unlit and un-paved and difficult ground conditions lead to a frequent need for patch repairs. Local drivers are conscious of the need to watch for pedestrians, horses and cyclists, but the increasing volume of visitor and commercial traffic is worrisome. The available traffic statistics show that the highest density of traffic in The Street in Walberton is at school times.

### **3.5.6 Rail**

The nearest railway station to the villages is at Barnham. There are frequent trains, seven days a week, to London and to the main local towns and cities of Bognor Regis, Brighton, Chichester, Littlehampton, Portsmouth and Southampton. These all stop at many smaller places en-route. There are also daily direct services to the West and North West (principally to Bristol, Cardiff, and Great Malvern). The parking facilities at the station are limited and tend to be filled by those commuting early in the day. There is a good taxi service based at the station, as well as occasional bus services.

## **3.6 Enterprise and Employment**

### **3.6.1 Retail and Entertainment**

Walberton has a pub/restaurant, a parade of shops containing a newsagent and grocer, a launderette, a dentist's surgery, a hairdresser, an estate agent and a post office. It also has a primary school, pre-school child care and a small number of business parks for artisans etc. (William Booker Yard, Hooe Farm, DM Chainsaws et al at Walberton Place, Walberton Farm furniture restoring etc.), an art gallery, and a garage.

Fontwell has a parade of shops containing a small village store, a wine merchant, and two other units. It also has a garage and repair centre on the village's eastern boundary; at its western end are the hotels and roadhouses bordering the A27, where the Racecourse, one of the Parish's largest employers and leisure outlets, is situated albeit outside the Parish boundary.

Binsted has no shops but has a pub/restaurant.

### **3.6.2 Employment**

Many of the Parish's older properties and buildings tell the story of former industries and employers as, e.g. shops, a brewery, a blacksmith, farmers, fruit growing and horticulture, schools, a transport company, building companies, pubs and large landed

estates. Around the 'rim' of the Parish the employment, commerce and enterprise prospects are high; a fuller description of the commercial activities in the Parish is given in the Evidence Base.

Many customers and employees only enter the Parish for the purpose of their visit or their job, and numerous businesses are located in the Parish because of the A27 and A29. More businesses are likely to follow as the roads gets busier and are upgraded.

In the northern part of the Parish, a number of engineering works and commercial properties exist close to the A27, including those off Tye Lane, such as County Stone. To the east employment is mainly in farming (however farm buildings are used for other smaller enterprises) and the Black Horse pub/restaurant. The southern, south eastern and south western boundaries have another small business park as well as a considerable number of horticulture centres – Binsted Herbs, Far Plants, Crosslands Nurseries and many more. The location and expansion of this industry was largely as a result of post war planning and food production needs as well as the suitable climate and soils. The Parish is not unique in this, and we form part of a large and expanding horticultural industry on the southern coastal plain.

In the Parish there are approximately 200 horses stabled, and in part this is due to the presence of the SDNP. There are other bridleways but to reach the SDNP it is necessary to cross the A27. This is now best accomplished by using the underpass accessed off the Old London Road in Fontwell, which caters for horses, walkers and cyclists. Riders reach it by way of Wandleys Lane because Fontwell Avenue is too dangerous, while riders from the Eastergate Lane stables use West Walberton Lane to get to the underpass. To access Binsted Woods, these riders pass through Walberton village and up Yapton Lane, a busy road used by lorries and they then cross over on a blind bend to the quiet lanes in Binsted.

The local equestrian businesses serve amateurs and professionals, and cater for visitors as well as parishioners. They have a combined estimated turnover in excess of £750,000 p.a., and the sector is significant contributor to the local economy. It augments the Fontwell Park racecourse activity.

### **3.7 Community, Leisure and Wellbeing**

#### **3.7.1 Utilities**

For electricity, gas and telephone, customers are able to choose their service provider, but the distribution networks are maintained by Scottish and Southern Electricity (SSE), British Gas (Centrica), and BT.

Electricity and telephone services throughout Binsted and parts of Walberton and Fontwell are supplied by overhead cables; both are vulnerable to storm and - in the case of the National Grid cables - bird strike damage. There were three such strikes in 2014/15, one of which required a portable generator from SSE for a vulnerable resident.

Binsted has no gas supply or main drainage. Some of the older properties lack central heating and rely on solid fuel or oil burning stoves. Electricity or bottled propane gas is used for cooking. The Havenwood Park site has mains electricity

and telephone. Water is supplied from an artesian well, and there is a single septic tank small-scale sewage treatment system.

Water is mostly supplied by Portsmouth Water. Its sources are aquifers running from under The Downs which are very reliable; there have been no recent water supply problems. Deriving from the chalk, the water is consistently 'hard'. The company operates boreholes within the Parish, for example at Fontwell Meadows.

Waste water is mainly handled by Southern Water which has serious capacity issues as described in the Lidsey Surface Water Management Plan published in October 2014. Some of the infrastructure is now old, and local ground conditions make Southern Water's task challenging.

Both Yapton and Eastergate exchanges are enabled for super-fast fibre broadband via the fibre-enabled street cabinets. However, the higher broadband speed is not available without Very-high-bit-rate Digital Subscriber Lines (VDSL) from the cabinets to the home or business. It is a major undertaking for BT to replace the existing copper wire system with fibre, and probably means a part copper, part fibre network for some time to come. For some rural broadband users, such as those in Binsted, the likelihood of a super-fast fibre speed service is remote. The alternatives are satellite broadband (slow and costly) and the later 3G and the new 4G phone technology (patchy signals).

### 3.7.2 Medical Services

The four principal GP surgeries that are used by parishioners are:

- The Arundel Surgery, Green Lane Close Arundel
- The Avisford Medical Group, Yew Tree Surgery, Yapton
- The Croft Surgery, Barnham Road, Eastergate
- The Flintcroft Surgery, The Street, Walberton

*Surgery Appointments:* All the local surgeries are busy practices, with both the Croft and Arundel surgeries having long waiting lists for appointments. Both surgeries would be hard pressed to accommodate any new influx of patients from any large housing development in the area. There is a severe shortage of GPs in the NHS, with a crisis in recruitment. In the case of the Arundel surgery, any such new development could easily provide work for another full time equivalent GP. In their free responses to the recent Survey, those residents living in Fontwell had the lack of a local surgery as their most-mentioned issue.

*Dispensing Pharmacies:* Most of the surgeries have either a pharmacy in close proximity to them or provide a convenient pick up point, such as the Flintcroft Surgery at Walberton. For housebound patients the Five Villages pharmacy at Barnham provides a free prescription delivery service in association with the local surgeries. Repeat prescriptions can be ordered on-line (but not by phone), using the MyRepeats service.

*Hospital referrals:* Patients requiring hospital referrals are directed to St. Richard's Hospital in Chichester, (8 miles), or to Worthing Hospital (16 miles). Both hospitals are under the same Trust and patients can choose their preferred location. Some patients are sent to Bognor Hospital (7 miles) for specialist treatments. Homebound patients are visited by the district nurses, based at Arundel Hospital. Bognor Regis War Memorial Hospital provides services

for physiotherapy, hydrotherapy, rheumatology, dialysis, dermatology, eye testing, blood testing, and an out of hours GP service. It also provides a Wheelchair Service Department.

*Medical Emergencies:* Normally, in a medical emergency, residents are taken to St. Richard's Hospital, Chichester where there is an active Accident and Emergency department. Journeys to this hospital are difficult by bus and by car at peak times because of traffic congestion. Bognor Hospital has a weekday, daytime Emergency Department for minor injuries.

*Dentists:* The nearest dental surgeries to Binsted, Fontwell and Walberton are at Maple Parade, Walberton. This surgery caters for NHS and private patients. Parking is very limited. The Chantry, Downview Road, Barnham is two miles from Walberton, and again takes NHS and private patients.

In an emergency St. Richard's Hospital has a dental department which opens from 5.30 p.m – 10.00 p.m. weekdays and 8.30 a.m. – 1.00 pm at weekends and bank holidays. Appointments have to be made by telephone as there is just one dentist on duty.

### 3.7.3 Education

The Parish has access to a range of schools and higher education establishments, although not in all cases very conveniently; this reflects the lack of public transport in the area. There are buses through Walberton to Barnham and Westergate but these are infrequent, and there is no bus from Fontwell to Barnham and its rail station.

The Parish itself has two pre-schools and one primary school but has no secondary schools. Short descriptions of the three schools within the Parish boundaries are as follows:

*Walberton Pre – School:* This is based in Walberton village hall and for 10 years has provided for classes for children aged 2-5 years. Government funding is available for 3 year old and eligible 2 year old children. Childcare vouchers are accepted. The village hall has its own car park, but it already becomes congested on school days, and will become more so when all the facilities it serves are fully operational.

*The Community Play Centre:* A new Community Playcentre has just been opened in Walberton, well situated between the village hall and primary school. It is about to start providing the full range of childcare for babies through to primary age children. It will also offer a venue for other useful endeavours e.g. holiday clubs, hobby activities, after school care and breakfast clubs.

*Walberton and Binsted C of E Primary School, in The Street, Walberton:* The Parish's one primary school is modern and has good facilities for its 207 young pupils, located in large grounds. It has a secure recreational area and is also adjacent to the village playing field site for football and other activities. It is co-educational and pupils range from 4 to 11 years in six classes. For a school which is relatively small it performs well in West Sussex and nationally, with an Ofsted grade of Outstanding.

Access to the pre-schools and the primary school is relatively safe, although some of the pavements in Walberton are in a poor state of repair and very narrow. The road itself is narrow too, so it can be difficult for parents bringing younger children in pushchairs to accompany their siblings. For those coming to the school by car, parking can be frustrating.

All secondary education is outside the Parish, and all require some means of transport to reach them. The Chichester schools for example are 8 miles away by dual carriageway with

no continuous dedicated cycle paths. Brief details of the most-used secondary schools are in Schedule 1, with basic information, with further detail in the Evidence Base. However, the four that are most used by Parish residents are Ormiston Six Villages Academy, Westergate; Seaford College, Petworth; Chichester Free School, Chichester; and Bishops Luffa Church of England School, Chichester

Adult education is provided by several privately run establishments with courses for adults. Aspire, a charitable staff-run social enterprise has taken over adult education from WSCC and provides a wide range of courses in many locations including one or two in or near the Parish, all detailed in the Evidence Base. The best-known adult education establishment is West Dean College, 6 miles from Chichester. It provides MA degrees, diplomas and short courses for students of all abilities up to and including the advanced professional practitioner.

#### **3.7.4 Emergency Services**

*Police:* Policing of the three villages is covered by a Local Policing Team based at the Littlehampton East Street Police Station. The team comprises a Police Sergeant and a Police Community Support Officer (PCSO). This team of just two has an area of responsibility covering the three villages and extends from north of the A27 through Slindon, Eartham and North Mundham south to the railway line at Yapton.

For the Walberton area for the year February 2014 to January 2015 the Crime Breakdown and Crime and ASB statistics can be found in the State of the Parish report.

*Fire Service:* The three villages are covered by Fire Stations at Chichester, Littlehampton and Arundel, with all three rated as *On-call fire fighters providing 24 hour cover*. Chichester and Littlehampton are rated as *immediate response*.

*Ambulance Service:* The three villages are covered by the Chichester dispatch desk in the Emergency Operations Centre and vehicles serving the Parish are based at Chichester and Bognor Regis, with a response post at Fontwell. Vehicles may also be deployed from St Richards Hospital in Chichester.

#### **3.7.5 Libraries**

There are no lending libraries in the Parish and the closest libraries are at Arundel (6 miles) and Bognor (7 miles). A mobile library visits Walberton twice monthly for an hour's stop at Walberton Village Hall car park and shorter stops made at Havenwood Park and at Fontwell on the same days. These mobile library visits are welcomed by the residents and well supported.

#### **3.7.6 Parish Churches**

St. Mary's, Walberton lies on the southern edge of the village near Walberton Park and is well supported with an average weekly attendance of 90 adults and 24 children. On Sundays there are two morning services and an evening service, with pastoral activities during the week and seasonal events during the year including Walberton Open Gardens Day. Rev. Timothy Ward is the Vicar of Walberton and Rector of Binsted.

St. Mary's Church, Binsted, lies in the middle of Binsted village. Holy Communion is held at 9.00 a.m. once a month.



Walberton Baptist Chapel, The Street, Walberton, run by Pastor Ray Brinkley holds services at 10.30 a.m. and 6.30 p.m. each Sunday.

The nearest Catholic church to the three villages is St. Richard's which stands at the top of Slindon village opposite Slindon College. Mass is celebrated every Sunday at 9.00 a.m.

### **3.7.7 Leisure Facilities and Activities**

Being relatively small villages, Walberton, Binsted and Fontwell are not equipped with the full range of facilities that would be expected in the towns and residents often have to travel to chosen activities. Older residents are better served than the young people of the parish. The following gives a general description of what is available.

*Cricket* – Walberton Cricket Club has played on the Walberton playing field for many years; matches are normally on a Sunday with midweek practice using the recently erected practice net.

*Football* – Walberton Football Club has ceased operation. However, the good pitch is regularly used by the thriving Barnham Trojans Juniors who train on a Saturday and play matches on Sundays.

*Stoolball* – Aldingbourne Stoolball Club play on Monday and Wednesday evenings in the summer.

*Short Mat Bowls* – the Walberton team play on Monday afternoons and Wednesday evenings in the Village Hall

*Golf* – Avisford Park Golf Club is in the grounds of the Hilton Hotel and provides a challenge to all comers on a Play and Pay basis.

*Fishing* – Petworth and Bognor Angling Club manage a number of waters in the area, including the secluded Stemps Wood ponds south of Walberton village.

*Swimming, gym work and fitness classes* – all available at the Hilton Hotel.

There are children's play areas next to the village hall in Walberton and in Hunters Mews in Fontwell. The latter is not intended to be maintained by ADC and will have the play equipment removed when it is no longer serviceable (source: ADC Play Strategy 2011-16).

### **3.7.8 Enjoyment of the Countryside**

Old Scotland Lane is a public bridleway running through Binsted woods towards Arundel and in dry weather can provide an excellent off road route for walkers, cyclists and equestrians. WSCC greatly improved much of it a few years ago: investment in more drainage work and surfacing would provide a valuable strategic east-west route.

The Parish has the SDNP on its doorstep, one of the great regional assets of the South East. The full range of country pursuits is available.

In addition the Parish has

*Horse riding* – quite a large number of horses are kept in the parish and, again, there is a good local provision of bridleways but access to them is not always easy. Safe access to the much larger network north of the A27 is only practicable through the underpass at Fontwell.

*Cycling* – there are no dedicated cycleways at present, although for leisure purposes, cyclists can use the variably surfaced bridleways. However, a new off road path for walkers and cyclists is due to be completed in 2015 which will be a much needed sustainable link from Walberton to Barnham shops, station and schools. This is part of a wider vision for a cycleway from the coastal communities to The Downs via Felpham, Barnham, Walberton and Slindon. Arundel is accessible by bicycle by using a public bridleway. The route to Chichester has no continuous cycleway; when the A27 was re-laid a few years ago Highways England did not provide the missing stretch from Level Mare Lane to Denmans Lane.

*Walking* – there is an excellent network of public footpaths giving access to the woods and farmland of our parish as well as SDNP access. Again, however, access to the SDNP is potentially dangerous for walkers and cyclists from Walberton village.

### 3.7.9 Housing

The housing mix within the Parish is varied but mostly comprises detached and semi-detached dwellings typical of a semi-rural location with modern infilling. The majority of houses are concentrated on Walberton. Broadly the data indicate an affluent housing stock, with above average owner occupation and well-below average social rented housing and private rented housing. The data is:

- 490 detached houses
- 244 semidetached houses
- 90 terraced houses
- 19 purpose built flats
- 24 other flats
- 58 Caravan or other temporary accommodation
- 84.7% of housing is owner occupied (England average 64.1%)
- 5.2% housing is social rented (England average 17.7%)
- 7.4% of housing is private rented (England average 15.4%)
- 2.6% of housing is other rented accommodation (England average 2.8%)

The 2015 Survey drew statements from 42 people indicating a need to move to more manageable accommodation, citing bungalows, flats, assisted living and sheltered accommodation as requirements. Of all the 59 residents who said that they would require a home in the next 5 years; 80% of them wanted a home to buy or own and 20% would want to rent.

## **4.0 VISION AND CORE OBJECTIVES**

### **4.1 A Vision for the Parish of Walberton**

This vision is drawn from clear messages received through responses to the Survey conducted at the beginning of 2015. Looking forward over the next twenty years:

1. The Parish will continue to be an attractive place in which to live, maintaining its intrinsic rural character whilst allowing for sustainable development and improving local services
2. The distinctive rural character of Walberton, Binsted and Fontwell villages will be preserved by maintaining the gaps which separate the villages from neighbouring areas of development and by protecting the green spaces that bring the countryside into the heart of the villages
3. Sustainable housing will be provided which will make a positive contribution to the village landscapes and which will meet the varying needs of the people
4. Safe off-road links will be developed to connect the three villages and make wider connections to Barnham in the south, Slindon and the National Park to the north and Arundel to the east
5. Local shops will continue to be well supported and will meet the everyday needs of the community
6. Some solutions will be found to reduce the problems of the weight and speed of traffic through the villages and the incidence of flooding which have a negative impact on the quality of life
7. New work opportunities will have become available in the Parish
8. Services such as health care, public transport and facilities for young people will have improved to meet the changing dynamics of our population
9. The relationship between the three communities will have been strengthened

### **4.2 Core Objectives**

The policies in the Plan seek to reflect the views of the whole community, not those of the PC or the Neighbourhood Plan steering group. They have two clear overarching themes:

- To retain and protect the distinctive rural character of the Parish's villages - Walberton, Fontwell and Binsted
- To use the Plan as a unique opportunity for filling gaps in the present housing stock – in particular affordable housing and smaller properties suitable for the elderly

The Plan proposes a series of policies which are aimed at meeting these core objectives:

1. Land will be allocated to provide a minimum of 50 new dwellings on a number of dispersed sites around the Parish

2. Development on the open land and fields where there is overwhelming opposition to any development will be resisted and so preserve the rural character of the villages
3. Those areas valued by the public which need to be protected and maintained for public benefit will be allocated as Local Green Spaces
4. All new development will be required to meet design standards which complement the character and heritage of the villages and the neighbouring properties
5. New development that increases flooding will not be permitted and in each case an assessment will be made as to whether the development can help to improve the local drainage network
6. Policies will ensure that new housing will be a mix of sizes and styles to meet the differing needs of the population, such as affordable housing and sheltered housing
7. Opportunities will be sought to improve off-road access
8. Brownfield sites will be prioritised for new housing development.
9. Development will not be approved which adds to congestion in the centre of Walberton village. Development in neighbouring parishes will be resisted that might exacerbate traffic problems in the Parish's local road network
10. Policies will be developed to improve local services
11. The PC will be encouraged to use data from the Survey to develop a Community Action Plan and to provide the resources for its implementation. The Action Plan will seek to include measures to improve community cohesion through better communications
12. Services, including broadband, which support businesses within the Parish will be protected and where necessary, enhanced

### **4.3 Community Issues**

The Survey covered a wide range of aspects of life in Walberton, Fontwell and Binsted and they have provided much new information about the hopes and fears of the community. However, there are a number of calls for action which are not strictly planning issues and therefore may not appear in the following sections as new planning policies.

Accordingly, in Schedule 2 a Community Issues report lists these issues which will be for the Parish Council to take forward and develop as a Community Action Plan.

## **5.0 NEIGHBOURHOOD PLAN POLICIES**

### **5.1 Introduction**

The policies to support and deliver the vision and objectives are grouped into four topics

- The Village Environment
- Housing
- Getting Around
- Community Living

Each of these four topics has its own section, and lists its key aims at the start. Then subsections put the planning policy in **bold** type, followed by text that gives the reasons for that policy being necessary. Ahead of the four topics, in section 5.2, is a general planning policy that is mandatory.

*[In Schedule 3 are set out a number of issues connected with planning law and the steps through which this Plan must pass to conform to planning law and guidance. These issues affect the technical approach taken in formulating each of the Plan policies that follow in this section.]*

### **5.2 The Presumption in Favour of Development**

**Planning applications which accord with the policies and phasing of the Neighbourhood Plan will be approved.**

Reason: The NPPF and other legislation and guidance require that planning applications which accord with the policies and phasing of the Plan will be approved. The PC recognises that the three communities need to grow organically over the years and provision must be made to meet local needs. External pressures may change priorities in the future and it will be important regularly to review and update policies.

The PC will take a positive approach to its consideration of development, and this policy will incorporate the key principles from the NPPF into the Plan. Where planning applications are to be considered against the policies of the Plan, then this policy will underpin the approach the PC and LPAs will adopt in delivering sustainable development in the Parish.

### **5.3 The Village Environment**

Key Environment Aims:

1. Preserve the distinctive character of the villages by retention of green fields in the centre of the communities
2. Recognise the value of the farming landscape
3. Conserve trees, hedgerows and green spaces within the built-up areas
4. Protect and enhance the built landscape
5. Conserve biodiversity and archaeological assets
6. Reduce the problem of flooding

7. Encourage sustainable development

**Policy VE 1 Designation of Local Green Spaces**

**The PC has designated the areas shown in Schedule 4 as Local Green Space.**

**Proposals for development of these areas will not be permitted.**

**Reason:** To safeguard and enhance the semi-rural village aspects valued by parishioners, to maintain areas of valuable habitat and biodiversity, to encourage local distinctiveness and in consideration of green infrastructure planning and the assets of community value. The policy will help deliver on the Vision and Core Objectives. While the creation of public space within new developments is welcome, it does not make up for the loss of open countryside surrounding the Parish villages which is valued and enjoyed by everyone. The policy will in some cases promote the retention of valuable farmland in use.

In the case of Fontwell Meadows (where a separate valid LGS designation application has been entered), Schedule 4 carries additional justifications to those given above.

**Policy VE 2 Redundant Horticultural Uses**

**Development of horticultural land will not be permitted. Redundant glasshouses and other buildings are to be removed.**

**Reason:** The policy seeks to promote farmland for its own sake, to resist inappropriate development, and to return land to productive capacity, especially for food production. It also seeks to support local employment in a key local specialism for the social and economic wellbeing of the Parish, or alternatively to remove signs of dereliction.

**Policy VE 3 Protection of Trees and Hedgerows**

**Development that damages or results in the loss of ancient trees/trees of arboricultural and amenity value or loss of hedgerows or significant ground cover and habitat will be resisted. Development proposals must be designed to retain wherever possible ancient trees, trees of good arboricultural and amenity value and hedgerows. Proposals should be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained.**

**Reason:** To promote best land management and habitat management practice generally and in accordance with guidelines for SC8 in WSCC's West Sussex Landscape Land Management Guidelines. Trees and hedgerows are a major feature of the Parish and contribute to the open and pleasant feel of its villages, play areas and residential properties. The hedgerows are home to a wide range of species and contribute to the Green Infrastructure Corridors throughout the villages. There are 12 areas of ancient woodland in the Plan area, and many trees that are the subject of Tree Preservation Orders.

**Policy VE 4 Conservation Areas and Areas of Special Character**

**Proposals that affect the setting of the two Conservation Areas will not be supported. Additional areas considered worthy of designation as Conservation**

**Areas or Areas of Special Character are being considered and any such designation would be supported. [Article 4 Directions will be sought to remove permitted development rights to further ensure that the character of the buildings is maintained.]**

**Reason:** The Conservation Areas at Walberton Village and Walberton Green are important both historically and visually. It is important that developments that might affect views into and out of the village or the setting of buildings are strictly controlled. The historic character of the villages is rich and varied which reflects the incremental development of the area over time. It is important to both residents and visitors.

#### **Policy VE 5 Buildings and Structures of Character**

**Buildings and Structures of Special Character as designated by ADC are of significant local interest and contribute to the Parish's distinctiveness: development proposals relating to them will be expected to retain their local distinctiveness and removal of part or all of them will not be permitted unless it can be demonstrated that they cannot be put to an alternative beneficial or viable use. The buildings concerned are listed in Schedule 5. The Plan proposes that the additional buildings shown in Schedule 5 should be included in a revised SPD. [Article 4 Directions will be sought to remove permitted development rights to further ensure that the character of the buildings is maintained. (Source ADC - SPD - Buildings and Structures of Character. Adopted September 2005)].**

**Reason:** Such buildings and structures contribute to the rich history and character of the Parish. The use of 'permitted development' rights can lead to key features being removed or inappropriate extensions being added which detract from that character. Additional buildings and structures considered worthy of inclusion in the list have been identified and will be put forward to the local planning authority.

#### **Policy VE 6 Protection of Watercourses**

**Support and promote river catchment management approaches that integrate sustainable land management, wildlife conservation, surface and groundwater quality and flood risk management.**

**Reason:** To encourage the health and wealth of the local ecology, with proper concern for the complex geology of the area, and to run with the natural grain of ground conditions so as to achieve sustainable land use. It is important to ensure that the environment and water quality are safeguarded.

#### **Policy VE 7 Surface Water Management**

**New development should aim to reduce the overall level of flood risk in the area:**

- **Surface water management measures will be required for development proposals to ensure that the risk of flooding both on-site and downstream is not significantly increased. No development shall**

commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the local planning authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations. Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE Digest 365, or similar approved, will be required to support the design of any infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details

- Consideration should be given to the use of Sustainable Urban Drainage Systems (SUDS) as alternatives to conventional drainage where appropriate, but not where the winter water table is less than 0.7 of a metre below ground level. Sustainable drainage systems on private property must be approved by the relevant SUDS Lead Local Flood Authority (WSCC) prior to the commencement of development and conform to the recommendations of the SUDS Manual produced by CIRIA. All approved sustainable drainage systems shall be recorded on the flood risk register and adopted by the relevant authority
- The site specific Flood Risk Assessment must demonstrate that the development will be safe, including access and egress, without increasing flood risk elsewhere and reduce flood risk overall
- There is a presumption against culverting and the constricting of watercourses and their immediate environs

**Reason:** The community has expressed its real concern that every practical step should be taken to prevent further adverse impacts from flooding, from foul water contamination and damage from or impacts on the local groundwater conditions. The existing water and drainage infrastructure is considered to be inadequate although it is fully recognised that the local geology makes the long term safety of the systems particularly difficult to manage at an economic cost. The policies reflect not only on residential land use but in the wider context, for example on health, on local lanes flooding and potholes, and on cycle and pedestrian safety, and seek to promote resolutions to the difficulties of making provision of land for sustainable housing development.

#### **Policy VE 8 Drainage for New Housing**

**New housing development shall be designed so as to have regard to any national technical standards in respect of domestic drainage that may be applied in areas of known water management stress or sensitivity.**

**Reason:** Given the history in the villages which has seen many homes blighted by surface water flooding it is essential that new development does not add to existing issues both in the Parish and in the surrounding villages.



## **Policy VE 9 Street Lighting**

**Development proposals which detract from the unlit environment of the Parish will not be supported. Security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use (e.g. ensuring lighting is deflected downwards rather than outwards or upwards, that it is switched off after midnight at the latest, and that movement- sensitive triggers are regulated to reduce illumination periods to a minimum), including floodlighting at equine establishments and on sports fields or sports grounds.**

**Reason:** Walberton and Binsted have a number of areas where light pollution is minimal and the full night sky can be seen. The Plan will seek to develop this status as part of its tourism offering (reference [darkskydiscovery.org.uk](http://darkskydiscovery.org.uk)).

## **Policy VE 10 Rural Buildings**

**The re-use, conversion and adaptation of rural redundant buildings (with the exception of glasshouses) for small businesses, recreation, or tourism purposes will be supported in principle subject to the following criteria:**

- **The building is structurally sound and capable of conversion without substantial reconstruction**
- **The use proposed is appropriate to a rural location**
- **The conversion/adaptation works respect the local character of the surrounding area and/or buildings**
- **The use proposed will not have an adverse impact on any archaeological, architectural, historic or environmental features**
- **The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site**

**Reason:** To support and encourage the sustainable use of existing buildings, and to help maximise local assets for the betterment of the community in the future

## **Policy VE 11 Biodiversity & Archaeology**

**Proposals that have a positive impact on heritage and ecology will be encouraged, subject to other policy constraints. Conversely, proposals with a negative impact on the Parish's heritage and ecology will not be supported, unless sufficient mitigation measures are proposed.**

- **Proposals will be required to be accompanied by an appraisal from a respected independent body**
- **Protected species and habitats will receive unfettered support, and those of lesser but still relevant classifications will be acknowledged by the appropriate degree of support recommended by statutory consultees and other bodies**

**Reason:** The community expressed the view that natural habitats and archeological sites should be safeguarded, even those without statutory protection. Historical artefacts, flora and fauna that are found in green spaces are particularly valuable as they make a positive contribution at more than one level.

The current ADC Sustainability Appraisal is deemed insufficiently comprehensive to assist this policy. The PC will investigate with others (including SDNP and neighbouring parishes) the potential to set a positive agenda on biodiversity for incorporation into any plan review, in particular looking at

- where habitats and species occur that are listed by Government as priorities for biodiversity conservation or sites with potential as Biodiversity Opportunity Areas
- wildlife corridors, linear and other countryside and urban features that provide ecological links or stepping stones and help to join up designated sites and other important habitat areas, allowing wildlife species to move more freely and habitats to respond to climate change more easily
- green spaces and previously developed, underused and contaminated land of wildlife value, which might otherwise be a priority for development

## **Policy VE 12 Renewable Energy**

**Proposals for energy generating infrastructure using renewable or low carbon energy sources to serve individual properties or groups of properties will be supported provided that:**

- **The energy generating equipment is located as close as practicable and is in proportion to the scale of the existing buildings or proposed development it is intended to serve**
- **The siting, scale, design and impact on heritage assets, landscape, views and wildlife of the energy generating equipment is minimised and does not compromise public safety and allows continued safe use of public rights of way**
- **Adjoining uses are not adversely impacted in terms of noise, vibration, or electromagnetic interference**
- **Where appropriate, the energy generating equipment and its installation complies with the Micro-generation Certification Scheme or equivalent standard**

**Reason:** The Arun DC Energy Efficiency and Fuel Poverty Strategy 2014-2019 actively encourages the use of renewable energy schemes and the PC supports this approach.

Micro-generation Certification Scheme (MCS) is an internationally recognised quality assurance scheme, supported by the Department of Energy and Climate Change. MCS certifies micro-generation technologies used to produce electricity and heat from renewable sources.

### **Policy VE 13 Renewable Energy on agricultural and**

**Proposals for energy generating infrastructure on land that is or could be in agricultural production or on Grade 1 or 2 agricultural land will not be supported.**

**Reason:** Maintaining the agricultural land uses in and around the Parish is of paramount importance to this rural area, not just for the employment that it supports and the food production supported, but also the biodiversity it protects. The Plan's Schedule 6 carries a map showing agricultural land classifications in the Parish. The proximity of much of the parish to the SDNP area would suggest a need to ensure that such infrastructure is sited so as to minimise visual impact.

### **Policy VE 14 Protection of Assets of Community Value**

**Proposals that will enhance the viability and/or community value of any property that may be included in the register of Assets of Community Value will be supported.**

**Proposals that results in the loss of such a property or in significant harm to its community value will be resisted, unless it can clearly be demonstrated the continuing operation of the property is no longer economically viable. Typically this would mean the site has been marketed at a reasonable price for at least a year for that and any other suitable employment or service trade uses and no interest in acquisition has been expressed.**

**Reason:** The buildings currently proposed for inclusion in the Register of Assets of Community Value are listed in Schedule 7. They are recognised as significant in the economic and social fabric of the villages, for example local shops, and their loss would have a significant impact on the community and its viability. Each asset is a relevant major feature of daily life for residents and plays a central part in the vitality of the Parish and its sense of community.

## **5.4 Housing Policies**

*Introduction:* The housing and land use policies focus on achieving the successful delivery of the community's vision and core objectives for the Parish and villages, set out in section 4. These reflect the views of residents as expressed in responses to the Survey - of which there were 611 - and in subsequent comments recorded at the Open and Drop in Days. This interactive process and dialogue helped deliver the housing proposals and to formulate the Key Housing Aims. The reasoning includes an indication of the residents' response in the Survey.

The Plan's Policy 5.2 applies to this section, as is does to all other development. The majority of Plan housing policies relate to individual sites, which are shown on the Proposals Map in Schedule 8. Where appropriate, policies are accompanied by references to their conformity with the ADC 2003 Local Plan and the NPPF. At the time of writing, the future of the emerging Local Plan is in doubt; its policies may be referenced for completeness' sake only.

### **Key Housing Aims**

1. to prioritise the use of brownfield sites excluding such land developed under a temporary or personal consent
2. to avoid development on the large sites in the countryside around the Parish and in the gaps separating it from neighbouring parishes
3. to disperse the new housing on several smaller sites and avoid urbanising the villages
4. to provide a mix of new housing including smaller and sheltered units for those wishing to downsize and affordable starter homes giving priority to local residents or those with a local connection
5. to ensure that all new building is of a design compatible with adjoining properties and its setting

### **Policy HP 1 Spatial Plan of the Parish**

**Development proposals for the new dwellings shown on the Proposals Map in Schedule 8, with an accompanying timeline, will be supported.**

**Except as specifically allocated by the Plan for a Rural Exception Site (see Policy HP 6) development in the gaps and countryside surrounding the Parish and separating the three villages in the Parish from each other will not be permitted.**

**Development proposals for other new dwellings outside the Built-up Areas will be resisted unless the Plan has made specific provision for those proposals**

**Reason:** The policy supports development on previously-developed (i.e. brownfield land) both inside and outside the Built-up Area and development on other land within the Built-up Areas, but only if it is considered to be suitable for development against other development plan policies. The policy recognises the desirability of integrating the pace of new development with the provision of local facilities and housing services so as to promote a sustainable infrastructure within the parish. The policy also promotes the conservation of the gaps and countryside around the three villages and the Parish and incorporates the Key Housing Aims. Schedule 8 outlines the timescales involved in respect of these sites' development.

#### **Community response:**

- Preserving the setting of the villages within open countryside was thought important by 97.2%
- Development in the gaps between the villages and between them and adjoining parishes was opposed by 85.2%
- Residential development on brownfield sites was supported by 68.7%

### **Policy HP 2 Land to the east of The Old Police House Fontwell**

**The Plan allocates land for six dwellings on this site as shown on the Proposals Map.**

**Reason:** This was formerly the site of the Balls Hut Public House in Fontwell. It is a brownfield site which abuts the Built up Area. It would be accessed from the existing road frontage and is close to the local shops.

**Community response:**

In the Survey this site was included with the adjoining land in the site on which Danadra has applied for permission to build 400 houses and commercial premises. When offered at the Drop in Day as a separate site for six houses, if that permission is refused, this site received support.

**Policy HP 3 S & G Motors Arundel Road Fontwell**

**The Plan allocates land for a mixed residential development of not more than twenty-eight dwellings on this site as shown on the Proposals Plan provided that the proposals include at least twelve units of sheltered accommodation and eight age related affordable/starter homes to be delivered in two phases over the period of the Plan and provides access to the adjoining site (see Policy HP 4).**

**Reason:** A brownfield site outside the Built Up Area at present used partly for a garage and partly by a vehicle recovery business that operates 24/7 and is unpopular with local residents. Development will be delivered during the lifetime of the Plan but in two phases; the garage business will continue for some years but the remainder is available for immediate development. It will provide age related affordable/starter homes for local residents or persons with a local connection and sheltered housing. Access will be provided within the site for the two plots in HP4.

**Community response:**

The site was opposed in 115 responses. There was some initial concern at the loss of the garage which has been, in part, alleviated by the owners' intention to continue that business for a few more years. There is considerable support from residents near to the site who are troubled by noise at all times from the recovery business. The response has shown a need for affordable and sheltered units which this site will provide.

**Policy HP 4 Land at the rear of Woodacre Arundel Road Fontwell**

**The Plan allocates land on this site as shown on the Proposals Plan for development of two houses.**

**Reason:** This site, which is outside the Built Up Area, is able to be accessed from the previous site. In addition to the present dwelling, it will provide two homes of a style and size compatible with the existing and neighbouring properties and will allow for all three to have appropriate garden plots. It will become available in 5-10 years.

**Community response:**

The site was opposed in 72 responses.

**Policy HP 5 Land at the rear of Woodcroft West Walberton Lane Walberton**

**The Plan allocates land on this site as shown on the Proposals Plan for two four/five bedroom house of a style and size comparable to those on plots of a similar size in West Walberton Lane Walberton, subject to the following conditions:**

- 1. a condition that the applicant enters into a section 106 agreement limiting the development on the total site to two detached 4/5 bedroom houses, similar in size and design to those on neighbouring properties**
- 2. tree preservation orders being placed on all healthy mature trees on site**

**Reason:** This site, which is outside the Built Up Area, will be accessed from Arundel Road Fontwell and not from West Walberton Lane. The owners have agreed to a section 106 agreement limiting the site to two appropriately sized and designed four/five bedroom houses in keeping with those around the site and to tree preservation orders on the relevant trees to protect the rural setting of this site. This will remove the uncertainty over the future of this site that has concerned the community.

**Community response:**

The site was opposed in 173 responses. At the time of the Survey the owners had not made their position clear and there was concern that access from West Walberton Lane for a far greater density of housing might be intended. The proposal for two houses and the retention of the nature of the site has received a positive response.

**Policy HP 6 Land at Sunny Corner Copse Lane Walberton**

**The Plan allocates land as shown on the Proposals Plan for a Rural Exception Site providing six affordable and three market value homes.**

**Reason:** Access to this site will be from West Walberton Lane. This site is outside the Built Up Area but adjacent to existing housing and on the edge of the gap between Walberton and Fontwell villages. It forms part only of a larger site in the same ownership which will continue to protect the gap between the villages which will be protected by other policies. The Steering Group has met with the Affordable Housing Officer who supports this site for the mix proposed as a Rural Exception site to provide affordable housing for those with a local connection. The owners are willing to involve an independent Affordable Housing Provider enabling a small site with less than 10 units to be developed for affordable housing. Design will be important to ensure that the properties are compatible with the neighbouring properties in West Walberton Lane and Copse Lane.

**Community response:**

The site was opposed in 156 responses. There is strong support for affordable housing.

**Policy HP 7 Land adjacent to The Red Cottage The Street Walberton**

**The Plan allocates this site as shown on the Proposals Plan for one house**

**Reason:** This is a site, which is inside the Built Up Area, for a single unit. It is in the Conservation area. It will need to be subject to appropriate design conditions.

**Community response:**

The site was opposed in 63 responses.

#### **Policy HP 8 Progress Garage Yapton Lane Walberton**

**The Plan allocates this brownfield site as shown on the Proposals Plan for six houses**

**Reason:** A brownfield site on the edge of Walberton and outside the Built Up Area likely to become available within 2-5 years and to provide 6 homes.

#### **Community response:**

The site was opposed in 54 responses.

#### **Policy HP 9 Housing Mix**

**Proposals providing a range of house types and tenures, including on appropriate sites larger houses, but also smaller houses and bungalows, will be supported. Provision will be made for affordable houses and sheltered accommodation and self-build and shared equity properties. Proposals that involve the provision of housing for Buy to Let investment opportunities will not be supported. Applicants will be expected to provide a village specific dwelling mix and affordable housing strategy with their planning application, clearly demonstrating how development addresses the needs of current and future households. A proportion of the housing proposed is required to meet Lifetime Home standards in order that homes are suitable for households whose needs change. Affordability will be secured through provision of rental and shared equity housing either by the PC, working with ADC, by means of an approved Housing Association or an Affordable Housing Provider.**

**Reason:** To encourage the vitality and sustainability of the village communities and to promote a healthy socioeconomic balance across the Parish and wider area, to cater for new households and downsizing households as per Key Housing Aim 5.4.4, while meeting the expressed needs of the local community in line with the Vision and Core Objectives and the Key Housing Aims.

#### **Policy HP 10 Affordable Housing and Housing Site Allocation**

**Permission will be granted within the Plan period for at least 50 new homes on sites identified on the Proposals Plan and in accordance with the recommended phasing. Where relevant the sites have their own site-specific Affordable Housing targets, identified as appropriate relative to other Plan policies and individual site constraints. Beyond these identified sites, the Plan policies seek to augment the Local Plan Policy Dev 17 and 18 and the emerging Local Plan Policy H SP 2 in respect of Affordable Housing; the appropriate level and type of provision will be dependent upon local housing need, character of the area, suitability of the site and market conditions at the time of the submission of the relevant planning application. Across the Parish, the aspiration is to achieve at least 25% Affordable Housing increasing over time to up to 40%.**

**Reason:** To meet the wider needs and sustainable growth of the district as well as to ensure that local community requirements continue to be catered for, by taking a positive approach to housing provision. In particular, the identified sites meet with the expressed approval of the majority of residents both as to location and size of scheme and use of previously developed land, even though sites are not all in the Built Up Area. The policy also seeks to deliver on the Vision and Core Objectives and the five Key Housing Aims, especially 5.4.4 in respect of Affordable Housing.

### **Policy HP 11 Housing Density**

**The density of any new development shall be appropriate to its location. In general a maximum density of 35 units per hectare shall apply to small infill development within the settlement boundary. As part of settlement boundary management and density policy, given that Built Up Area boundaries were drawn with local visual characteristics in mind, development will not be allowed (Policy Gen2 and 1.10 ADC 2003 LP and emerging Plan Policy SD SP2 and 7.2.9) on school playing fields, caravan and camping sites, recreation grounds or allotments nor by infilling of groups of isolated houses or other buildings nor on land within the curtilage of dwelling houses which adjoin the rural areas ('back-land').**

**Reason:** To underpin the existing settlement styles of the three villages and their rural fringes, to positively manage the point of transition between the built form of a settlement and the surrounding countryside, to promote the retention of green spaces within villages and green gaps between settlements, to satisfy local demand for housing and to procure sustainable growth across the Parish. The policy also seeks to foster the leisure, health and well-being needs of the community, which borders the SDNP and has a strong commitment to these aspects, and to the safeguarding of habitats and biodiversity.

### **Policy HP 12 Local Connection**

**Affordable housing delivered as part of policies HP1 to HP11 will be subject to planning conditions and/or planning obligations to require the first occupants to be existing residents of Walberton or with a Walberton connection meeting one of the following categories:**

- 1. a person who currently lives in the Parish and wishes to move to a smaller property in order to release larger accommodation**
- 2. a person who currently lives in the Parish and has an appropriate housing need because their family size has increased**
- 3. a person who currently lives in the Parish and wishes to transfer to a similar sized property**
- 4. a person from the Parish who is subject to a planned management transfer based on medical grounds**
- 5. a person who has previously lived in the Parish for 5 or more years up to the age of 18**



6. a person who has for 5 years prior to such acquisition or occupation been in continuous full or part-time employment (excluding seasonal employment) in the Parish or has accepted an unconditional offer of employment in the Parish.
7. In the case of essential agricultural dwellings, these are to be occupied by person(s) employed or last employed in agriculture.
8. Where locally expressed need is evidenced in one or more of the five adjoining parishes but is not evidenced in Walberton at the time of application, then a six-parish criterion will be applied. The evidenced locally expressed need criterion will be progressively widened as necessary to the whole ADC area in like manner.
9. If demand proves to be absent at the completion of development, the parish criterion (1) to (8) will be relaxed to include the adjoining five parishes where these do have an expressed need, and widened progressively to the ADC area if not.

**The criteria 1 to 9 will apply strictly to Rural Exception Sites, in line with ADC policy, and will be applied to other sites where the updates to the survey of local housing demand provide evidence of unmet locally expressed need.**

**Reason:** To deliver on the Vision and Core Objectives and the Key Housing Aims, while acknowledging the particular age-related issues for both the young and the elderly in the Parish, as set out in the Evidence Base and otherwise sustainably to improve the range of housing stock in the area, which evidence indicates is desirable. Further, it is aimed to foster community integration and cohesion and seeks to limit social isolation, while encouraging local employment with sustainable travel distances.

#### **Policy HP 13 Design Guidance**

**New development which would have an effect on the appearance or character of the surrounding area must be of a high quality of design and must contribute to local character by creating a sense of place appropriate to its location. The Parish has two conservation areas and other visually sensitive points. Development will be expected to conform to the requirements of the emerging Design Guide for the Parish, which will be drawn to align with aims and elements such as those displayed within the emerging Local Plan (Policy D SP1 & D DM 1-4).**

**Reason:** This is considered important in the drive to ensure the sustainability of high quality housing vital to the Parish. The policy will be to encourage the best, while preserving the sense of place and local distinctiveness that is valued by communities as part of a village's social cohesion and in planning terms to ensure that new development integrates at every level with the existing streetscapes and architectural / visual amenity for the benefit of new residents, existing residents and visitors.

## **5.5 Getting Around**

Key Transport Aims:

1. Provide more sustainable transport links
2. Endeavour to solve current congestion and “rat running” problems
3. Address parking issues
4. Avoid increasing access by HGVs

### **Policy GA 1 Open Access and Permissive Paths**

**The PC will seek to negotiate open access and permissive paths with local landowners to open up access for walking within the Parish.**

**Reason:** On several levels, the policy seeks to achieve the Vision and Core Objectives by bringing sustainability and health and wellbeing into the everyday life of the community and foster and support progressive approaches to transport and movement.

### **Policy GA 2 Footpath and Cycle Path Network**

**Support will be given to proposals that improve and extend the existing footpath and cycle path network, allowing better safe access to the local amenities and services, to green spaces, to any new housing and to the open countryside. The loss of existing footpaths and cycle paths will be resisted.**

**Reason:** To achieve over the longer term an improved lifestyle for residents of all ages, embedded into the social fabric as a matter of course, while also improving safe and sustainable links around the Parish and with other communities.

### **Policy GA 3 Car Parking**

**Proposals which remove existing parking in the vicinity of existing retail and commercial premises will not be supported. Proposals which reduce existing available parking in the Parish will be resisted.**

**Reason:** The Parish has limited public transport and therefore a practical reliance on car-borne shopping, though it suffers also from narrow streets and lanes that make on-street parking unacceptable. It is therefore necessary to cater for the economic and social infrastructure properly. The PC will maintain unofficial support for the provision of cycle racks where appropriate.

### **Policy GA 4 School Transport**

**Proposals will be supported that improve transport facilities, especially for children attending schools at Westergate, Walberton, Slindon and Barnham.**

**Reason:** The community has expressed, in its Survey comments, a real concern for the safety of all residents but children in particular on the Parish’s narrow and unpaved

lanes. There is a need for a network of cycleways in addition to improved public transport for those, children in particular, who need to go beyond the village confines.

#### **Policy GA 5 Traffic Management**

**Proposals that significantly increase the level of traffic within the villages will be resisted particular in the case of HGV movements.**

**Reason:** It is part of the vision for the Parish that through traffic and especially HGV and other commercial traffic shall be kept to a minimum because of the size and design and construction of the local lanes, the pinch points involved and the residential nature of the roads and lanes affected by rat-running. It diminishes the quality of the housing and the well-being of residents, as well as being threatening to pedestrians, cyclists and riders since the lanes are mostly unlit and un-paved. The through traffic issue is a major recurring theme in the Survey. In planning terms it is also a significant planning constraint in respect of the sustainable development of both housing and employment space.

#### **Policy GA 6 A27/A29 Junction West, and Other Strategic Junctions**

**Proposals for the upgrading and remodelling of this junction and others that lie outside the Parish will be considered as negative in effect for parishioners, unless ameliorating works are included in the schemes of upgrade such that additional through traffic is discouraged from using the residential roads of the Parish.**

**Reason:** To avoid this A27 traffic hotspot, through traffic uses Yapton Lane, West Walberton Lane, The Street, Arundel Road, Wandleys Lane and Eastergate Lane as shortcuts. In line with the Vision and Core Objectives, it will be Plan policy to reduce through traffic with effective mitigation measures where possible. In relation to the A29, this will be true for the Walberton Green Conservation areas, as detailed by WSCC in traffic modelling, but affects Arundel Road and West Walberton Lane in particular.

Depending on the A27 proposals, the same negative effect, policy stance and need for amelioration work may be required for the northern end of Yapton Lane. This is because the possible signalisation will produce greater A27 delays and therefore an increased preference for shortcutting at Yapton Lane and Arundel Road, and the consequent extra volumes (especially HGV and other professional drivers) in both Fontwell and Walberton villages.

Depending on the A29 proposals, the same negative effect, policy stance and need for ameliorating work may be required in respect of junctions with Barnham Road and Eastergate Lane and Wandleys Lane.

#### **Policy GA 7 A27 Arundel Bypass**

**The Arundel Bypass is supported in principle but only when taking its shortest possible route. Any more extensive damage to countryside to the north of Binsted village within the Parish's boundary will be resisted.**

**Reason:** The area to the north of Binsted includes countryside that is cherished by parishioners for some of the most attractive and - in ecological terms - most valuable in the

Parish. The policy is important for delivering on the Vision and Core Objectives and reflects Survey results and comments.

## **5.6 Community Living**

Key Community Aims:

1. Encourage a healthy economy
2. Protect village facilities
3. Address Community Issues

### **Policy CL 1 Businesses**

**Proposals to upgrade or extend existing employment sites will be supported provided that the impact on the amenities of surrounding properties is acceptable.**

**Reason:** The low jobs density within the ADC area means that a sustainable community policy should strive to promote the provision of local jobs and will do so in areas where the infrastructure, transport, housing and other policies allow their suitable placement.

### **Policy CL 2 Commercial Uses**

**Change of use to Class B1 uses (including light industry) and new development for such uses will be supported, where the impact on surrounding residential and community amenity is not harmful and other policy considerations are complied with. Change to Class B2 uses (general industry) or Class B8 (distribution and storage) will be generally be resisted.**

**Reason:** Classes B2 and B8 are considered incompatible with the restrictions of other policies necessitated by the restrictive transport infrastructure of the parish, while a positive approach is generally maintained to local job creation, as above.

### **Policy CL 3 Retention of Employment Land**

**Except in respect of sites covered in policies HP 3 and HP 8, proposals for the redevelopment or change of use of land or buildings in employment or service trade use to non-employment uses will not be permitted, unless the existing use can be shown to be no longer economically viable. Evidence should be provided by the developer that the site has been actively marketed, at the market rate current at the time, for a minimum of 12 months and no sale or let has been achieved. However, smaller non-conforming uses with low employment impact in residential surroundings will be considered for residential use under Plan Policy HP 1.**

**Existing businesses will be protected from the introduction of nearby new residential development which may cause their closure or relocation due to noise nuisance.**

**Reason:** The Vision and Core Objectives look to support changes in the home and the workplace that sustainably move the community forward. A proper balance between progressive policies and those that retain the best of our heritage and local distinctiveness needs to be struck.

#### **Policy CL 4 Tourism and Recreation**

**Sustainable tourism development proposals and/or extensions to or expansion of existing tourism and recreation uses, will be supported in principle.**

**Proposals relating to land outside the settlement boundary will need to demonstrate that the proposed use is sustainable and will not have an adverse impact on the rural landscape, nor conflict with housing and other policies but will promote the unique characteristics of the area. In all cases appropriate levels of parking facilities must be provided.**

**Reason:** To promote the economic activity of the area and the wellbeing of the community, its vitality and viability, and where possible to enhance leisure activity, and to support the local and visitor horticultural economy, additional to the indirect benefit to the entertainments and support services for the race-going public (Goodwood and Fontwell Park).

#### **Policy CL 5 Support Independent Living**

**New, converted and extended independent living and care homes will be supported provided that the design and scale of development are in keeping with the character of the location and that the impact on the amenity of surrounding residential properties is acceptable.**

**Reason:** To ensure that the community can care for all its residents in a proper fashion with timely improvements of provision to do so.

#### **Policy CL 6 Health Care**

**Proposals for new medical facilities, especially in Fontwell village, will be supported.**

**Reason:** To respond to expressed community concerns on the level of services available. It is noted that ADC have recorded that parts of the Parish are in the worst 10% nationally for barriers to housing and services provision and this is incompatible with the Vision and Core Objectives. For this reason, additional new homes that would put pressure on services should be accompanied by at least matching provision of services to avoid yet further deterioration.

#### **Policy CL 7 Recreation facilities**

**The provision of recreational buildings will be supported provided that their design and scale are in keeping with the local character and that the impact on the residential amenity of surrounding residential properties is acceptable.**

**Reason:** The provision of recreational buildings or facilities to support the health and well-being of parishioners will be supported so as to foster social cohesion and community well-being and to help minimise social isolation.

**Policy CL 8 Allotments**

**The provision of new allotments will be supported.**

**Reason:** There is some allotment provision within the Parish and a short waiting list. Allotments are a place of social connectivity and can be not only an improved land use but also can often contribute positively to local habitats and improved health and fitness.

## Schedule 1

### Schedule 1AADC 2003 Local Plan Policies

|        |  |
|--------|--|
| EN2    | Built Up Area Boundary – defining the urban area in relation to the countryside and identifying it on the Proposals Map  |
| GEN3   | Protection of the Countryside – constraining development to specific uses and needs  |
| GEN7   | Form of New Development – the key design principles of development   |
| GEN9   | Foul and Surface Water Drainage - adequate drainage must be provided   |
| GEN10  | Tidal Flooding – discouraging development in areas at risk   |
| GEN11  | Inland Flooding – discouraging development in areas at risk  |
| GEN23  | <p>The Water Environment - Development will not be permitted if it would have direct or indirect unacceptable adverse impact on the water environment, notably in relation to rivers, ponds, wetlands, public access in river corridors and water related recreation.</p> <p>Where appropriate, the Council will support initiatives which seek to restore or enhance the water environment.</p> |
| GEN24  | Energy and Water Conservation - The Council will expect all new developments to facilitate energy and water efficiency.  |
| GEN29  | Nature Conservation - protection of semi-natural habitats  |
| AREA1  | Areas of Special Character – defining areas of local interest for additional design control  |
| AREA2  | Conservation Areas – restating the key principles of conservation area development management and identifying the Walberton Conservation Areas on the Proposals Map  |
| AREA5  | Protection of Open Spaces – defining important spaces to protect from harmful development  |
| AREA9  | Areas of Outstanding Natural Beauty - constraining development to specific uses and needs that reflect the special character of the AONB (now South Downs National Park)   |
| AREA10 | Strategic Gaps – defining the gap between Barnham and Eastergate to prevent their coalescence and identifying them on the Proposals Map  |
| DEV17  | Affordable Housing – establishing the requirements of development schemes and updated by a ADC Policy Statement in 2010  |

## **Schedule 1B      The SDNP Authority Vision of the National Park**

*“By 2050 in the South Downs National Park:*

*the iconic English lowland landscapes and heritage will have been conserved and greatly enhanced. These inspirational and distinctive places, where people live, work, farm and relax, are adapting well to the impacts of climate change and other pressures;*

*people will understand, value, and look after the vital natural services that the National Park provides. Large areas of high-quality and well-managed habitat will form a network supporting wildlife throughout the landscape; opportunities will exist for everyone to discover, enjoy, understand and value the National Park and its special qualities. The relationship between people and landscape will enhance their lives and inspire them to become actively involved in caring for it and using its resources more responsibly;*

*its special qualities will underpin the economic and social well-being of the communities in and around it, which will be more self-sustaining and empowered to shape their own future. Its villages and market towns will be thriving centres for residents, visitors and businesses and supporting the wider rural community;*

*successful farming, forestry, tourism and other business activities within the National Park will actively contribute to, and derive economic benefit from, its unique identity and special qualities”.*

(p16)



## Schedule 1 C      Census 2011 Data

### Economic Status

Of the 2,175 usual residents of the Parish, 1,121 were aged between 16 and 74 of whom 1,050 people (69.2%) were economically active:

|     |         |         |                                     |
|-----|---------|---------|-------------------------------------|
| 510 | 33.6%   | (38.6%) | were in full-time employment,       |
| 231 | 15.2%   | (13.7%) | were in part-time employment,       |
| 230 | 15.1%   | (9.8%)  | were self-employed and              |
| 20  | 1.6%    | (3.8%)  | were job seeker allowance claimants |
| 469 | (30.8%) |         | were economically inactive          |
| 149 | 26.6%   | (13.7%) | were retired,                       |
| 12  | 2.1%    | (5.8%)  | were students,                      |
| 26  | 4.6%    | (4.4%)  | were looking after home or family,  |
| 11  | 2%      | (4%)    | were long-term sick or disabled,    |
| 6   | 1.1%    | (0.8%)  | were classified as other            |

### Car Ownership Data

| % of households with | The Parish | West Sussex | England |
|----------------------|------------|-------------|---------|
| no car               | 7.3%       | 17.8%       | 25.8%   |
| 1 car                | 40%        | 43.4%       | 42.2%   |
| 2 cars               | 36.8%      | 29.2%       | 24.7    |
| 3 cars               | 11.6%      | 6.9%        | 5.5%    |
| 4+ cars              | 4.2%       | 2.7%        | 1.9%    |

### Occupations

Of the 1,052 residents in the Parish in employment and aged between 16 and 74:

|     |        |         |  |
|-----|--------|---------|--|
| 165 | 16.5 % | (10.9%) | were managers, directors or senior officials,            |
| 205 | 20.5%  | (17.5%) | were in professional occupations,                        |
| 135 | 13.5%  | (12.8%) | were in associate professional or technical occupations, |
| 110 | 11.1%  | (11.5%) | were in administrative or secretarial occupations,       |

|     |               |   |
|-----|---------------|---|
| 135 | 13.2% (11.4%) | were in skilled trades,                               |
| 100 | 9.7% (9.3%)   | were in caring, leisure or other service occupations, |
| 555 | 4% (8.4%)     | were in sales and customer service occupations,       |
| 30  | 2.9% (7.2%)   | were process plant or machine operatives,             |
| 75  | 7.2% (11.1%)  | were in elementary occupations.                       |

### **Qualifications & Skills**

Of the 1,890 usual residents in the Parish aged 16 and over:

|     |               |  |
|-----|---------------|--|
| 300 | 16.8% (22.5%) | possessed no qualifications                |
| 610 | 34.1% (27.4%) | possessed Level 4 and above qualifications |

### **Dwellings**

There are 875 dwellings located within the Parish (a dwelling means a self-contained household space). The figures show there is a significantly higher percentage of detached dwellings, caravans/mobile homes than the national percentage but a lower percentage of semi-detached and terraced properties and flats:

|     |               |  |
|-----|---------------|--|
| 490 | 53% (22.3%)   | detached dwellings,                                      |
| 244 | 26.4% (30.7%) | semi-detached dwellings,                                 |
| 909 | 7% (24.5%)    | terraced houses,   |
| 19  | 2.1% (16.7%)  | purpose built flats/apartments                           |
| 15  | 1.8% (4.3%)   | converted flats or flats in shared houses                |
| 50  | 8% (1.1%)     | dwellings in commercial buildings                        |
| 58  | 6.3% (.4%)    | dwellings are caravans/other mobile/temporary structures |
| 10  |               | dwellings are second homes                               |

Population density is 2.1 per hectare (4.1)

**Schedule 1D      Education**

| <b>Secondary &amp; Independent Schools</b> | <b>Pupils attending from Parish</b> | <b>Comment</b>                    |
|--|-------------------------------------|-----------------------------------|
| Ormiston Six Villages Academy              | 65                                  |                                   |
| Bishop Luffa                               | 16                                  | Church of England School          |
| Chichester High School for Girls           | 13                                  | 6th form is co-ed                 |
| Chichester High School for Boys            | 3                                   |                                   |
| St Phillip Howard                          | 6                                   | 0                                 |
| Great Ballard                              | -                                   | Independent for 1-16              |
| The Regis School, Bognor Regis             | 8                                   | 1400 students                     |
| Felpham Community College                  | 2                                   |                                   |
| Lancing College                            | 2                                   | Independent co-ed boarding school |
| Seaford College                            | 35                                  | Independent co-ed boarding school |
| Christs Hospital                           | 3                                   |                                   |
| Chichester Free School                     | 26                                  | 4 -19                             |
| Westbourne House                           | -                                   | Independent co-ed boarding school |
| Littlehampton Community School             | -                                   | 1834 students                     |

## **Schedule 2**

### **Community Issues**

The Survey covered a wide range of topics, not all of which can be addressed through new Planning Policies. The steering group had hoped to develop a Community Action Plan alongside the emerging Neighbourhood Plan, but that was not possible within the time constraints. Accordingly, this report points to the issues which were of particular concern to those who responded to the Survey for the attention of the PC. It is recommended that the Parish Council draw in members of the community and thereby develop a Community Action Plan covering the following issues:

#### **Village Environment**

- The Sussex Biodiversity Partnership have some records of the habitats and wildlife in our Parish; the PC is recommended to support further survey work – such as that currently undertaken by MAVES – which will give vital information when new developments, especially roads, are proposed.
- Likewise, the work of Worthing Archaeology should be supported.
- Hunters Mews Play Area is a valued resource and the PC should ensure it survives and should consider encouraging the involvement of local residents in its management.
- Following the changes in PC membership, the continuation of an effective Flood Task Force is a priority. The PC should keep the pressure up to ensure that the various agencies do implement the local flood prevention plans.
- The PC is encouraged to take a pro-active role in the care and enhancement of local green spaces.
- The PC should give further thought to whether there could be better play facilities for older children in Walberton village.

#### **Getting Around**

- The new cycle link to Barnham is welcomed; a similar off-road link to Fontwell is highly desirable in the interests of road safety and in improving social cohesion between the villages.
- The upgrading of Scotland Lane to provide a safe cycle link to Arundel should be pursued. A safe cycle link to Chichester is also desirable.
- The Community Bus is a valued yet under-used resource and should be supported and promoted.
- Bus services are inadequate – especially for Fontwell Village - and better information is needed.
- Ensure there is a robust regime in place for the maintenance of the new cycleway and its hedges.

#### **Traffic**

- The community strongly supports a 20 mph speed limit in The Street and the extension of the 30 mph limit in Yapton Lane.
- Strong support to limit the encroachment of the Arundel Bypass into the woods and farmland of Binsted to the minimum; there is strong support for a bypass in principle. The ultimate design must safeguard the public footpaths and bridleways – especially Old Scotland Lane.
- Oppose any proposal that increase HGVs on our streets and lobby to get current restrictions enforced.
- Again investigate traffic calming in the villages.

### **Community Life**

- Help to ensure there is a Post Office in Walberton and a village general store in Fontwell.
- Consider ways in which facilities can be improved for young people, especially teenagers; one example is a multi-use games area.
- Ensure the retention of allotments in Walberton; the Survey suggested a latent demand for Allotments in Fontwell which should be pursued.
- Improve regular information to residents and encourage more cohesion between the three villages.

## Schedule 3

### Legal and Technical Issues

The policies in Section 5.0 must be broadly in conformity with the saved strategic policies of the ADC 2003 Local Plan, which predates the NPPF.

The ADC 2003 Local Plan saved strategic policies are considered in need of updating, and a new Local Plan is due and is in preparation and it will follow the NPPF guidelines.

It is self-evident, then, that this Plan's policies, in conforming as necessary with those of the ADC 2003 Local Plan, shall make appropriate changes to strategic elements of it so as to bring those policies themselves into conformity with other and later guidance. In doing so, the Plan must adopt a position and "take a view" if and when there is any strategy conflict between the saved policies and later guidance including NPPF. It has greater freedom to do so when any policy conflict is non-strategic.

Additionally, the Localism Act 2011 sought to introduce the views of the community into the planning process, and via the Secretary of State, Government has underlined its determination to give a voice to properly-sought local opinion. WPC via its NP steering group has conducted extensive and interactive investigations of local opinion, including a Parish-wide Survey, via questionnaire, with a high response rate (611 responses from a total of 875 dwellings). In situations where a view needs to be taken, the Survey results have been a mainstay for judgements in non-strategic matters. They have also been key to policymaking decisions where any strategic conflicts begin to arise.

The Plan has acknowledged the emergence of a new ADC Local Plan. Indeed, some policy wording is borrowed from the October 2014 published version. However the new Local Plan has been found unsound by the Inspector at its Examination in Public. ADC has agreed with the Inspector to suspend the Examination for up to 18 months. The Inspector has put firm recommendations to ADC about the changes it needs to make, and how, and these include:

- A new Sustainability Appraisal is required, in addition to a new spatial strategy for strategic housing sites across the ADC area.
- The need to demonstrate that it has been open-minded and that it has considered all reasonable strategic housing site options afresh, without endangering the process by any appearance of predetermination or by over-reliance on the previous Sustainability Appraisal.
- The Inspector states that it would not be in line with NPPF guidance if in doing so ADC ruled out "sound judgements on strategic matters which should be set out in the Local Plan in order to avoid the possibility that the resulting policies may not fit with the content of some neighbourhood plans".

Thus this Plan cannot rely on the *existing* strategic housing site options or Sustainability Appraisal, and ought also to demonstrate that it does not so. At the same time the PC may need to countenance that Local Plan strategic judgements approved by the Inspector in say two years' time could supersede or cause revisions to policies in this Plan. While legal opinion has not yet been sought on this issue, the Plan policies are framed in the light of the

suspension and the need to show that over-reliance has not been placed on the suspended Local Plan policies and strategies. Therefore in the circumstances the 2003 saved policies and the wider NPPF guidance and - vitally - the clearly expressed community opinion have been given greater weight than that given to the policies in the suspended Local Plan. Once the Local Plan has been adopted after a successful conclusion to the Examination in Public in, say, two years' time, then a review of this Plan would - if necessary - be put in hand.

Furthermore, the Plan policies are framed in the knowledge that in the absence of an up-to-date Local Plan there may be instances where insufficient guidance is available to planning decision-makers. Where a strong local opinion has been expressed around and about certain issues, the Plan states its policy for the sake of planning clarity. While it is usual for neighbourhood plans not to recite Local Plan policies so as to avoid duplication, it has in these unusual circumstances been felt wise to extend or reiterate or alter Local Plan saved policies so that more up-to-date guidance and opinion, including community opinion, can be seen clearly to be incorporated in the overall planning regime; it is felt this is a duty not an option.

In the case of each policy, its sustainability has also been considered, the better to promote positive planning in terms of economic, social and environmental matters; in line with the Inspector's recommendations, neither policies nor their sustainability have been framed in reliance on the suspended Local Plan. This is the case generally, but in particular it is true in respect of housing development sites. Explicit rationales have been given in the Evidence Base for the inclusion or rejection of all the sites considered, where judgements were made against a range of pre-selected criteria in an exhaustive process: seven sites were eventually chosen out of the 19 put forward for comparative analysis and testing.

In respect of emerging neighbourhood plans, Planning Practice Guidance holds that they can be developed before or at the same time as the local planning authority is producing its Local Plan. A draft Neighbourhood Plan is not tested against the policies in an emerging Local Plan although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.

In spite of the foregoing however, the Plan has taken the provision of 50 dwellings as its Parish housing development allocation over the Plan period, a figure drawn from the ADC suspended Local Plan, and from guidance provided by ADC as to housing need in written statements to the EiP hearing. This was based on Objectively Assessed Need under the Duty to Cooperate, which are concepts that postdate the adoption of the ADC 2003 saved policies. Nonetheless, the figure of 50 dwellings has been taken as a minimum, since it is more likely than not that, when adopted, the new Local Plan may seek increases in individual Parish provisions.

Such housing provision is an instance where the Plan overrides the ADC 2003 saved policies. The justification is that firstly parishioners expect their community to grow and need to make provision for their older residents and newly-forming households as well as providing market housing. Secondly, the Plan wishes to conform to the sustainability themes of the NPPF and to embrace economic, social and environmental planning in a positive manner. Thirdly, the Plan wishes to acknowledge the housing and other pressures that produced such an ADC figure, without considering that number to be in any way inviolable.

The Plan is not in a position to respond to any later Duty to Cooperate than that in ADC's suspended Local Plan, and, were that to be updated, then future reviews of the Plan would no doubt respond to the change, with the strong supposition that any future change would be upwards. Mindful of this and so as to give headroom in the numbers, the Plan actually has a target of over 60 dwellings, a 20%-plus buffer.

A further conflict with the ADC 2003 Local Plan's saved policies exists. The Plan identifies for the development some sites that would not have been granted consent under the saved policies regime. The justification is the same as above in that a decision has been taken, within this position of both the lack of synchronicity in plan preparation and a conflict-in-conformity, to allow the current positive planning climate to override the restrictions put in place 12 years ago.

However, the Plan's target is also a reflection of practicability and deliverability. The target is deemed sensible in its own terms in recognising severe Parish limitations. To reach its target, the Plan has had in any event to include five sites for development that are outside the Built Up Area yet are not rural exception sites. While this did have community backing, the rest of the 19 sites that were sequentially tested were also all outside the Built Up Area but did not have that same level of community support.

The environmental impacts of development were a special concern for residents. Fortunately, the site within (partly within) the Plan area that was most likely to have required a Strategic Environmental Assessment to be carried out was not only outside the Built Up Area and had a prior planning refusal at appeal, but was rejected comprehensively under the Survey conducted among residents on site suitability. Under sustainability considerations, the chosen housing development sites meet local concerns that environmental impact be minimised.



## Schedule 4

### Local Green Space

One task of the Neighbourhood Plan is to recommend areas of land that should be formally designated as Local Green Space (LGS). Once designated, a site will be afforded a measure of protection from unwanted development. A site must meet the following criteria:

- It is in reasonably close proximity to the community
- The area of land is demonstrably special to the local community and holds a particular local significance, e.g. natural beauty, historical significance, recreational value, tranquility or richness of wildlife
- The area is local in character and is not an extensive tract of land
- Be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.
- Only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

Under Policy VE1 the Plan recommends that the following sites should be so designated:

1. Walberton Village Green and Pond – a focal point of the Conservation Area, which was grazed in past generations and the pond was used as a sheep wash. An attractive feature of the village landscape and used by local children for ball games and fishing
2. Walberton Playing Field – a vital green space in the centre of the village providing space for football, cricket, stoolball, fairs and carnivals. Also provides a setting for the community buildings
3. Avisford Park – once the home of local dignitaries, now an elegantly green space, well used as a golf course and a parkland setting for the Hilton Hotel.
4. Fontwell Meadows – this also is a characteristic of the villages. It is valued by Fontwell residents for itself as an open area of countryside providing a rural setting and good grazing. It is also an important wildlife resource – the unimproved grassland is rich in flora and insects and it is also part of a key feeding corridor for a rare species of bats. A petition by local residents for Local Green Space designation is currently awaiting decision by ADC, but ADC has indicated it may not be approved. See below.
5. Tupper's Field – this is one of the fields that come into the heart of the village, giving it a truly rural character. It was highly valued by respondents to the Survey – the children particularly loved the fact that both the School and the

Playing Field adjoin open fields. It provides a safe buffer between the golf course and the residential areas.

6. Homefield Crescent Green Space – a large grass area giving the surrounding houses a sense of space. Also use for recreation by residents
7. Hunters Mews Play Areas, Fontwell – owned by the District Council and a key design element when the surrounding residential area was built. It is the only recreational land in Fontwell
8. Pigeon House fields adjoining St Mary's Church, Walberton – These fields provide a unique setting for the Grade 1 Listed St Mary's Church to the east and the iconic dovecot to the west. It is valued by the entire village, being crossed by two well used public footpaths. The proximity of the open farmland to the residential area is a key to the semi-rural character of the village landscape
9. The Allotments, Yapton Lane – a great asset to the community and to the 20 or so allotment holders and to the many who use the footpaths which provide a circular route from Walberton village
10. National Trust field, Fontwell – a public footpath along its western boundary links to permissive paths round the other two sides forming a valued recreational route for villagers without needing to cross the A27. It provides a green barrier between the houses and the main Trunk road

### **Fontwell Meadows**

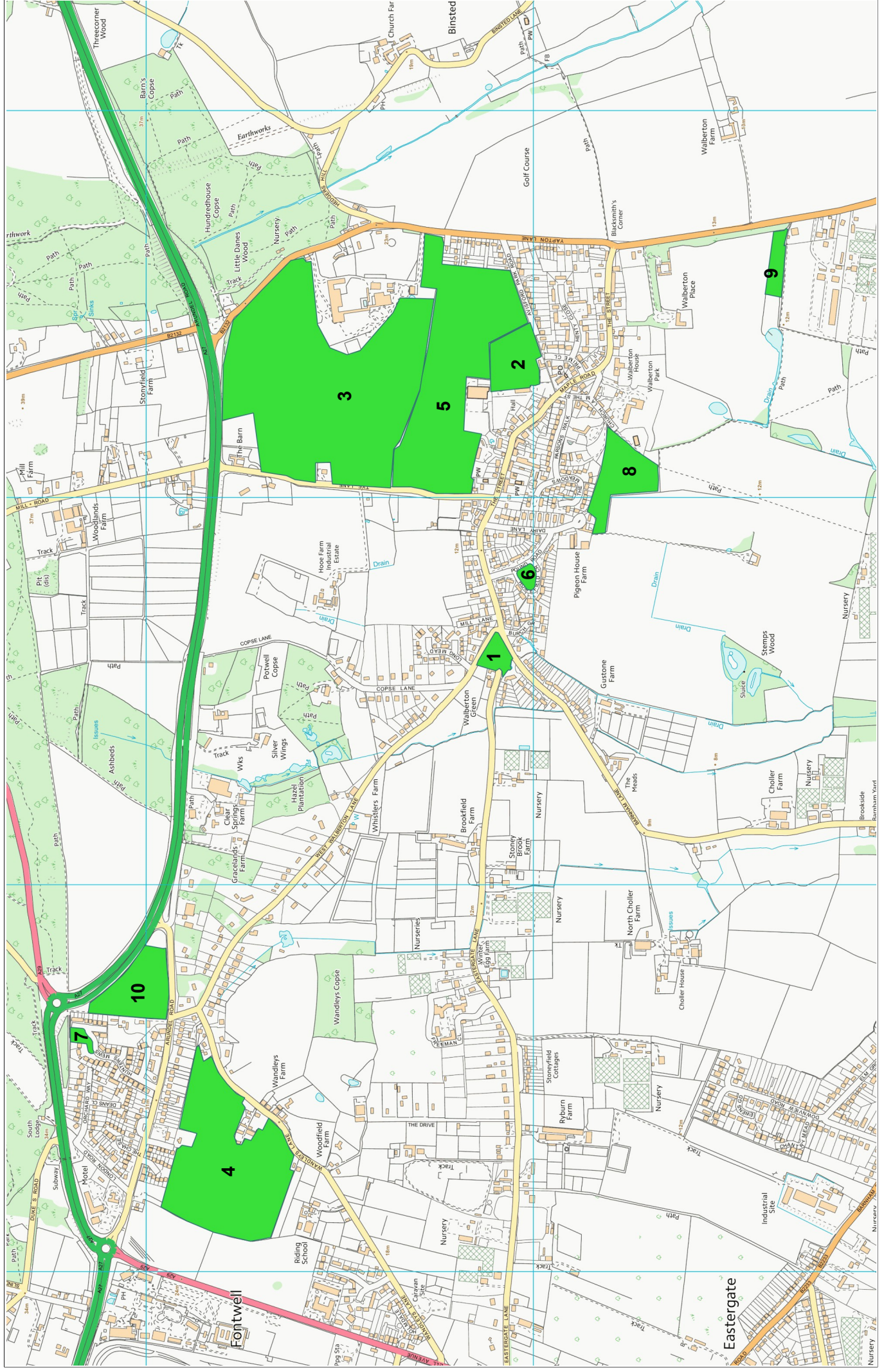
Fontwell Meadows, referred to by ADC as Fontwell South, has already been challenged by ADC as not meeting the NPPF conditions as set out above, and they have publically indicated that they will reject this part of Policy VE 1 at Regulation 14 stage. For the avoidance of doubt, therefore, in considering Fontwell Meadows for designation under the Plan, the undergoing provides the reasons for its inclusion:

1. It immediately abuts the Built Up Area, is overlooked by approximately 15% of the village's houses, and is accessible from close to the village streets' midpoint.
2. While extending to 44 acres, the rationale is that the land is a First Priority Habitat, (see Evidence Base for confirmation reports and correspondence\*\*), which of course frequently have to have a certain quantum to succeed in their environmental purpose. The size and integrity of the site, previously Eastergate Common, passes down from the time of the Enclosures, and its size is an historic "accident". It was a clearly defined area of common land and was grazed not cultivated, which is why today it supports the flora and fauna that it does and why it needs a LGS designation. It was common land because of its low cultivatable value and its high grazing value; this derives from a complex geology that gives the land a high water table, supporting over ## grass varieties and a rich ecology and biodiversity.
3. Not only is it special to the community (arguably for hundreds of years) but it continues for its grazing to be important to the surrounding professional and

amateur equine activity. This is a local feature supporting a significant number of jobs in the local economy, being a £750,000 p.a. business additional to the associated turnovers and employment at Fontwell Park and Goodwood. The land is not put to its optimal use by the current owners.

4. The horseculture of the area is backed up by the special underpass access to the SDNP within 300 yards of the Meadows. The leisure, health and wellbeing of residents as well as visitors are well served by this local specialism. The grazing land and its use is woven into the fabric of the community economically and by its contribution to their leisure and pleasure, as well by its rich ecology. From less than 200 properties, over 100 residents signed the petition for the land's designation as LGS.
5. The geology of the area puts a significant portion of this land into Flood Protection Zone 1 and 1c, and Portsmouth Water has a borehole just off the site. The springs and sinkholes that pockmark the area testify to the high water table and Portsmouth Water, the Environment Agency and Southern Water have made telling comments regarding the site in submissions and recommendations to ADC. (Their formal correspondence is in the Evidence Base.\*\*\*) Flooding concerns on the site and further southwards, and the risks to potable water on site, highlight how well this land is suited to LGS designation.
6. Among other rare plants, animals and insects, the site is feeding territory for a so-called "Annexe 2 Red-Listed" protected mammal, for which mediation measures are inappropriate. This particular species of bat, *Barbastelle*, has two roosts in Slindon Woods and has been recorded by amateur enthusiasts on Fontwell Meadows for years. The National Trust is now part-way through its formal study but has already proved this feature; they are echo-recording tagged breeding females, drawn to the nearby ponds supported by the high water table and to the unusual richness of the insect population around the ponds, grasses, trees and hedgerows that result from many years' lack of cultivation and from the unusual geology.
7. The Meadows' use and community value is well able to be continued for the foreseeable future, as part of environmental integrity and heritage. It will continue to be a local asset and part of the defining character of Fontwell and it will always bring green space close to the community, which is otherwise surrounded by trunk routes. Dwellings need facilities and amenities, such as this site, to turn them into cohesive and sustainable communities.
8. The site cannot be considered for development under the saved policies of the 2003 Local Plan. Indeed, development of it has been refused, and on appeal, under current saved policies.
9. Fontwell Meadows was overwhelmingly opposed as a development site by residents in the Survey, for several reasons. It is therefore this Plan's policy to resist its development as being contrary to 2003 Local Plan saved policy and strategy, and also against residents' expressed wishes. There are no NPPF guidelines that would outweigh those features once the five NPPF criteria listed above are met.

10. It is only under the suspended Local Plan (see Schedule 3) that there is any suggestion of ADC changing these 2003 saved policies. ADC wished to investigate the land's potential for development, but this suggestion was built on a provably incorrect and incomplete Sustainability Appraisal of proven bias, as was shown at the Examination in Public. The Inspector writes scathingly of the ADC Sustainability Appraisal in paragraph 9 of his Appendix (see Evidence base\*\*) and even quotes the case of Fontwell as an example of its obvious failings. Fontwell was not a strategic site under the suspended Local Plan and was only mentioned at all as a future possible site on the basis of a flawed Sustainability Appraisal.
11. The Inspector has warned all parties not to rely on the old Appraisal in any event - and has specifically recommended that ADC demonstrate that it has not done so.
12. Quite contrary to this recommendation, nonetheless, and subsequent to the suspension, ADC officers told a public ADC meeting on 30<sup>th</sup> July that they intended to refuse a LGS designation for Fontwell in its NP on the basis of that discredited Appraisal. They said they would fail it because it was mentioned in the suspended Local Plan as possibly being needed at some time in the future for housing development and thus might be still needed in the Local Plan revision. This is exactly the predetermination against which the Inspector has warned ADC, and is considered to be legally and ethically unsound.
13. The Plan therefore includes Fontwell Meadows in its recommendations for designation.
14. Similar planning arguments are adduced for other sites among the 10 listed above for recommendation for LGS designation under the Plan.



## Schedule 5

### 5A Buildings and Structures of Special Character

The following Buildings and Structures of Special Character as designated by ADC are of significant local interest and contribute to Walberton's distinctiveness:

#### Mill Lane

Ivy Cottage  
Pipers Cottage

#### The Street

The Thatched Cottage  
The Old Stables  
The Old School House  
1 Orchard Villas  
2 Orchard Villas  
3 Orchard Villas  
4 Orchard Villas  
5 Orchard Villas  
1 Orchard Terrace  
2 Orchard Terrace  
3 Orchard Terrace  
4 Orchard Terrace

#### Yapton Lane

Gate Piers and gates to Walberton Place

#### The Street

Albert Villa  
1 School Terrace  
2 School Terrace  
3 School Terrace  
Fern Cottage  
Rosslyn Cottage  
Lion Cottage  
Lion House  
South Lodge  
Entrance gates and piers to Avisford Park  
1 Park View  
2 Park View  
Walberton Baptist Church  
Lansdown House  
Fir Tree Cottage

#### Binsted

Bramble Barn  
Grove Lodge  
The Old Rectory

## **5B Buildings and Structures of Special Character**

### **Proposed Additions**

Under policy VE5, this Plan proposes the following additions to the list as it is considered that these properties are of merit in terms of their character and relevance to the history and heritage of the Parish:

1. The Old Smithy, Arundel Road, Fontwell – One of a few relics of the past history of Fontwell, a forge was recorded adjacent to the the former beer house in 1677
2. Park Cottage, Old London Road, Fontwell – This attractive brick and flint cottage is within the heart of Fontwell Village and is believed to date back to the 18<sup>th</sup> century
3. The Black Horse PH, Binsted – The only point of gathering in Binsted, apart from the church; it is an attractive brick and tile construction giving glorious views of the countryside. A beer house opened here in 1871 and the present building dates from 1881

## **Schedule 6**

### **Map Showing Agricultural Land Classifications in the Parish.**

A map needs to be agreed with ADC as the DEFRA Magic system does not show grade 1 and 2 land within the Parish. ADC planners state that they use this system to determine land designations.



## Schedule 7

### Register of Assets of Community Value

Under the Localism Act, a Neighbourhood Plan can identify assets that are highly valued by a community, whose wellbeing would be harmed if the asset were to be lost. It gives the community the right to bid for that property if the future of the asset is threatened by its future disposal.

If a building or piece of land is listed as an 'asset of community value' and the owner wants to sell the asset, they must inform the local authority. This will then trigger a moratorium period during which the owner cannot conclude the sale of the asset. A building or piece of land will be deemed to have community value only if:

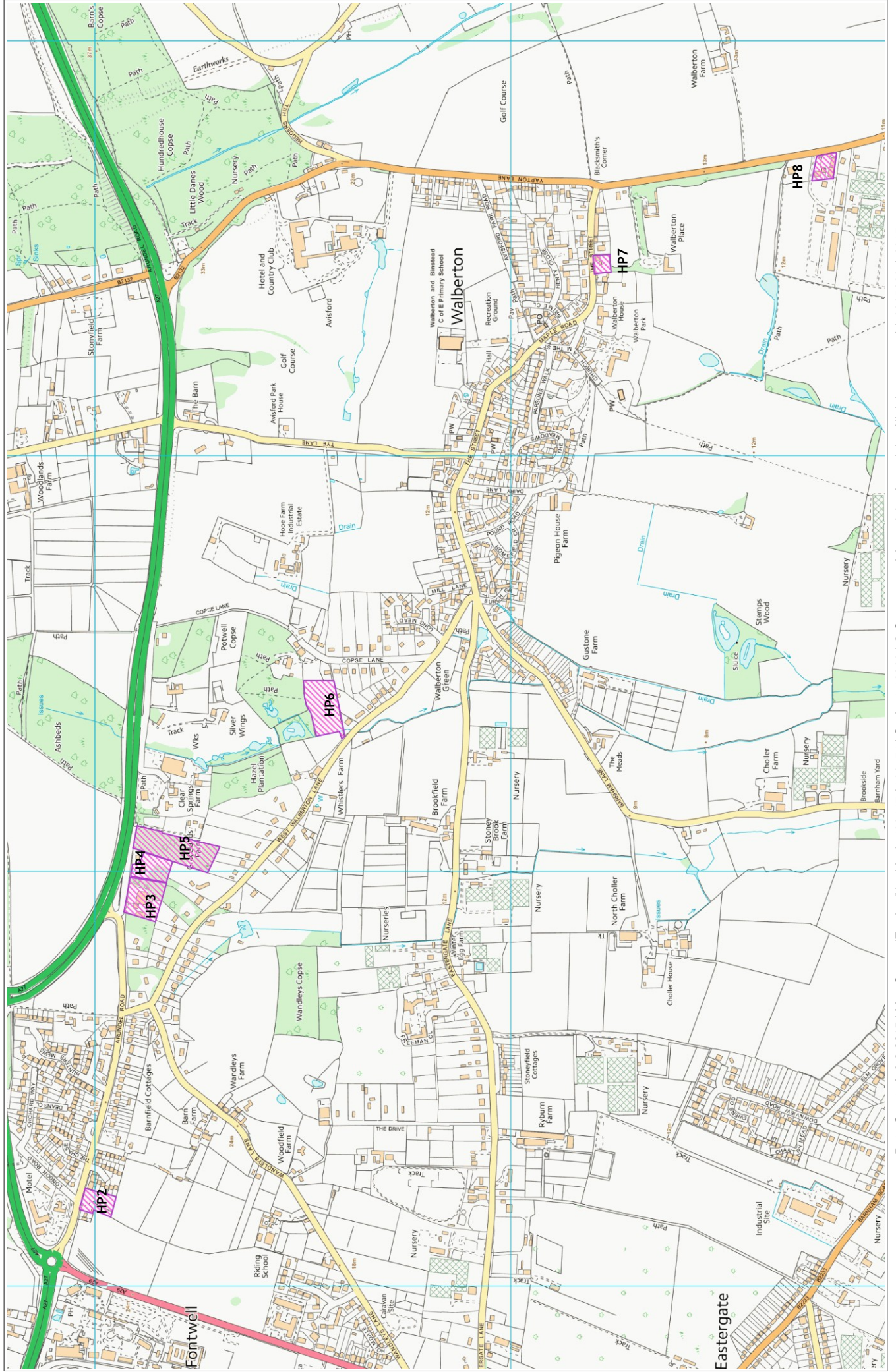
- The use of the land or building currently, or in the recent past, furthers the social wellbeing or cultural, recreational or sporting interests of the local community.
- This use (as described above) of the building will continue to further the social wellbeing or interests of the local community
- The use of the building or land must not be deemed 'ancillary', i.e. of secondary purpose. This means that the use of the land or building to further social well-being or interests of the community must be its principle use

If a building or piece of land is listed as an 'asset of community value' and the owner wants to sell the asset, they must inform the local authority. This will then trigger a moratorium period during which the owner cannot conclude the sale of the asset.

Under Policy VE13, This Plan recommends Walberton Parish Council to consider designating the following as Assets of Community Value

1. Walberton Post Office – Owner: Richmond Trustees Ltd., 14 The Drive, Hove BN3 3JA.  
The Post Office is a vital resource, especially for those without their own transport; it provides an important range of banking services which avoids the need to travel further afield to obtain cash, foreign currency, pensions, etc. There is no alternative building to house this service in the Parish. The coffee tables are a meeting place for residents
2. The Holly Tree PH, Walberton – Owner ?  
This popular village pub is the beating heart of the village's social life; when it was closed a few years ago, there was a great emptiness. The long opening hours and the use of the pub for meetings by village groups make its retention in the future essential
3. The Black Horse PH, Binsted – Owner: Clive and Victoria Smith  
The only gathering place for the village, which also provides employment in this relatively remote location

4. Fontwell Village Stores – Owner Mrs F Hind; proprietor: Mr Craig Ramus.  
This small general store has become a focal part of the village providing an excellent range of merchandise. The very poor public transport in Fontwell adds to its importance to the local community
5. Hunters Mews Play Area, Fontwell – Owner: Arun District Council  
The design of Hunters Mews was based on this small but important recreational area well used by local families. There is concern that ADC may be reducing its commitments to such local facilities
6. Orchard Crescent green, Fontwell – Owner: probably part WSCC and part the facing shops  
A small green space but one which makes a contribution to the appearance of the village
7. The Baptist Chapel and meeting room, Walberton – Owner: The Fellowship of Independent Evangelical Churches Ltd., 39 The Point, Rockingham Road, Market Harborough, Leicestershire, LE16 7QU  
This is a well-attended place of worship and the meeting room opposite has for many years been used successfully for children's and youth clubs. They are important to the cultural and social life of the village



## Development Timeline

| Site/Policy No. | immediate | 2 - 5 years | 5 - 10 years | comment                              |
|-----------------|-----------|-------------|--------------|--------------------------------------|
| A./HP2          |           |             |              | 6 if Dandara fails to get permission |
| B./HP3          | 10        |             | 18           |                                      |
| C./HP4          |           |             | 2            |                                      |
| D./HP5          | 2         |             |              |                                      |
| E./HP6          | 9         |             |              |                                      |
| F./HP7          | 1         |             |              |                                      |
| G./HP8          |           | 6           |              |                                      |

In addition there is permission for 6 houses on the site of Turnpike Motors and 1 on the land at the rear of the Holly Tree. It is anticipated these will be completed in the lifetime of the Plan.

## Schedule 9

### Rejected Policies

This table sets out those proposed policies that the steering group believes should be included within the Plan so as fully and properly to reflect the Survey results and the Vision and Core Objectives and Key Aims but which were disallowed by examination and / or by ADC. Justification for these policies being disallowed is also given.

| Proposed Policy and Original Reference | Policy Reason given | Justification for Policy Removal (by ##) |
|--|---------------------|--|
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