

# Petworth Neighbourhood Plan

## **Submission Draft**

July 2017

Let's point Petworth  
in the right direction

# Petworth Neighbourhood Plan

July 2017

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Petworth Town Council would like to thank the following for the hard work and invaluable contributions they have made in preparing the Petworth Neighbourhood Plan:

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# Petworth Neighbourhood Plan

## 1.0 Introduction

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### **What is a Neighbourhood Plan and why is it important for Petworth?**

- 1.1 The ability of communities to prepare and establish Neighbourhood Plans was initiated through the Localism Act 2011. Neighbourhood planning is part of the Government's vision to provide local communities with the opportunity to engage and have a prominent say in what goes on in the local area.
- 1.2 Neighbourhood Plans are a new type of document that enable local people to write planning policies for their local area. This can state where new areas of housing, community retail or employment development should be located and what it should look like. Future planning applications will be judged against the policies set out within the Neighbourhood Plan, alongside other national planning policies and policies within the Local Authority Development Plan. Neighbourhood Plans are therefore powerful documents.
- 1.3 The Petworth Neighbourhood Plan sets out a vision and the objectives for the future of Petworth for the next 15 years. One of the key challenges for the Neighbourhood Plan, established by the South Downs National Park Authority, is to identify land to deliver approximately 150 new homes in Petworth over the period up to 2033. Without the

Neighbourhood Plan, South Downs National Park Authority, not the local community, would identify where the housing land should be allocated.

### **The Neighbourhood Plan area**

- 1.4 On 16th January 2014 the South Downs National Park Authority formally agreed the Neighbourhood Plan area boundary, which reflects the Parish boundary. Petworth Town Council has been designated by the South Downs National Park Authority as the lead body in the production of the Petworth Neighbourhood Plan (see Figure 1: Neighbourhood Plan Boundary). All of the Neighbourhood Plan area lies within Chichester District and most of the Neighbourhood Plan area also lies within the South Downs National Park. The area outside of the National Park is indicated by the yellow boundary on Figure 1. The South Downs National Park Authority is the local planning authority, which determines planning applications for development within the National Park. Chichester District Council is the Local Planning Authority for the part of the Parish outside of the National Park.

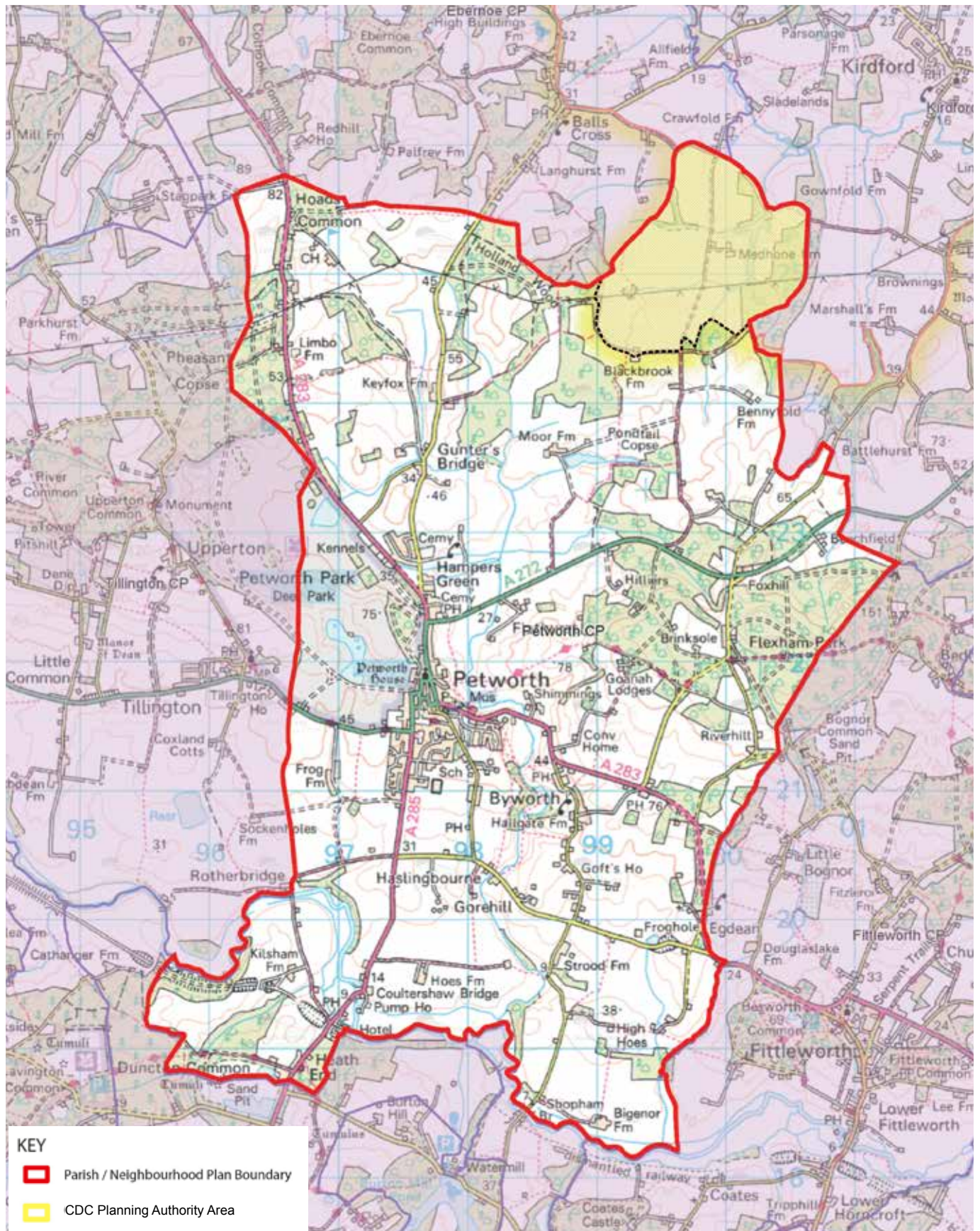


Figure 1: Neighbourhood Plan Boundary



# Petworth Neighbourhood Plan

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## Who has created this Plan?

- 1.5 Petworth Town Council initiated a Neighbourhood Plan Steering Group in 2012 formed of residents and Councillors, who have been advised by the planning consultants, Nexus Planning. Additionally, five Working Groups have been formed to gather evidence and develop planning policies for the Neighbourhood Plan including: Housing, Working and Shopping, Leisure and Wellbeing, Getting Around and Environment, Sustainability and Design.

## How to read this Plan

- 1.6 The Neighbourhood Plan has been set out in a clear manner with a different colour code for each section of the Neighbourhood Plan to clearly illustrate the following themes:

- **Housing**
- **Environment, Sustainability and Design**
- **Working and Shopping**
- **Getting Around**
- **Leisure and Wellbeing**
- **Infrastructure Delivery**

- 1.7 An overarching key diagram policy map is included at Appendix 1. The Key Diagram shows the spatial policy land allocation elements. The Key Diagram should be read as a whole with the

policies and supporting text contained within this Neighbourhood Plan.

## How has the community been consulted?

- 1.8 The preparation of the Neighbourhood Plan has taken over four years and involved numerous stages of public engagement. As a summary overview, the following key stages of consultation were undertaken in preparing the Plan.

- Petworth Issues consultation held in April to May 2015;
- A formal 'options' consultation undertaken between 17 June and 8 July 2016;
- Pre-Submission Regulation 14 consultation undertaken between 3 April and 15 May 2017.

- 1.9 Details of how the Plan was prepared; consulted upon; and modified in response to public feedback is set out within the Petworth Neighbourhood Plan Consultation Statement.



# Petworth Neighbourhood Plan

## Timeline to date



## Timeline going forward





# Petworth Neighbourhood Plan

## 2.0 A portrait of Petworth

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### Local Context

- 2.1 Petworth is situated in the beautiful countryside of the South Downs National Park, in the County of West Sussex. It is an attractive market town with a historic core, narrow streets lined with a wide range of small shops radiate from the market square which has at its heart the Leconfield Hall (town hall), a fine stone building of the 18th century. Petworth house with its nationally important art collection adjoins the centre of the town. Petworth has a longstanding reputation as an important antiques centre.
- 2.2 All of the Neighbourhood Plan area lies within Chichester District, and most of the Neighbourhood Plan area also lies within the South Downs National Park. The area outside of the National Park is indicated by the hatched area on Figure 1.
- 2.3 The town has good road links to Guildford, Horsham and Chichester. The main roads serving Petworth are the A283, A285 and the A272. The A272 is the main road, which provides an east to west connection through the South Downs National Park. Connections to London are via the A283 and A3 or A272 and A24. Gatwick Airport can also be easily accessed via the M23, A264, A24 and A272.
- 2.4 Petworth is located 5.5 miles away from Pulborough train station and 10.7 miles away from Haslemere station which benefits from

direct access to London approximately every 15 minutes.

- 2.5 The town's history dates back to the 11th century and is most famous for the 17th century stately home of Petworth House and Park.

### History

- 2.6 Petworth is thought to have been a Saxon settlement and was recorded in the Domesday Book as 'Peteorde'. The Percy family arrived in Petworth in 1151 and built a fortified manor house which is now the site of the current Petworth House.
- 2.7 The House overlooks the 300 hectare deer park landscaped by Capability Brown in the 18th Century and is enclosed by a high stone wall some 14 miles long. Petworth House is now in the ownership of the National Trust and contains one of the most impressive collections of paintings and sculpture in the country.
- 2.8 Petworth has had a market square since at least 1279, when a fair was held there on the Feast of St. Edmunds (20th November) and it remains an annual event on the same day each year. In 1524 the town was recorded as the fourth wealthiest in Sussex (excluding the Cinque Ports). The 176 taxpayers in the tithing of Petworth (including Northchapel and Duncton) suggests a population then of about 860.

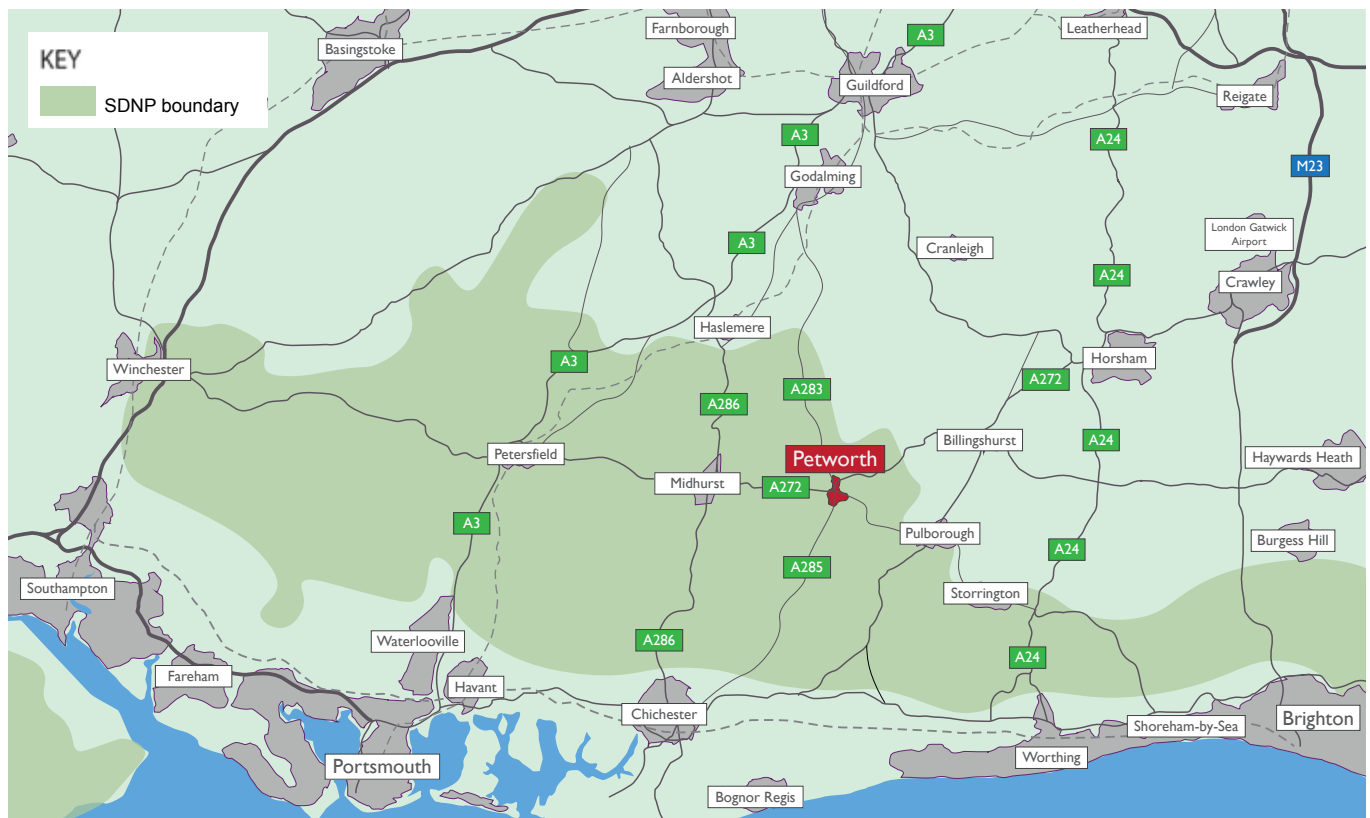


Figure 2: Spatial Context Plan



# Petworth Neighbourhood Plan

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- 2.9 The population of the parish increased significantly between the early 16th and late 17th Centuries to around 1,570 in 1676. It grew further after 1724 reaching 2,264 in 1801 and 3,364 in 1841.
- 2.10 Petworth House became of great economic importance to the town during this period. In 1574-6 the water supply to the House and town was renewed and the House was repaired. It was later extended between 1585 and 1632.
- 2.11 In 1688 to '98 the Duke of Somerset (who inherited the House through his marriage to the twice-widowed Lady Elizabeth Thynne, nee Percy) undertook an almost complete rebuilding of the House. The impact that this had on local employment was significant and the subsequent economy of Petworth relied to a very large extent on the Estate and House.
- 2.12 For a short period in the 16th Century, the town was home to cloth-makers producing a fabric called 'Kersey'. In 1549 there were 20 cloth-makers registered in the town, with a dye house located in North Street.
- 2.13 The market and St. Edmunds Fair continued throughout this period. The 17th Century saw an increase in the development of coach travel, based on Petworth's location on the conjunction of the major north-south and east-west road routes, with a concomitant increase of inn accommodation. In 1686 the town registered 45 guest beds and 122 stabling.
- 2.14 Water access to the town was improved by works on the River Rother in 1791-94 which allowed access to the River Arun, and by 1823 provided an inland water link with London. Coultershaw Wharf to the south of the Town, served as Petworth's connection with this canal/river network.
- 2.15 The present Leconfield Hall was built in 1793 by the 3rd Earl of Egremont to serve as the Town Hall. In the 1770's records show the town as having a gaol, a workhouse and two almshouses.
- 2.16 The railway came to Petworth in 1859, with its station 2 kms south of the town not far from the Coultershaw Wharf. The single-tracked line connected to Midhurst and later to Petersfield. The line was closed in May 1966.
- 2.17 In the 19th Century employment outside the House and Estate was mainly in shops in the town and in soap making and brewing.
- 2.18 The Twentieth Century, after the second World War, brought a major increase in housing, principally in the south of the town. This was generally built with little respect for Petworth's architectural heritage.
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2.19 Petworth town has 178 Listed Buildings: 2 Grade 1, 12 Grade 1\*, and 164 Grade 2. It is a Conservation Area and it has no Scheduled Monuments. Local sandstone is used on 70 houses and structures and timber framing is visible in 39 buildings. Brick became increasingly popular in the 18th Century and is now more commonly seen in the town.

## Planning Policy Context

2.20 The Localism Act (2011) and the Neighbourhood Planning (General) Regulations (2012) set out the guidelines for preparing a Neighbourhood Plan. One matter of particular importance is the need for Neighbourhood Plans to be consistent with both the National Planning Policy Framework and any relevant Development Plan policies.

2.21 The Development Plan for Petworth currently comprises the 'Saved' policies of the Chichester District Local Plan First Review, 1999. These strategic policies will be used to guide development for the area of Petworth until the emerging South Downs National Park Local Plan is adopted in mid-2018. The Pre Submission Local Plan is expected in autumn 2017. Although the Local Plan is currently emerging it is still a material planning consideration for guiding development proposals in Petworth.

2.22 A key challenge for the Neighbourhood Plan is to allocate land to deliver approximately 150 new homes at Petworth in the period up to 2033. This requirement is established in the emerging South Downs National Park Local Plan.

2.23 Although this level of new housing growth is set by the South Downs National Park Authority, the Neighbourhood Plan importantly provides the local community with the opportunity to decide where the new homes should be located within the Neighbourhood Plan area and develop policies to help guide what they should look like. National guidance stipulates that Neighbourhood Plans cannot provide for less development than set out within the higher level Local Plan, such as the emerging South Downs National Park Local Plan but can provide more homes if it is to support identified community needs.

2.24 This Plan has also provided the local community with the opportunity to decide the locations of key employment, retail and community developments, as well as developing principles for how the town's environment can be enhanced.

2.25 Without the Petworth Neighbourhood Plan the South Downs National Park Authority would allocate land to deliver approximately 150 homes on behalf of the local residents and 1.4 hectares of new employment land.



# Petworth Neighbourhood Plan

## 3.0 Overall Plan Vision and Key Principles

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### Vision

- 3.1 By 2033 Petworth will be seen as a 21st Century market town whose historic core has been conserved and enhanced alongside a vibrant economy serving the Parish and the surrounding villages. New housing will provide examples of good design which will have improved neglected areas within the town and at its edges and approaches.
- 3.2 Local employment opportunities will have increased, and the management of traffic in the town centre will have improved the safety of pedestrians and cyclists. There will be enhanced recreation and leisure facilities, especially for the young, and the population will be served by accessible local services that reflect the community's needs, and which support its health, social, cultural, and educational wellbeing.

### Key Principles

#### ***Petworth must retain its character of a historic market town***

- 3.3 Petworth's charm lies in the preservation of much of the historic heart of the market town. Any increase in the size of the town should not compromise its compactness. The town centre should not be weakened by the addition of shopping areas on the perimeter. It is important

that the shops remain within 15 to 20 minutes walking distance of the majority of homes.

#### ***Petworth's centrally positioned shopping area must increase its power of attraction for surrounding villages without losing its appeal to visitors.***

- 3.4 The heart of the town has become in recent times a centre for the admired antique trade and related businesses, which attract many visitors, but many longer-term residents complain that this specialisation has been to the detriment of attracting retailers catering for a broader range of everyday needs.

#### ***Petworth must retain and broaden its facilities for markets, fairs, cultural events, and recreation.***

- 3.5 The town takes great pride in hosting the annual St Edmund's Fair every year on 20th November (held with almost complete continuity since 1174), the Petworth Festival, the Petworth Literary Festival, the Petworth Fringe Festival and many events held during the year in the Leconfield Hall and St. Mary's Church. A farmers' market is held every month in the square, and the Park is increasingly being used for summer events, all attracting members of the public from the surrounding villages and from further afield. Hampers Green Community Centre and the Herbert Shiner School also hold Petworth events.





# Petworth Neighbourhood Plan

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***Petworth must remain easily accessible by road but improve the safety of pedestrians and cyclists.***

- 3.6 There should be better enforcement of the restricted access for large lorries. The town centre trade has seen the benefits from the through traffic provided by the 'A' roads, which cross it, but pedestrians are being put at risk from inadequate pavements and speeding traffic. Motorists are also subject to the hazards of parked vehicles reversing out of parking bays into traffic streams in the market square. The nature of the historic town centre makes it entirely unsuitable for heavy goods vehicles which continue to cause damage to buildings and measures are required to direct them elsewhere.

***Petworth must show due respect to its landscape setting in a National Park.***

- 3.7 The appeal of Petworth to both residents and visitors has always been inseparable from the landscape in which it sits. It is particularly important to make sure that the size, form and location of new buildings do not obscure the views from the town or obstruct access to it. Likewise it is necessary that views of Petworth from key viewing points from the south and across the Shimmings Valley for instance should not be compromised.

- 3.8 The Petworth Neighbourhood Plan will respect the South Downs National Park Authority statutory purposes and socio-economic duty as specified in the Environment Act 1995:

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

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

Duty: To seek to foster the social and economic wellbeing of the local communities within the National Park in pursuit of the South Downs National Park Authority purposes.

***Petworth's new housing must be sustainably designed and well built, to complement the architecture of the town. It should be available to meet the needs of all ages including first time buyers, growing families and retirees. It should take into account the need for adequate domestic car parking and the need for green space within housing developments.***

- 3.9 The current mix of housing divides uncomfortably between one end of the market and the other. Of the housing stock, information provided by Chichester District Council in 2016, emphasises that the town has a good stock of family sized properties but there appears to be a shortage of one- and two-bed properties, for

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young people trying to get onto the property market, and older people wishing to downsize.

***Petworth must increase potential employment opportunities for local residents.***

- 3.10 Employment opportunities for those residents without access to private motorised transport, are limited by the inflexibility of the existing bus timetables. More local employment opportunities are required. An appropriate site exists at Hampers Green that was allocated for employment under a Saved Policy of the Chichester District Local Plan 1999 Any new retail development within the town centre would also potentially create new local employment opportunities.



# Plan Policies

## 4.0 Planning Principles

- 4.1 Section 4 of the Neighbourhood Plan provides an overall framework for guiding development across Petworth by taking into account development constraints and characteristics specific to Petworth. Sections 5 to 9 of the Neighbourhood Plan set out the objectives and planning policies for the specific Neighbourhood Plan themes.
- 4.2 The policies of this Plan are in accordance with the relevant Saved policies of the Chichester District Local Plan First Review, 1999 and the emerging South Downs National Park Local Plan ("the Development Plan") and have regard to national policy and guidance.

### Policy PP1 Settlement Boundary

The settlement boundary of Petworth is defined within Figure 3. Development proposals outside of the settlement boundary will only be permitted in exceptional circumstances and only where it is demonstrated that the proposed development is in accordance with the policies contained within this Plan and the Development Plan.

### Policy PP2 Core Planning Principles

Development proposals should take account of any cumulative impacts taken with other known commitments within the Petworth Neighbourhood Plan area. Development proposals should demonstrate how:

- i) The scale and character of the proposal respects the landscape; landscape features; street scene/ townscape; heritage assets; important local spaces; and historic views into and out of Petworth.
- ii) The proposal will make a positive contribution to the local character, shape and scale of the area.
- iii) The development will not detract from the existing focal points provided by the town centre and the historic core.
- iv) They are located within an acceptable walking distance to the town centre via a safe and suitable route.

- 4.3 The Petworth settlement boundary has been redefined to include the sites allocated for housing and employment development within this Plan. Following the South Downs National Park settlement boundary methodology, the residential area of Hampers Green has also been included within the defined settlement boundary. The extended settlement boundary has been discussed with South Downs National Park Authority. Development outside the development boundary within the countryside will be strongly resisted.

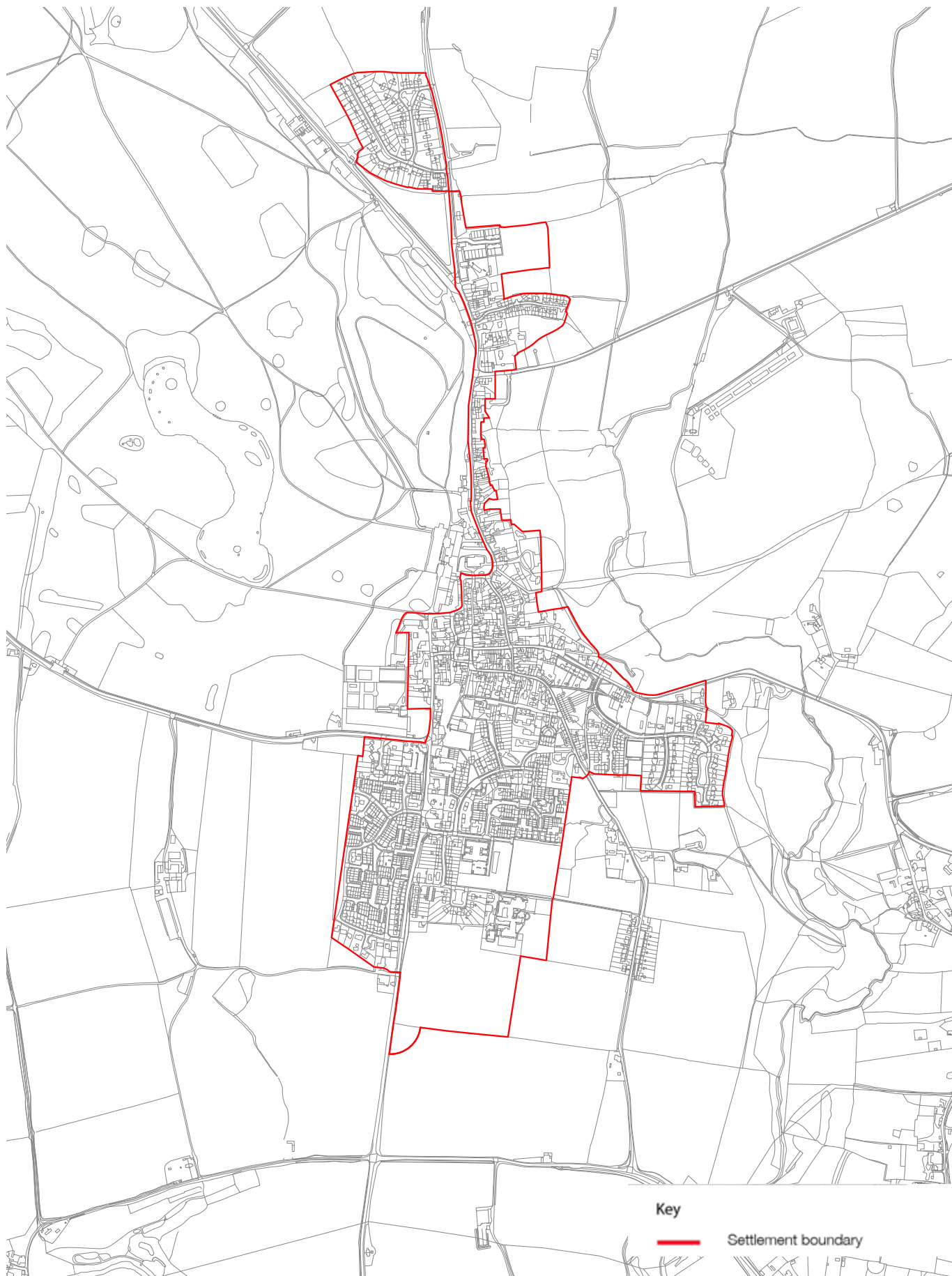


Figure 3: Settlement Boundary Plan

# 5.0 Housing

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## Introduction

- 5.1 This section of the Neighbourhood Plan sets out the quantum, location and type of new homes for Petworth. Matters relating to the design and construction of homes are covered in the Environment, Sustainability and Design chapter.
- 5.2 It is important to recognise key facts about population and housing when considering new homes for Petworth, including:
- The 2011 Census established that there are 3,027 residents in the Petworth Parish area. This is an increase from the 2001 Census, which recorded 2,775 residents in Petworth, an increase of 8.3% (252 people) in ten years.
  - In terms of age profile, the 2011 Census shows that the largest proportion of residents are aged 45-64 (27.2%) in line with levels found across the Chichester District and the South East region. However, residents aged 20-44 (25.6%) make up a lower proportion of residents than that for the South East region as a whole (32.7%) but comparable to Chichester District.
  - Residents in Petworth aged 65+ (26.8%) have a significantly higher proportion than the South East (17.1%) and higher than Chichester District (24.4%).
  - Population projections undertaken by West Sussex County Council (WSCC) at county and district level indicate that between 2011 and 2026 the total population of Chichester will increase by 7% (7,900 residents).
  - The Index of Multiple Deprivation 2010 indicates that the Parish of Petworth contains the 5th most deprived Lower Super Output\* Area (postcode areas) in the Chichester district.

The Ward as a whole has the third highest levels of deprivation out of the district's 25 Wards.

- The 2011 Census information shows that Petworth has a significantly lower proportion of home ownership and higher proportion of social rented units compared to the rest of the Chichester District and the South East.
- Statistics identify that Petworth has a reasonable amount of family sized properties (though a broader range of family sized housing is required) but a low number of one and two bedroom properties for young people trying to get onto the housing market, and older people wishing to down-size.
- Census 2011 statistics for Petworth Parish indicate that 4% of homes are without central heating compared to 2.6% in Chichester District and 2.7% in England.
- Chichester District Council identify the key issues of housing need that should be addressed in the Petworth Affordable Housing Provisions document March 2016. These include the needs of younger workers aged between 18 to 44 years and young families, both in terms of affordable housing (rented and intermediate) and market housing. The needs of older people wishing to downsize but remain in the community is the other need that should be addressed.

\* Output areas (OA) were created for Census data, specifically for the output of census estimates. The OA is the lowest geographical level at which census estimates are provided. OAs were built from clusters of adjacent unit postcodes but they were designed to have similar population sizes and be as socially homogenous as possible based on tenure of household and dwelling type. OAs are split into lower and middle super output areas by their postcodes when the population sizes become too large to assess.

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## Community feedback

5.3 Our community consultation in Petworth in June/July 2016 gave Petworth residents the opportunity to comment on the emerging housing objectives and three potential housing options. When asked if the local community agreed with the objectives for housing in Petworth, 70% of respondents (162 respondents) agreed, a further 24% (56 respondents) agreed but with some reservations and only 6% (13 respondents) disagreed. The most favoured option was housing option 1 (discussed below). This option creates a new access road to the Petworth Primary School and is in close proximity to the town centre and the school. Key housing themes that emerged include:

- The need for sympathetic design
- To retain the character of Petworth
- To consider the requirements of smaller developments
- Consideration to be given to impact of potential increase in road traffic.

5.4 The Draft Neighbourhood Plan consultation in March / May 2017 provided Petworth residents with the opportunity to comment on the proposed housing policies and supporting text. As set out within the Petworth Neighbourhood Plan Consultation Document, the housing policies received between 74% and 94% support from respondents. However, in response to the community feedback and Statutory Consultee responses, a number of changes have been made to strengthen and / or improve the clarity of the housing policies and supporting text. The changes made and

the reasoning underpinning the changes are set out within the accompanying Consultation Document.

## Context and approach

- 5.5 The emerging South Downs National Park Local Plan sets out that approximately 150 new homes will need to be delivered within Petworth between the period 2015 and 2033. This requirement helps to fulfil part of the overall identified need for new housing within the South Downs National Park area.
- 5.6 The limited amount of available previously developed (brownfield) land within the existing urban area of the town, necessitates the need to allocate an area of greenfield land on the edge of the town. Hampers Green to the north of the town has been included within the settlement boundary in recognition of its residential urban character. The inclusion of Hampers Green within the settlement boundary has been made in accordance with the South Downs National Park settlement boundary evidence. The settlement boundary has therefore been redefined to reflect the inclusion of new housing development on the southern edge of the town. Settlement boundary changes can only be made through the Petworth Neighbourhood Plan or Local Plan review process.
- 5.7 Technical work has been undertaken to ensure the sites allocated for housing are suitable (appropriate and acceptable to the community), achievable (that they are financially viable) and available (that the owners are willing). Please refer to the Petworth Neighbourhood Plan Site Assessment supporting document for further information.

## Housing Objectives

- HO1:** To provide the numbers of new homes as required by the South Downs National Park Local Plan (approximately 150 new homes).
- HO2:** To identify potential sites for future housing developments through a robust and objective suitability assessment process with the support of the local community and landowners.
- HO3:** To deliver affordable housing to meet local need, with particular regard to housing those with a defined local connection to Petworth.
- HO4:** To deliver open market housing that reflects local housing need appropriate for all age groups.
- HO5:** To keep housing development within or as close as possible to the existing settlement boundary unless in exceptional circumstances.
- HO6:** To ensure that new housing developments are adequately supported by necessary infrastructure.
- HO7:** To create a sustainable, inclusive, mixed community by ensuring new homes meet the needs of all residents, including low-income renters, first-time buyers, young people, growing families, people with disabilities and retirees.

## Policies

### Policy H1: Allocate land for approximately 150 new homes.

Proposals for residential development will be supported on the sites set out in Table 5.1 below, provided that the proposed development is in accordance with the policies contained within this Plan and the Development Plan.

Table 5.1

Site Ref.	Site Name	Allocated housing number (Approx)
H5	Rotherlea	23
H6	The Square Field	30
H7	Petworth South	100
<b>Total</b>		<b>153</b>

5.9 Until the South Downs National Park Local Plan is adopted in 2018 the housing figure for Petworth is potentially subject to change. In recognition of this, to provide an appropriate degree of flexibility the housing figures within the Neighbourhood Plan are expressed as 'approximate' figures. However, there is the firm expectation that the site allocation figures specified within Table 5.1 are adhered to unless a degree of flexibility is demonstrably justified in due course in response to the adopted South Downs National Park Local Plan housing figure for Petworth. Should this be necessary, the following sequential process will be applied by Petworth Town Council:

- (1) Consideration of completions and commitments since 2015 and the date the Neighbourhood Plan was 'made' and the extent to which that addresses the shortfall.

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- (2) Consideration of the availability of potential new previously developed sites within the defined settlement boundary.
  - (3) On a site-by-site basis, consideration of flexibility on the three allocated housing sites against the policies within this Plan and the Development Plan.

5.10 Should, following the three stage process outlined above, a shortfall remain against any adopted South Downs National Park Local Plan housing requirement figure for Petworth a partial review of the Neighbourhood Plan will be undertaken to allocate additional housing land. In any event any additional housing land allocations would be to address shortfall in the later years of the Neighbourhood Plan period.

5.11 In order to fulfil the requirements of the emerging South Down's National Park Local Plan, the Petworth Neighbourhood Plan Housing Working Group evaluated 32 potential development sites using a clear set of criteria. The criteria included walkability; access; impact on highway network and resident safety; loss of parking; biodiversity/ecology; landscape; and flood risk (please refer to the Petworth Neighbourhood Plan Site Assessment supporting document for further information). A and availability assessment also formed part of the site assessment process. Following the site assessment process the community was consulted on a number of site options to establish an overall preference, which is reported in more detail under the site allocation policies and also the Petworth Neighbourhood Plan Consultation Statement. The suitable sites and the site options were also subjected to a Sustainability Appraisal.

5.12 Detailed site allocation policies can be found later in this section of the Plan.

5.13 To help guide development proposals, an illustrative Masterplan for the allocated housing sites at Petworth (included at Appendix 2) provides a potential layout of the proposed housing sites.
- Policy H2: Integrate windfall sites**

Small residential development on infill and redevelopment sites within the defined settlement boundary will be supported, subject to the proposals being well-designed and meeting relevant requirements set out in other policies of this Plan and the Development Plan.
- 5.14 In addition to the housing delivered on the sites allocated within this Plan, small residential developments may also come forward on previously developed sites within the defined settlement boundary. Such proposals are known as 'windfall sites'. Development on windfall sites must demonstrate they achieve the best use of land in a manner that does not adversely impact on other policies within this Neighbourhood Plan, particularly those that relate to environmental, landscape and design quality. The density of development should be in accordance with Policy ESD2. Potential windfall sites, which the Town Council would support coming forward over the period covered by the Plan include the Fire Station site; the Royal Mail site; the Children's Home site; and the Old Garage site and the ex-Red Cross Centre site.
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### Policy H3: Housing Type and Mix

All residential development proposals must provide a mix of dwelling types and sizes to meet the needs of current and future households in Petworth. Large areas of uniform type and size will not be acceptable. In order to ensure that development meets the indicative market and affordable housing size the housing mix is set out within Table 5.2.

This mix will be sought unless alternative Petworth specific housing need evidence, to the satisfaction of Petworth Town Council, is submitted as part of any planning application process; or new housing need evidence held by Chichester District Council or South Downs National Park Authority indicates an alternative mix of market and / or affordable house sizes as necessary to meet Petworth's current or future needs.

- 5.15 The Petworth Housing Information document provided by Chichester District Council in March 2016 emphasises that Petworth has a good amount of family sized properties but there seems to be a lack of one and two bedroom properties for young people trying to access the market and older people wishing to down size.
- 5.16 The market and affordable housing mix set out within Table 5.2 is based on the Chichester District Council's Petworth Housing Information, March 2016 and the South Downs National Park Strategic Housing Market Assessment, September 2015.

Table 5.2: Market and Affordable Housing Size Mix

Dwelling size	Market Housing	Affordable Housing
1-bed	40%	35%
2-bed		35%
3-bed	40%	25%
4-bed	20%	5%

- 5.17 However, the South Downs National Park Strategic Housing Market Assessment states that the affordable housing mix identified above should inform the policies within the South Downs National Park Local Plan but when applying this mix to individual development sites, regard should be had to the nature of the development site and character of the area, and up-to-date evidence of need including local housing needs surveys.

### Policy H4: Affordable Housing Provision

Residential development (Use Class C3) of 11 units or more will provide on-site 40% or more affordable homes.

- 5.18 In accordance with the Saved policies of the Chichester District Local Plan 1999, residential developments comprising 11 or more residential units (Use Class C3) is subject to this policy, including any retirement or assisted living accommodation within this use class.

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- 5.19 'New residential development' includes the conversion of buildings into residential use. Conversions will therefore need to provide affordable housing to the proportion set out in the policy including contributions where necessary.
- 5.20 The Chichester District Council Affordable Housing Provisions document published in July 2014 identifies that Petworth has a significantly higher percentage of social rented accommodation (25%) in comparison to Chichester District (14.9%) and the South East (13.7%). The study also highlights that Petworth has a significantly lower proportion of home ownership (52.8%) in comparison to Chichester District (67.1%) and the South East (67.6%).
- 5.21 The South Downs National Park Strategic Housing Market Assessment states that in the period from 2013 to 2033 a net deficit of 5,890 affordable homes is identified (294 per annum). This is based on new need and existing suppressed need from people in the existing housing stock. There is thus clear evidence of a need to deliver new affordable housing in Petworth and the National Park more generally.
- 5.23 The strategy for site development in the first instance seeks to utilise suitable and deliverable sites within the existing settlement boundary before using greenfield sites on the edge of the settlement but within close proximity to Petworth town centre and which are not prominent in terms of landscape.
- 5.24 The Rotherlea site (Policy H5) comprises previously developed land within the existing settlement boundary. The site has a long planning history associated with redevelopment proposals for residential redevelopment. However, to ensure residential development on this site is locally acceptable in highway terms (local transport pressure associated with Petworth Primary School) a new school access point is necessary. Residential-led development on the greenfield Petworth South site (Policy H7) would facilitate a new school access to relieve local transport pressure within the vicinity of the Rotherlea site. The Square Field site (Policy H6) is a greenfield site within close proximity to the town centre and existing community facilities and services. These three sites achieved positive outcomes when subjected to the Site Assessment Criteria and Sustainability Appraisal. The sites were also robustly supported by the local community through the Neighbourhood Plan consultation process.

## Housing Site Allocations

- 5.22 The identification of appropriate sites for housing development is a key element of the Petworth Neighbourhood Plan. This involved reviewing a long list of sites against agreed assessment criteria prior to community consultation and engagement. In addition to the matters identified in the policy and supporting text, other policies in the Plan are equally paramount, notably relating to sustainability and design.

### Policy H5: Rotherlea

The Rotherlea site, as defined on the Housing Site Allocations Plan (Figure 4), is allocated for approximately 23 residential dwellings.

Development proposals on the site should be landscaped led and:

- (i) Demonstrate how the principles of the comprehensive masterplan for the allocated housing sites have been taken into account (Appendix 2).
- (ii) Must be comprehensively masterplanned with the Square Field site (Policy H6) to ensure development across the two sites is fully integrated.
- (iii) Provide vehicular access from Dawtrey Road and ensure vehicular access to the Square Field Site is not prejudiced.
- (iv) Roads through the site should seek to have a design speed of 20mph.
- (v) Make equal provision on the sites northern edge for any existing on-street car parking spaces within Dawtrey Road that are lost as a result of any development on the site.
- (vi) Seek to enhance amenity and ecology through protecting and maintaining existing green corridors and through the creation of new green infrastructure and green corridors which also provide sustainable drainage wherever possible.
- (vii) Seek to retain views towards the downland landscape.
- (viii) Respond to the traditional character of Petworth.
- (ix) Preserve and integrate the Old School Pond within the site's public open space provision. The biodiversity value of the pond must be safeguarded and where possible enhanced.

Development proposals on this site must be accompanied by an Extended Phase 1 ecological survey covering the Old School Pond.

- 5.25 There is an expired unimplemented planning permission associated with the Rotherlea site for 43 residential dwellings. This lapsed proposal was at a density of 57 dwellings per hectare - a level significantly greater than that prescribed by Policy H5. However, the national and local planning policy context at the time the lapsed planning application was determined was materially different to that in place today, particularly regarding minimum density targets and maximum car-parking standards. Nationally prescribed policy targets and standards have been abandoned in favour of local and neighbourhood level policies informed by local circumstances and planning objectives.
- 5.26 As evidenced through the public consultation feedback, delivery of sufficient car parking as part of all new residential developments is a critical aspect of the Neighbourhood Plan. As such, to ensure delivery of sufficient resident and visitor car parking alongside on-site public open space, landscaping, and a range of housing types and sizes, the most appropriate capacity of the site is considered locally to be 23 dwellings (30 dwellings per hectare).
- 5.27 More recent proposals for the site have unsuccessfully sought to re-secure planning permission for residential development. However, these proposals have been based on a density significantly greater than that prescribed by Policy H5. The recent proposals have attracted significant local objections, principally regarding the proposed density, car-parking provision and the impact of traffic on the Dawtrey Road /

Station Road roundabout, already a key junction for school access.

- 5.28 However, the policies within this Plan and the illustrative comprehensive masterplan approach set out within Appendix 2 to this Plan demonstrate how the historic issues associated with the site's redevelopment can be satisfactorily addressed. The inclusion of an alternative access to the south through the development of Petworth South site (Policy H7) will address traffic impact by removing school traffic from local roads. First occupation of the site should be phased to ensure the new school road has been delivered and is operational. A density of 30 dwellings per hectare on the site will facilitate a high quality design-led development in keeping with the character of Petworth whilst delivering public open space, off-street car-parking and protection of a much valued Local Green Space – the Old School Pond.

#### **Policy H6: The Square Field**

The Square Field site, as defined on the Housing Site Allocations Plan, is allocated for approximately 30 residential dwellings.

Development proposals on the site should be landscape-led and should:

- (i) Demonstrate how the principles of the comprehensive masterplan for the allocated housing sites have been taken into account.
- (ii) Must be comprehensively masterplanned with the Rotherlea Site (Policy H5) to ensure development across the two sites is fully integrated.
- (iii) Provide vehicular access from Dawtrey Road.
- (iv) Roads through the site should seek to have a design speed of 20mph.

- (v) Make equal provision on the site's northern edge for any existing on-street car parking spaces within Dawtrey Road that are lost as a result of any development on the site.
- (vi) Seek to enhance amenity and ecology through protecting and maintaining existing green corridors and through the creation of new green corridors.
- (vii) Respond to the traditional urban and landscape character of Petworth.
- (viii) Deliver a planting and landscape strategy to minimise landscape impact along the sites eastern and southern boundary. The landscaping strategy should seek to retain the square edged character of the site and retain views towards the downland landscape.
- (ix) Seek to incorporate a strong landscape structure throughout the site that includes a mix of amenity spaces.
- (x) Seek to enhance amenity and ecology through protecting and maintaining existing green corridors and through the creation of new green infrastructure and green corridors, which can also provide sustainable drainage where possible.

Development proposals must be accompanied by a Landscape and Visual Impact Assessment.

An assessment of views to and from the proposed development must be included in the Design and Access Statement. Visual impact should be minimised through the design of the site layout, building and planting and screening strategy. The approach to minimising visual impact must be fully explained in the Design and Access Statement.

5.29 This greenfield site benefits from being in close walking proximity to the town centre and existing social and community facilities. The site is also surrounded by existing urban development on three sides and heavy planting to the south and east. As with the Rotherlea site (Policy H5), the provision of an alternative vehicle access to Petworth Primary School via the Petworth South Site (Policy H7) creates capacity at the Dawtrey Road / Station Road, thus making the delivery of residential development on the site locally acceptable in highway terms. First occupation of dwellings on the site should be phased to ensure the new School Road has been delivered and is operational.

5.30 The approach to minimising visual impact may include the positioning of open space and soft landscape boundaries between the development and the countryside.

5.31 30 residential dwellings on the site would achieve an overall density of 30 dwellings per hectare. To help assist the transition from countryside to urban form, lower density development (i.e. 25 dwellings per hectare) is encouraged along the sites eastern edge with increasing density (i.e. 35 dwellings per hectare) towards the existing urban edges.

#### **Policy H7: Petworth South**

The Petworth South site, as defined on the Housing Site Allocations Plan, is allocated for approximately 100 residential dwellings. Development proposals on the site should be landscape led and:

- i. Demonstrate how the principles of the comprehensive masterplan for the allocated housing sites have been taken into account.
- ii. Respond to the traditional urban and landscape character of Petworth.

- iii. Deliver a planting and landscaping strategy to minimise landscape impact along the sites eastern and southern boundaries.
- iv. Seek opportunities to deliver circular walks and activity trails as part of the on-site recreational space.
- v. Seek to incorporate a strong landscape structure throughout the site that includes a mix of amenity spaces and creates a 'green web', working with landscape assets by incorporating key elements of the Site, including trees and hedgerows as part of the identity of the development.
- vi. Seek to enhance amenity and ecology through protecting and maintaining existing green corridors and through the creation of new green infrastructure and green corridors which can also provide sustainable drainage where possible.
- vii. Provide access from Station Road (A285) and create a new access to Petworth Primary School, including an area for parking and drop off.
- viii. Roads through the site should seek to have a design speed of 20mph.
- ix. Seek to create a well-designed and welcoming gateway to the town that minimises impact on the local landscape whilst ensuring safe movement of vehicles, including school traffic.
- x. Take account of the necessary easement along the existing wastewater infrastructure crossing the site.
- xi. Seek to incorporate safe cycle links through connected green corridors to enhance connectivity to the town centre and school to the north.

- xii. Seek to establish a pedestrian and cycle link between the sites south eastern corner to Grove Lane.

Development proposals must be accompanied by a Landscape and Visual Impact Assessment and a full Transport Assessment.

An assessment of views to and from the proposed development must be included in the Design and Access Statement. Visual impact should be minimised through the design of the site layout, building and planting and screening strategy. The approach to minimising visual impact must be fully explained in the Design and Access Statement.

- 5.32 The development of the site is critical to the overall strategy for the Petworth Neighbourhood Plan. Developing land to the south of Petworth enables a new vehicle route to be introduced to Petworth Primary School, thus relieving the congested area of Dawtrey Road and Wyndham Road. This will increase capacity on these roads to assist the redevelopment of the brownfield Rotherlea site (Policy H5). A new vehicle route and school access must be designed to accommodate the school's needs and provide adequate space for parking and turning for cars and buses.
- 5.33 The site is in a relatively sensitive location on the southern edge of Petworth on the upper slopes of the Rother Valley. Accordingly, it is critical that sufficient planting, screening and landscaping is integrated within site proposals to ensure any impact on views is minimal. An existing planted boundary beyond the southern end of the site provides a platform for further screening. Historically this part of Petworth was the location for small scale horticulture providing a distinctive setting to the town. Where possible,

horticulture, community gardens, allotments, orchards and food trees should be integrated into the development to support the character and provide links to the area's history.

- 5.34 Site access needs to be carefully considered. Traffic from dwellings and the school will need to access the site from the A285 which is currently steeply banked on the western edge. The solution will need to be both technically sound whilst generating a new positive aesthetic gateway to the town.
- 5.35 Development of 100 dwellings on this site would achieve an overall net density of 30 dwellings per hectare. To assist the transition from countryside to urban form, lower density (i.e. 25 dwellings per hectare) development is encouraged along the sites eastern and southern fringes with increasing density (i.e. 35 dwellings per hectare) encouraged towards the existing urban edges.



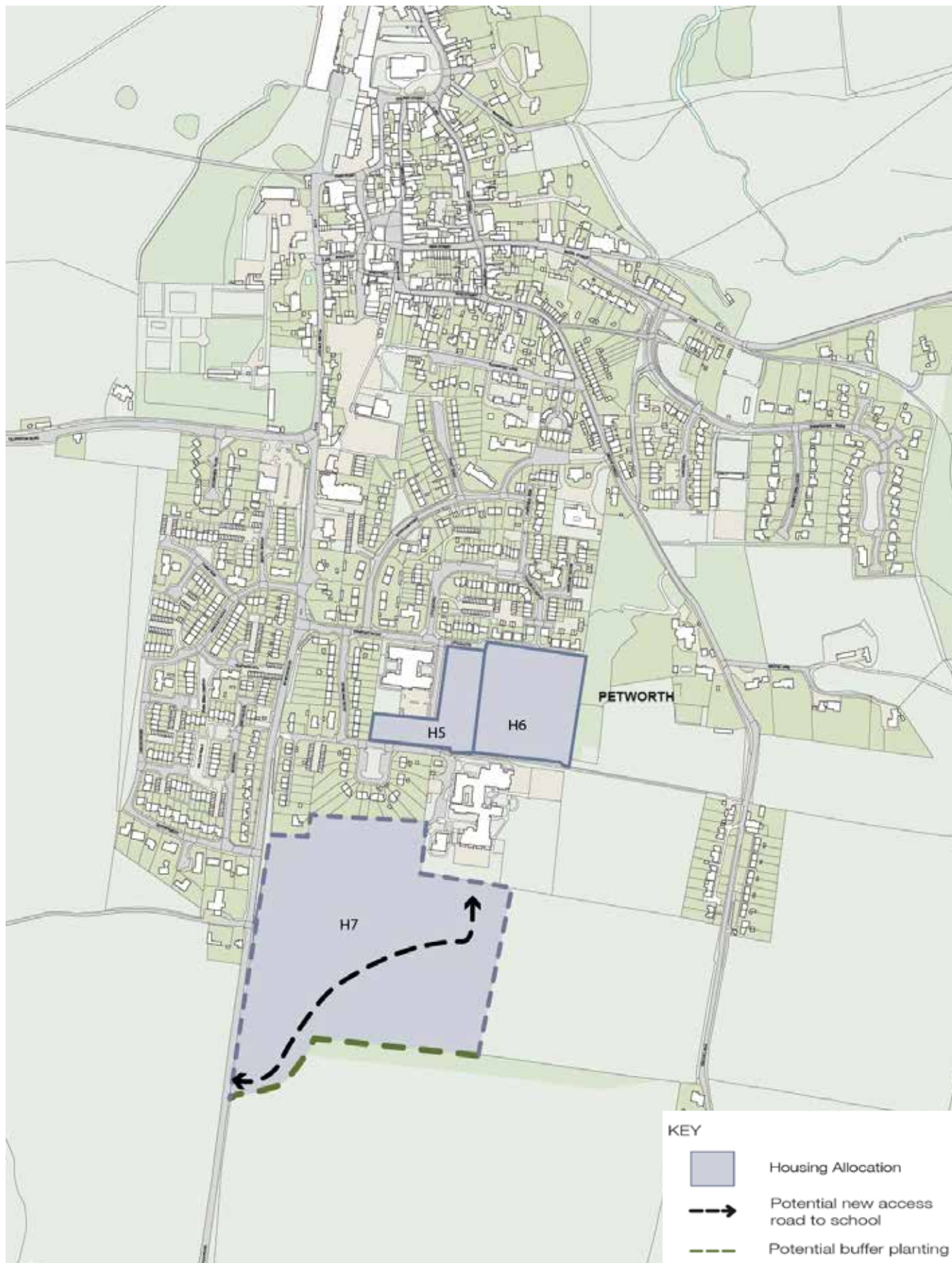


Figure 4: Housing Site Allocations

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# 6.0 Environment, Sustainability and Design

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## Introduction

- 6.1 Section 6 sets out the policies relating to the environment, sustainability and design theme.
- 6.2 Petworth is a historic town in the South Downs National Park, which benefits from views to the surrounding countryside; the Shimmings Valley, the Rother Valley, Petworth Park and distant views to the South Downs.
- 6.3 The historic core of the town is a designated Conservation Area and there are 178 Listed buildings in the centre of Petworth (2 Grade I, 12 Grade II\*, and 164 Grade II). Petworth House and Garden is a Grade I registered Historic Park and Garden. Byworth Conservation Area also lies within the designated Neighbourhood Plan boundary.
- 6.4 Whilst the historic core of Petworth has distinct character, later estate developments from the 1950s, 1960s and 1970s have incorporated a varied mix of build styles, which have failed to respond to the sensitive landscape setting and traditional market town vernacular.
- 90% of respondents (212 people) to the June 2016 consultation agreed with the environment, sustainability and design objectives.
- 6.6 The Draft Neighbourhood Plan consultation in March / May 2017 provided Petworth residents with the opportunity to comment on the proposed environmental, sustainability and design policies and supporting text. As set out within the Petworth Neighbourhood Plan Consultation Document, the policies received between 77% and 98% support from respondents. However, in response to the community feedback and Statutory Consultee responses a number of changes have been made to strengthen and / or improve the clarity of the policies and supporting text. The changes made and the reasoning underpinning the changes are set out within the accompanying Consultation Document.

## Community feedback

- 6.5 The main comments raised by the local community during the June 2016 consultation include:
  - The need to protect and enhance Petworth's high quality natural and built environment, including its green spaces, open spaces and exceptional landscape.
  - New homes and their surrounding environment must be of a high standard in terms of appearance, function and sustainability.

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## Environment, Sustainability and Design objectives

- ESDO1:** Development will respect the town's setting within the South Downs National Park from a visual, biodiversity and historical perspective.
- ESDO2:** Development will be design-led and sensitively respond to the scale and character of existing neighbouring buildings and wider setting within the town.
- ESDO3:** In keeping with the character of Petworth, new residential development should make the best use of land through achieving densities of between 25 and 35 dwellings per hectare.
- ESDO4:** To protect and enhance people's experience of the special qualities of the National Park and Petworth through protecting and enhancing Local Green Spaces.
- ESDO5:** Development will provide public and private green spaces that help to create wildlife corridors, encourage biodiversity and contribute to public health and well-being.
- ESDO6:** Development particularly when sited on the edge of Petworth will maintain visual connection with the countryside and seek to minimise any visual impact on the surrounding countryside.
- ESDO7:** Encourage the delivery of energy efficient and sustainable homes using, where possible, local materials and innovative low cost techniques.



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## Policies

### Policy ESD1: Character and Design

New developments must respond to the specific urban and landscape character of the site and its setting. Proposals should demonstrate how the development contributes to the character of Petworth as a traditional market town, incorporating design principles that reflect the most successful parts of the town, particularly the historic core and Conservation Area.

Development proposals on the edge of the settlement boundary should also sensitively connect and integrate with the landscape character surrounding the development. External boundary treatments should be organic in form.

It is important for new residential areas to be designed to create a sense of place by ensuring that character and design, where appropriate, varies within the development.

Within all new developments, building materials should, where appropriate, complement the 'variety of local materials' identified in the Petworth Conservation Area Character Appraisal and Management Plan.

- 6.7 This policy does not seek to impose a particular architectural style. Instead, it aims to ensure that all new development relates to the specific local character of Petworth.
- 6.8 In terms of landscape character, Petworth falls within the Low Weald Sandy Arable Farmland and Greensand Hills character areas. Within these areas the following development considerations are important:
- Integration of existing and new built development into the rural landscape,

using new planting to enhance the visual and ecological character diversity of the landscape.

- Soften the built edges or urban areas by introducing planting schemes using broadleaved species.
- Ensuring that any built development reflects the local vernacular and responds to the palette of locally distinctive materials.

- 6.9 Design and Access Statements should undertake an appraisal of the site in its surroundings to identify the opportunities and constraints for development and design. Applications should clearly explain how the proposals have been influenced by this appraisal. When preparing development proposals on sites allocated within this Plan, early engagement in the design process with Petworth Town Council is required.
- 6.10 New residential development on the allocated sites needs to create a sense of place by:
- Incorporating one or more focal points at key junction or routes, to help create a memorable 'event' within the development. Focal points could include residential squares, key buildings or local green spaces to create a balance between development and green space.
  - Appropriately incorporating local characteristics and materials. Design across sites could draw on a range of Petworth characteristics and materials.
- 6.11 All new development should respond to the local characteristics and materials as set out within the Petworth Conservation Area Plan.

### Policy ESD2: Housing density

New residential development should achieve a density of between 25 and 35 dwellings per hectare.

Within the defined town centre boundary (Policy WS1, Figure 8) higher density development, above 35 dwellings per hectare may be suitable and in keeping with the historic core of the town. In such locations, development proposals must demonstrate a character-led design approach and compliance with the parking standards set out within Policy GA1.

- 6.12 Petworth predominantly has an existing residential density range of 25 to 35 dwellings per hectare towards the edge of the settlement boundaries. In making the best use of land, new residential development should therefore achieve this density, which is in keeping with the existing character of Petworth. In some instances, within very central locations, such as the defined town centre boundary, higher density may be suitable and in keeping with the tightly packed and historic nature of the town centre. However, this must not be at the expense of delivering sufficient off-street car parking in accordance with Policy GA1.
- 6.13 Development within the range of 25 and 35 dwellings per hectare allows for vehicular and pedestrian access, public green space, private amenity space and off-street car parking, without compromising dwelling layout or functionality. Areas of Petworth that have been built at a density above this range have often resulted in compromised parking; minimal public and / or private amenity space (gardens); and cramped internal room spaces.

### Policy ESD3: Requirements for a Design and Access Statement

Where a Design and Access Statement is required, the following topics should be covered:

- Context and character.
- Historic character.
- Connection with the countryside.
- Design for pedestrians, cyclists and the physically disadvantaged.
- Development density and build quality.
- The use of locally available materials.
- Boundary / curtilage treatments
- Mix of dwelling types.
- Dwelling area and room sizes to comply with Government standards.
- Energy efficiency.
- Provision of well integrated car-parking places.
- Well-designed landscaping and access to open and green space.
- Allow provision for planted 'buffer zones' in accordance with the South Downs National Park Authority Local Plan to allow foraging for internationally important bat colonies and other wildlife.
- Cycle storage.
- Screened rubbish bin areas
- Clothes drying facilities.
- Children's play provision.
- Lighting for roads, paths and shared amenity areas to be designed to minimise light pollution and avoid compromising 'dark skies'.

- 6.14 The importance of good quality design is not limited to the views of the local community. Both national and local planning policy and guidance encourage high quality design that responds to the specific characteristics of the site and wider area. Accordingly, the inclusion of a Design and Access Statement is required by national and local planning application requirements for certain types of developments. The Design and Access Statements provide an opportunity for applicants to explain how the proposed development responds to the site and its setting
- 6.15 Where Design and Access Statements are required they must include an assessment of how the key topics listed within Policy ESD3 influenced the proposed development.
- 6.16 The Petworth Conservation Area Character Appraisal and Management Plan prepared by the South Downs National Park Authority should inform development proposals.

#### **Policy ESD4: Preserving Local Green Spaces**

The green spaces listed below and shown on Figure 6 are designated as Local Green Spaces and will be protected in accordance with national planning policy:

1. Hampers Common
2. Horsham Road Cemetery
3. St Mary's Churchyard
4. Barton Lane Cemetery
5. Old Primary School Pond
6. Herbert Shiner School Playing Fields

- 6.17 Public feedback demonstrably shows that most of the designated Local Green Spaces are small green areas, which are special to Petworth's residents for a range of reasons including, their beauty, historic significance, recreational value, tranquillity and richness of wildlife. In accordance with national policy and guidance these Local Green Spaces are therefore protected against development.

- 6.18 Further details of the Local Green Spaces are set out within Appendix 3 of this Plan.

#### **Policy ESD5: Public Open Spaces**

Within all the sites allocated within this Plan for residential development, fully accessible public open space, that is appropriate to the character and location of the site, should be provided.

Where possible, windfall sites should provide on-site fully accessible public open space. Where on-site provision is demonstrably not possible, a contribution for new off-site provision or enhancement of an existing public open space or Local Green Space within the Neighbourhood Plan area will be sought.

- 6.19 Delivering new public open spaces within the sites allocated for residential development will help to ensure the homes delivered as part of this Plan are set within distinctive and attractive surroundings. The new public open spaces will have public health and well-being benefits; as well as biodiversity benefits by helping to create new or extend existing wildlife corridors. There is a very strong expectation for new public open spaces to be provided on site. Where to the satisfaction of Petworth Town Council, on-site provision is demonstrably not possible off-site contributions will be sought.

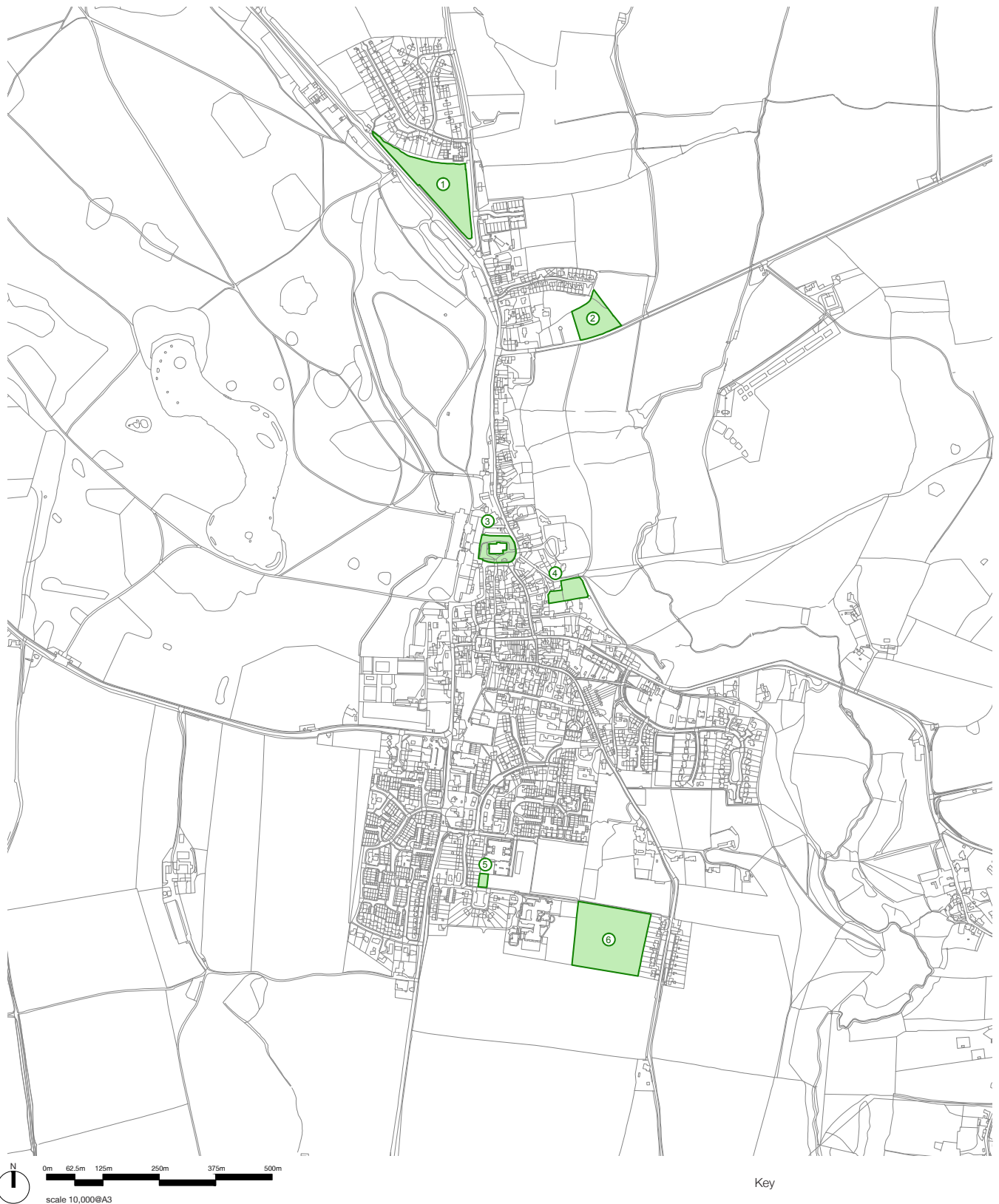


Figure 6: Local Green Space Map

### **Policy ESD6: Landscape and Visual Impact**

To soften the transition from rural to urban form new developments within, but on the edge of the defined settlement boundary of Petworth must maintain visual connection with the countryside and should conserve and enhance the landscape character of the South Downs National Park.

In addition to any appropriate site-specific landscape investigations and assessment work undertaken, new proposals visible from the countryside must demonstrate that the development has been informed by a landscape-led approach to masterplanning and design to minimise visual impact.

The key viewing corridors of The Shimmings and Sheep Down, as shown on the Key Diagram, should be protected from visual and recreational value harm.

The landscape-led masterplanning and design approach should include, as a minimum, consideration of layout; building size, massing and location; and planting and landscaping. Where a Design and Access Statement is required, the approach to minimising visual impact must be fully explained in the statement.

Development proposals should also have regard to:

- The South Downs Integrated Landscape Character Assessment , 2011.
- Relevant local landscape character assessments.
- Any other relevant landscape and visual impact policy, guidance, or evidence.

6.20 The need to minimise any landscape impact arising from new development was a key theme raised through public consultation. It is therefore important that new development on the urban fringe of Petworth responds sensitively to the town's countryside setting. To achieve this, a strong landscape and design-led approach is needed for all development proposals visible from the surrounding countryside.

6.21 The Shimmings and Sheep Down are two locally important green spaces in terms of landscape character and recreational value. Whilst these two areas are considered too large to be designated as Local Green Spaces under the criteria set out in national planning policy there is a strong presumption against development within these areas. To help guide decision-making indicative viewing corridors have been defined on the Key Diagram. Any development that has a negative impact on the landscape character and / or recreational value of The Shimmings and Sheep Down will be strongly resisted.

### **Policy ESD7: Biodiversity and Trees**

All development proposals should seek to result in a net gain in biodiversity.

Development proposals which result in an adverse impact on protected species and / or designated natural environment features will not be permitted.

Proposals should seek to retain, and where possible enhance, existing biodiversity corridors and networks within and beyond the site. Wildlife permeability through sites must be retained and where possible enhanced.

Where there are existing trees within or adjoining a site, development proposals must be accompanied by a tree survey, undertaken by an arboriculturalist, to establish the health and longevity of any trees potentially affected by the development.

Category A trees and good quality hedgerows must be retained. Category B trees should be retained where possible. Development proposals resulting in the loss of any Category B trees should make on-site provision for at least an equal number of replacement trees.

#### **Policy ESD8: Sustainable Design**

Where development proposals comply with the Development Plan, innovative approaches to the construction of low carbon development which demonstrate sustainable use of resources and high energy efficiency levels will be supported.

- 6.22 It is clear from consultation with the local community that it is important for development proposals to seek to minimise its impact on the environment as much as possible. The use of innovative design and technological features to minimise any development's carbon footprint are strongly encouraged. Examples would include, but would not be limited to, construction to Passivhaus standards; conversion to EnerPHit standards; the use of environmental performance materials and renewable technologies can also conserve energy used in both heating and power consumption.



# 7.0 Working and Shopping

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## Introduction

- 7.1 Section 7 sets out the policies relating to the working and shopping theme.
- 7.2 Petworth is an attractive, historic market town with an international reputation as a centre for antiques dealers and independent shops. The abundance of small and independent retailers within the town centre attracts visitors from a much wider catchment area than simply local residents.
- 7.3 Following the public consultation exercise in May 2015, an 'Issues Consultation: Data Collation Report' was published. The vast majority (88%) of respondents said existing shopping areas should be protected and supported. A large proportion (63%) believed a greater range of shops should be available. Overall, respondents cited the need for a greater variety of food shops and affordability as key priorities.
- 7.4 The South Downs National Park Retail Evidence Study, 2016 identified a total of 92 retail units located in the Petworth town centre. As illustrated within Figure 7 below, the largest proportion (58.7%) of units are used for comparison retail (i.e. clothing, furniture, art, household appliances, stationery). A level notably higher than the UK unit average (32.1%).
- 7.5 Considering its size, Petworth has very few convenience stores (food, beverages, newspapers and non-durable household goods for instance) (6.5%). It is therefore important to at least maintain the current level, but preferably increase the amount of convenience retail floorspace within Petworth town centre.
- 7.6 At the time the Retail Evidence Study, prepared by Chichester District Council, was undertaken (mid-2016) Petworth had a lower unit vacancy rate (8.7%) to the UK average (11.3%). However, as the vacant units within Petworth are not being actively marketed or the entire property is up for sale there are currently no retail units available to rent within the town centre. The lack of potential vacant retail floorspace could be a barrier to attracting new retailers into Petworth town centre.
- 7.7 The Neighbourhood Plan seeks to conserve, enhance and promote the vitality and viability of Petworth town centre. The Neighbourhood Plan provides an opportunity to define the primary shopping frontage area within Petworth town centre where the loss of retail units will not be supported.
- 7.8 Petworth's thriving tourist economy owes much of its history as a market town, the presence of Petworth House and Park and its position in the South Downs National Park. However, as confirmed within the South Downs National Park Visitor Accommodation Review 2014, visitor accommodation within Petworth is not sufficient to meet demand. Additional visitor accommodation within the town would help support not only the town's tourism economy, but also have potentially wider local retail and service economy benefits. Other niche sectors are also important, notably food and drink and potentially arts and crafts, relating to the antiques sector.
- 7.9 The South Downs National Park Employment Land Review (2014) highlights that there is a lack of small office space in key centres such as Petworth. The Employment Land Review assessed existing quality of Hampers Common Industrial Estate to be reasonable and the occupancy rate is good. However, existing

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parking provision was considered inadequate resulting in considerable on-street parking and loading. The parking issues can make manoeuvring of larger vehicles at the site potentially difficult and dangerous.

- 7.10 To support projected local and wider National Park economic growth there is an identified need for 1.4 hectares of additional new employment land over the period covered by this Plan.

### Community Feedback about working and shopping

- 7.11 The local community were asked if they agree with the working and shopping objectives for Petworth and 80% of respondents (188 people) agreed. A number of key points have been raised through the community consultation in relation to working and shopping:

- Convenience store/supermarket needed
- Broaden the retail offer
- Improved parking needed
- Need to retain Petworth's character
- More local employment opportunities for residents

- 7.12 Feedback from the local community in June 2016 has reconfirmed the conclusions of the Petworth Residents Vision Survey in 2013. Shopping and services are key reasons attracting people to use the town centre. More than a quarter (27.2%) of respondents thought that Petworth had a basic selection of shops, but wished for a greater variety and range of stock as well as additional or better food shops.

- 7.13 The Draft Neighbourhood Plan consultation in March / May 2017 provided Petworth residents



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with the opportunity to comment on the proposed working and shopping policies and supporting text. As set out within the Petworth Neighbourhood Plan Consultation Document, the policies received between 83% to 96% support from respondents. However, in response to the community feedback and the Statutory Consultees a number of changes have been made to strengthen and / or improve the clarity of the policies and supporting text. The changes made and the reasoning underpinning the changes are set out within the accompanying Consultation Document.

### **Working and shopping objectives**

- WSO1:** To preserve and enhance Petworth town centre as a retail and leisure destination.
- WSO2:** To broaden the retail offer within the town centre, particularly convenience retail.
- WSO3:** To revive the market function of the Market Square.
- WSO4:** To increase capacity for visitor accommodation within the town centre.
- WSO5:** To protect existing, and seek to increase car parking capacity within the town centre.
- WSO6:** To support existing local businesses and support the growth of the local economy by expanding commercial and industrial areas.

## **Policies**

### **Policy WS1: Petworth Town Centre**

The Petworth town centre boundary and primary shopping frontages are defined in Figure 8.

Within the town centre boundary, development proposals for retail and other town centre uses will be supported provided they are compatible with the size, scale and historic nature of the town; and comply with the other policies within this Plan and the Development Plan.

Outside the defined Petworth town centre boundary, proposals for retail floorspace must be accompanied by a retail impact assessment.

Proposals will not be permitted where they would have an adverse impact on the vitality and viability of Petworth town centre.

Within the Petworth primary shopping frontage the loss of use Class A units (shops, financial and professional services, restaurants and pubs) will be resisted. The only exception to this is where the proposed use / development is Class C1 (Hotels).

Development proposals will be supported where they retain and enhance:

- a) Markets and use of the market square; and
- b) Independent retailers, particularly those linked to supply chains across the National Park.

7.14 Petworth's town centre provides an important retail, community and service function for local residents, as well as attracting tourists for its range and quality of antique shops and independent retailers. It is essential that the town centre remains economically viable and vibrant and that Petworth's range of shops, services, restaurants and pubs is not lost to other non-town centre uses, notably residential.

7.15 At the heart of Policy WS1 is the 'town centre first' approach that is advocated within national and local planning policy. Under this approach, there is an expectation that retail

and other main town centre uses are located primarily within the defined Petworth town centre boundary. Where retail and other main town centre uses are proposed, but there is no available or suitable sites within the town centre, a sequential approach is to be followed, edge-of-centre then out-of-centre.

7.16 To help broaden Petworth's retail offer, proposals for additional retail food convenience shops within the town centre boundary area will be supported and the loss of retail floorspace used by food convenience stores (A1 retail) to other uses will be strongly resisted.

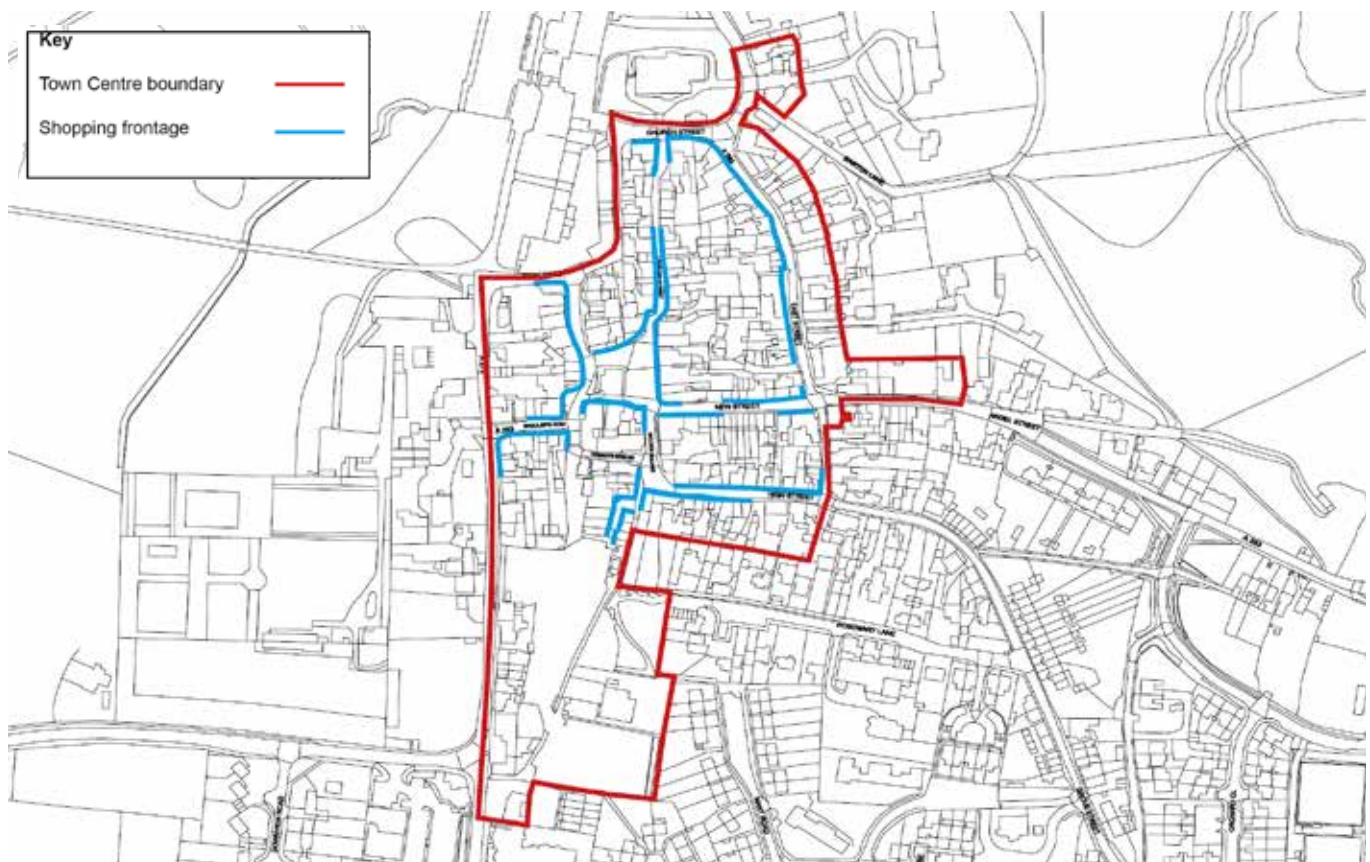


Figure 8: Town Centre Boundary

7.17 The Retail Evidence Study identified that there is capacity for up to 1,200 sqm of net new convenience goods floorspace in the period up to 2031 in Petworth, Midhurst and Liss. This could be delivered as one large store or two smaller stores. Whilst the Grange Site in Midhurst was identified as a likely option, if a suitable and available site is identified in Petworth, this would be supported subject to compliance with other policies within this Plan.

7.18 Residential (use Class C3) and employment uses (use Class A2 or B1) above shops will be encouraged in the town centre boundary, to enhance the vibrancy and vitality of the town centre and local economy.

#### **Policy WS2: Visitor economy**

Proposals for hotel development (use Class C1) and ancillary use Class A3 (restaurants and cafes) within the defined town centre boundary will be supported provided they are compatible with the size, scale and historic nature of the town; and comply with the policies within this Plan and the Development Plan.

In the event that a sequential site assessment demonstrates that there are no suitable sites for a hotel development compatible with the size, scale and historic nature of the town, support will be given to a proposal outside the town centre boundary but within the defined settlement boundary.

7.19 To support Petworth's tourist economy and to help address a shortage of visitor accommodation within Petworth and the National Park more generally, development proposals for hotel, boarding and guest house accommodation are encouraged.

#### **Policy WS3: Hampers Common Industrial Estate**

The Hampers Common Industrial Estate, as defined on the Policies Map (Site E1) is safeguarded for employment (use Classes B1, B2 and B8). The loss of employment uses on the site will not be permitted.

Proposals to upgrade or redevelop existing employment buildings and the surrounding environment will be supported provided that:

- (i) There is no adverse impact on the amenities of surrounding uses.
- (ii) The improvements maintain or enhance off-street car parking provision and pedestrian and cycle access.
- (iii) The improvements enhance the safety and security of the employment areas and neighbouring uses.

7.20 The Hampers Common Industrial Estate comprises small to medium single storey units occupied by mixed general industrial uses. As the industrial estate is an important local employment site within Petworth and the wider National Park context the site is protected for employment uses over the period covered by this Plan.

7.21 Proposals to upgrade the employment units and / or the wider industrial estate amenity will generally also be supported, particularly where they would help to improve off-street car parking capacity and vehicular movements circulation within the industrial estate.

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#### **Policy WS4: Land east of Hampers Common Industrial Estate**

Land east of Hampers Common Industrial Estate, as defined on the Policies Map (Site E2) is allocated for employment uses (use Classes B1, B2 and B8).

Development proposals on the site should:

- (i) Provide sufficient car parking to meet the needs of the new employment units and also seek to help increase car parking capacity for the existing adjoining Hampers Common Industrial Estate area.
- (ii) Provide access through the existing Hampers Common Industrial Estate.
- (iii) Deliver a planting and screening strategy to minimise landscape impact along the sites northern, eastern and southern boundaries.

Development proposals must be accompanied by a Landscape and Visual Impact Assessment.

An assessment of views to and from the proposed development must be included in the Design and Access Statement. Visual impact should be minimised through the design of the site layout, building and planting and screening strategy. The approach to minimising visual impact must be fully explained in the Design and Access Statement.

7.22 Petworth and the South Downs National Park more generally, has a recognised shortage of employment floorspace. The South Downs National Park Employment Land Review, 2015 concludes that this site presents an opportunity to provide 1.4 hectares of new employment land provision and choice within Petworth.

7.23 As the site is located on the urban edge of Petworth a landscape and design-led approach will be required when bringing forward development proposals to ensure any landscape impact is minimised.

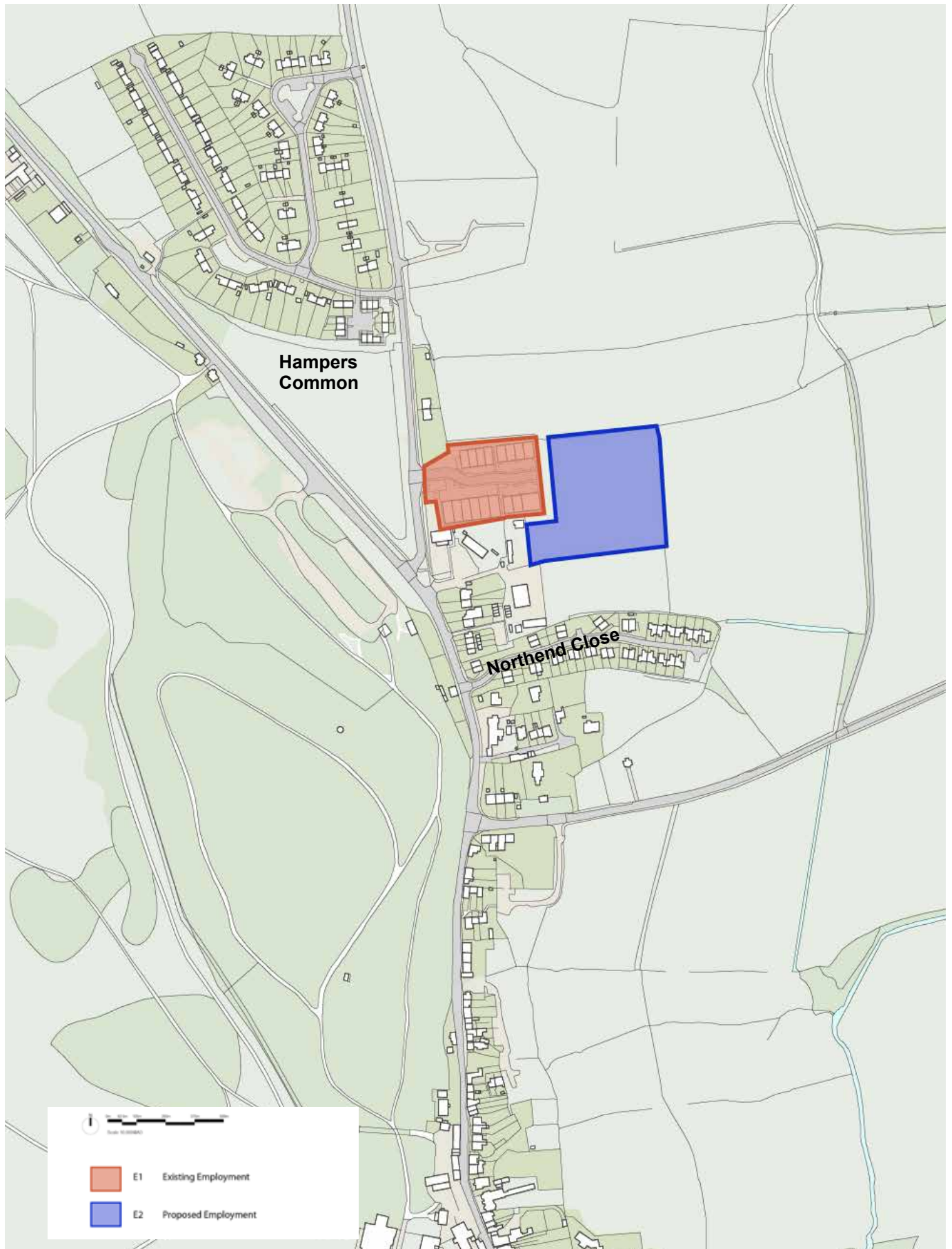


Figure 9: Employment Allocations Plan

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# 8.0 Getting Around

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## Introduction

- 8.1 Section 8 sets out the policies relating to transport and movement within the Neighbourhood Plan area.
- 8.2 Located within 17 miles of Guildford and 9 miles of Haslemere to the north; 7.5 miles of Billingshurst and 15 miles of Horsham to the east; 13.5 miles of Chichester and 17 miles of Worthing to the south; 6 miles of Midhurst and 15 miles of Petersfield to the west; Petworth is well connected to surrounding towns and villages.
- 8.3 However, like many historic towns, Petworth has traffic and parking issues. Key north-to-south (A283 and A285) and east-to-west (A272) road pass through Petworth bringing significant through traffic to the town. Despite having a signposted alternative route, a number of through-routed heavy goods vehicles continue to illegally pass through Petworth town centre to the detriment of the historic town centre buildings.
- 8.4 The town's narrow sloping streets, whilst providing character, can act as a barrier to walking and cycling. The town is on bus routes to Worthing, Midhurst, Horsham and Chichester. However, it is unfortunate that current service frequencies and timetabling do not support bus use as a viable commuting option for many local residents.
- 8.5 The town centre has two car parks (Pound Street and Sylvia Beaufoy). However, as a popular retail and tourist destination car parking spaces are frequently at a premium. Reconfiguration of the existing car park space layout, particularly the Pound Street car park has the potential to increase car parking capacity within the town centre.
- 8.6 To inform the Neighbourhood Plan Petworth Town Council commissioned Alan Baxter Associates to undertake a Transport Study for Petworth in Spring 2016. The key transport proposals identified in the Transport Study, which Petworth Town Council consider can viably be undertaken include:
- Create a series of gateway entry points to define the main approaches into Petworth;
  - Improve the pedestrian experience for entering the town centre from the principal Pound Street car park;
  - Reconfiguration of Market Square and immediate surroundings; including Golden Square, Saddler's Row, the lower end of Lombard Street, New Street and High Street;
  - A re-examination of all signposting relating to heavy goods vehicles to be undertaken and the 7.5 tonne weight limit (except for loading) extended to cover all approaches from the HGV route; and
  - Improvements to signage.
- 8.7 The main transport and movement themes raised through the community consultation in June 2016 included:
- Need for improved measures to reduce speed within the town centre;
  - Increase measures to enforce the existing lorry restrictions into Petworth;
  - Support bus service improvements;
  - Increase car parking capacity within the town centre;
  - New pavements needed to improve pedestrian safety, particularly North Street, Angel Street and Pound Street.

## Community feedback on Getting Around



- 8.9 Feedback from the June 2016 consultation reaffirmed the findings of the Petworth Residents Vision Survey 2013 and the Action Plan of 2006.
- 8.10 The majority of respondents (90%) to the June 2016 consultation agreed with the Getting Around objectives.
- 8.11 The Draft Neighbourhood Plan consultation in March / May 2017 provided Petworth residents with the opportunity to comment on the proposed Getting Around policies and supporting text. As set out within the Petworth Neighbourhood Plan Consultation Document, the policies received between 78% and 88% support from respondents. However, in response to the community feedback and the Statutory Consultee responses a number of changes have been made to strengthen and / or improve the clarity of the policies and supporting text. The changes made and the reasoning underpinning the changes are set out within the accompanying Consultation Document.

## Getting Around Objectives

- GAO1: To ensure that future development supports adequate levels of on-site car parking provision and the town has adequate overall parking capacity.**
- GAO2: To provide a safe and pleasant pedestrian experience within Petworth including future residential developments.**
- GAO3: To reduce traffic speeds within the town and at the town's gateways using well-tested visual signals such as changes in road surfaces.**

**GAO4: To clarify signposting and unnecessary 'street furniture'\*.**

**GAO5: To implement measures to enforce the prevention of heavy goods vehicles passing through the town centre.**

## Policies

### Policy GA1: Parking Requirements

All new residential developments should provide sufficient resident and visitor car parking spaces in accordance with the Petworth residential car parking standards as set out below:

1-bed	1.5 spaces per unit
2 and 3-bed	2 spaces per unit
4+bed	3 spaces per unit

Development proposals that result in the loss of existing off-street car parking provision to existing dwellings, below that set out above, will be strongly resisted unless an equal amount of replacement off-street car parking is provided in a suitable and appropriate location.

- 8.12 Like many historic towns Petworth was not designed for the quantity of current road traffic and modern car ownership levels. There is therefore often pressure on town centre parking. Post 1950's housing developments within Petworth have provided allocated garages for residents, which are now too small for contemporary cars, are detached from the houses they serve and consequently are used mainly for storage. These could be replaced by dedicated open parking bays for residents. Given Petworth's rural location and its lack of access to public transport, it is important to ensure that new residential developments

\* Objects placed or fixed in the street for public use, such as postboxes, road signs and benches.

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provide a realistic level of well-designed off-street car parking.

#### **Policy GA2: Pedestrian and cycle movement**

Proposals for the development on allocated sites should provide good pedestrian and cycle connections to routes to the town centre and out of the town to surrounding areas.

Proposals that enhance existing and provide new footpaths and cycle routes around Petworth will be supported.

- 8.13 All sites allocated within this Plan must ensure that development proposals deliver good pedestrian and cycle connections to encourage walking and cycling and reduce the reliance on motorised vehicles.
- 8.14 New developments shall contribute, as appropriate, towards the provision of footpaths and cycle paths through contributions from the South Downs National Park Community Infrastructure Levy and Section 106 contributions. The provision of new pedestrian crossings and cycle routes relating to a particular development must connect to existing routes and facilities.

#### **Policy GA3: To protect and increase car parking capacity at Pound Street Car Park**

Proposals to provide additional car parking capacity in the Pound Street Car Park will be supported to relieve parking pressure in the town centre to support local businesses, shops and restaurants.



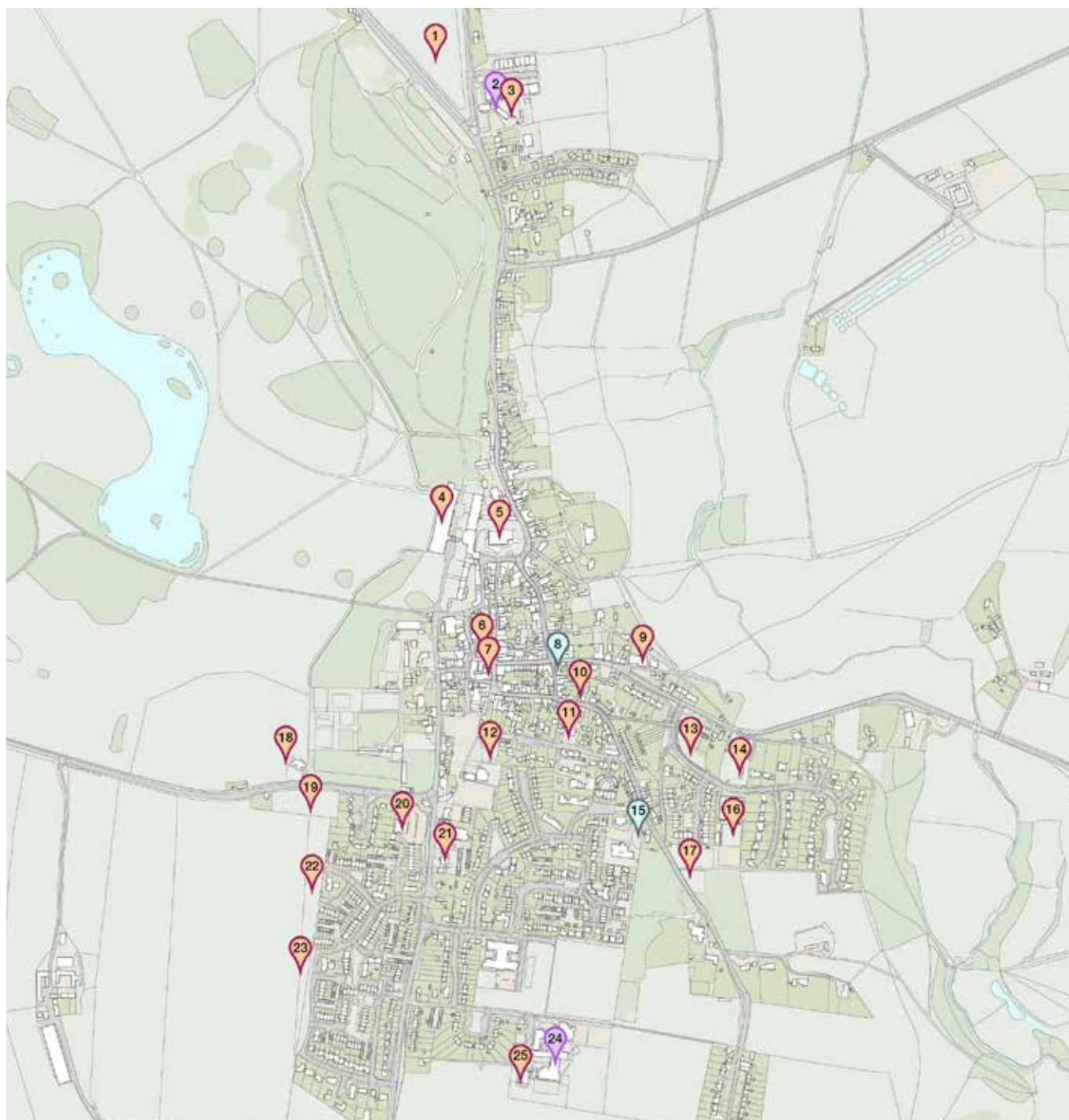
## 9.0 Leisure and Wellbeing

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### Introduction

- 9.1 This section of the Neighbourhood Plan deals with matters relating to Leisure and Wellbeing in Petworth. Key information on leisure and wellbeing in Petworth is set out below:
- 9.2 Petworth has a number of attractions including the famous Petworth House (National Trust), Petworth Cottage Museum, Coultershaw Beam Pump, Petworth Festival, Petfringe and Farmers' Market.
- 9.3 Petworth also has a range of community and leisure facilities.
- 9.4 There is a good selection of recreational clubs, societies and sports facilities in Petworth including:
- Art Group, Fitness classes, Mother and Toddler (All held in St Marys Church)
  - Bowls
  - Community Minibus
  - Cricket
  - Football
  - Leconfield Singers
  - Lunch Club
  - Petworth and District Swimming Club
  - Petworth Voices Community Choir
  - Petworth Community Garden
  - Petworth Film House
  - Petworth Players
  - Petworth Society
  - Petworth Twinning Association
  - Petworth Gardening Club
  - Petworth Business Association
  - Petworth Club Lombard Street
  - Real Tennis
  - Rifle club
  - Rother Valley Croquet Club
  - Royal British Legion Club and Branch
  - Tennis
  - The Friendship Centre
  - St. Mary the Virgin CofE Church
  - St Bartholomew's CofE at Egdean
  - The Sacred Heart Roman Catholic Church
  - The United Reform Church
  - The Petworth Community Church
  - The youth of the town has a range of community facilities and groups including:
    - The Sylvia Beaufoy Youth Centre which is in poor condition and very under-utilised
    - Beavers, Cubs, Scouts, Guides and Brownies
    - Evolve weekly club for 10-13 year olds
    - A site has been sought for a skate park, for which funding is available
  - Pre-school and onwards:
    - Wakoos Centre for children
    - Petworth Children and Family Centre (West Sussex County Council)
    - Kaleidoscope group for pre-school children
    - Mother and toddler club
  - Petworth Surgery, with capacity for six General Practitioners, is available in Petworth town as well as a private dental practice and two pharmacies (one in the main town and a second at Petworth Surgery).
  - There is one primary school in the town, Petworth Primary School. Midhurst Rother College, located 6 miles from Petworth, provides education to children aged between 11-18 years.
  - In 2013, the Government released information on primary and secondary schools' capacity and



- |                                    |   |   |
|------------------------------------|---|---|
| 1. Hampers Common Play Area        | 10. Petworth Cottage Museum             | 18. Sports Ground                       |
| 2. Kaleidoscope Pre-School         | 11. Petworth Library                    | 19. Midhurst Road Allotments            |
| 3. Hampers Common Community Centre | 12. Rosemary Gardens Play Area          | 20. Sylvia Beaufoy Youth Centre         |
| 4. Petworth House                  | 13. Angel Street Allotments             | 21. Fire and Rescue Station             |
| 5. St Mary's Church                | 14. Petworth Scouts                     | 22. Station Road Allotments             |
| 6. Leconfield Hall                 | 15. Petworth Surgery                    | 23. Petworth Community Garden           |
| 7. United Reformed Church          | 16. Petworth Lawn Tennis and Bowls Club | 24. Petworth Primary CofE               |
| 8. Dental Practice                 | 17. Grove Street Allotments             | 25. Petworth Children and Family Centre |
| 9. Sacred Heart Church             |   |   |

Key

- Community and leisure facilities
- Education
- Healthcare

Figure 11: Facilities Plan

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performance. Petworth Primary School has a total of 200 pupils but has a capacity for 210 school places. There is further capacity on the school site

- Midhurst Rother College had a total of 748 pupils in 2013 but has a capacity for 1,504 school places.
- Petworth has the following social infrastructure facilities:
  - Education - Pre-school and Junior School
  - Health facilities- Doctors surgery and private dentist
  - Emergency services - Retained fire station
  - Community facilities - Libraries, cemeteries and community halls
  - Leisure, recreation and wellbeing - park, allotments, footpaths, play areas, natural and amenity green space
- Retirement, Sheltered type Housing and accommodation in Petworth:
- Somerset Hospital
- St Thompson's Hospital
- Lund House
- Edmond House
- Orchard Close
- Morgan Court
- Petworth Cottage Nursing Home
- Rotherlea.

## Community feedback on Leisure and Wellbeing

9.5 The local community were asked if they agreed with the Leisure and Wellbeing objectives and 90% of respondents (213 people) agreed. A number of key points have been raised through the community consultation in relation to leisure

and wellbeing:

- Swimming pool is wanted
- The need for a new community hub
- Better facilities required for children and young people

9.6 The Draft Neighbourhood Plan consultation in March / May 2017 provided Petworth residents with the opportunity to comment on the proposed leisure and wellbeing policies and supporting text. As set out within the Petworth Neighbourhood Plan Consultation Document, the policies received between 92% and 95% support from respondents. However, in response to the community feedback and the Statutory Consultee responses a number of changes have been made to strengthen and / or improve the clarity of the policies and supporting text. The changes made and the reasoning underpinning the changes are set out within the accompanying Consultation Document.

## Leisure and Wellbeing Objectives

**LWO1: To help maintain and enhance existing recreational and leisure facilities.**

**LWO2: To establish a Community Hub.**

**LWO3: To help broaden the provision of health facilities.**

**LWO4: To ensure all future development considers the wellbeing of the residents.**

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## Policies

### Policy LW1: Community and leisure facilities

The renewal and enhancement of existing community and leisure facilities identified in the Policies Map will be supported.

Existing community facilities and uses within Petworth should be retained and protected. To improve the wellbeing of Petworth's residents development proposals comprising the provision of new, or extended community and leisure facilities within Petworth will be supported where the proposed development is in accordance with the policies contained within this Plan and the Development Plan.

- 9.7 For the purposes of the Neighbourhood Plan, community and leisure facilities are defined as healthcare, education, community and leisure facilities.
- 9.8 Constraints on land availability within the town centre in Petworth reduces opportunities to deliver new community and leisure facilities. It has been acknowledged that Petworth benefits from a range of existing community and leisure facilities but are not always fully utilised or in a good condition, such as the Sylvia Beaufoy Youth Centre. This and other existing community facilities, such as Petworth Scouts Hut, provide important community services in relatively outdated buildings.
- 9.9 Opportunities to re-provide these services within larger facilities and provide space for additional community and leisure uses, should be explored and supported.

### Policy LW2: Playing fields and sports facilities

Existing playing fields and sports facilities within the Plan area shall be retained and where possible enhanced to benefit the town. Should an existing facility come forward for redevelopment for an alternative use, the applicant should either provide evidence that the existing facility is surplus to requirements, or must provide alternative facilities within the Plan area before the existing facilities are lost.

- 9.10 Proposals that will enhance the viability and/or community value of any assets designated by Petworth Town Council as assets of community value under the Localism Act 2011 will be supported. Otherwise, proposals that result in either the loss of the asset or any significant harm to the community value of an asset will be resisted, unless it can be clearly demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer financially viable.

### Policy LW3: Assets of Community Value

Designations of existing buildings or land as Assets of Community Value that have a social purpose and are frequently used by the community within the Neighbourhood Plan area will be supported.

- 9.11 A community asset is a local building or piece of land which the community considers to be of particular value to the local community.
- 9.12 Land and buildings of an existing social purpose and value are considered by the Local Planning Authority for designation as Assets of Community Value under the Community Right to Bid provisions of the Localism Act 2011.

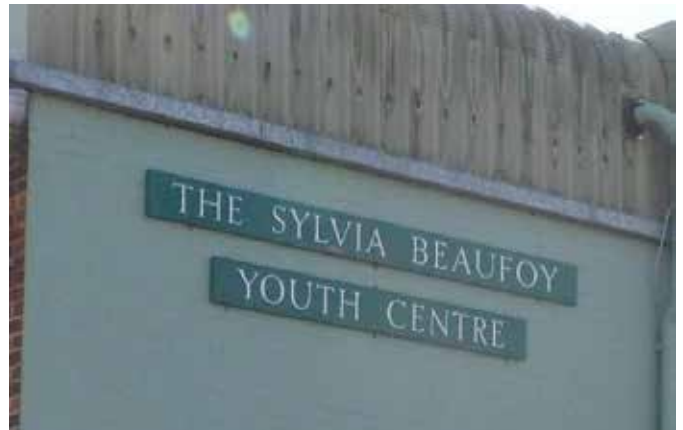
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#### **Policy LW4: Retention of Assets of Community Value**

Development proposals affecting Assets of Community Value will be supported where it can be demonstrated the development will be of benefit to the local community.

Development proposals that would result in the loss of an Asset of Community Value or would cause significant harm, will be resisted unless it can be demonstrated the Asset is no longer viable.





# Petworth Neighbourhood Plan

## 10.0 Delivery

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- 10.1 Section 11 sets out the policies relating to infrastructure delivery within the Neighbourhood Plan area.
- 10.2 The Neighbourhood Plan once made, will provide policies that will form part of the Development Plan for the area and will thus help to determine planning applications. Petworth Town Council will monitor the impact of the policies of the Neighbourhood Plan.
- 10.3 The Community Infrastructure Levy ("CIL") is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. The CIL for the South Downs National Park came into force on 1 April 2017 and is required for residential development and new retail floorspace over 280sqm.
- 10.4 Section 106 Legal Agreements ensure that financial and other contributions are obtained to mitigate the site specific impacts resulting from any development.
- 10.5 The following items have been identified to help guide any spending by Petworth Town Council of funds resulting from Community Infrastructure Levy.
- GP and other health requirements.
  - Support for a new NHS Dentist in Petworth.
  - Dementia care service within Petworth.
  - New Petworth Scout Hut.
  - Children's play space in safe and overlooked areas.
  - Youth facilities and services.
  - Sports facilities.
  - Upgrade to the Leconfield Hall and Hampers Green community centre to enhance and extend their use.
  - Provide a new pedestrian crossing to the National Trust/Petworth Town Council sports ground.
  - Provide new and enhance existing footpaths and cycle paths to and from the town, including a path between the playing fields and Grove Street.
  - Public art.
  - Provision of appropriate traffic calming measures in the town centre.
  - Electric car park charging facilities.
- 10.6 CIL can also assist with the delivery of the following Neighbourhood Plan objectives:
- WS01: To improve and enhance Petworth town centre as a retail and leisure destination
  - WS02: To broaden the retail offer within the town centre, particularly convenience retail

- WS05: To protect existing and seek to increase car parking capacity within the town centre
- WS06: To support existing local businesses and support the growth of the local economy by expanding commercial and industrial areas
- GA02: To provide a safe and pleasant pedestrian experience within Petworth including future residential developments
- GA03: To reduce traffic speeds within the town at the town's gateway's using well-tested visual signals such as changes in road surfaces
- GA04: To clarify signposting and unnecessary 'street furniture'
- GA05: To implement measures to enforce the prevention of heavy goods vehicles passing illegally through the town centre
- LW01: To help maintain and enhance existing recreational and leisure facilities
- LW02: To establish a community hub.

### Policy D1: Infrastructure Delivery

New development must be served and supported by appropriate on- and off- site infrastructure and services.

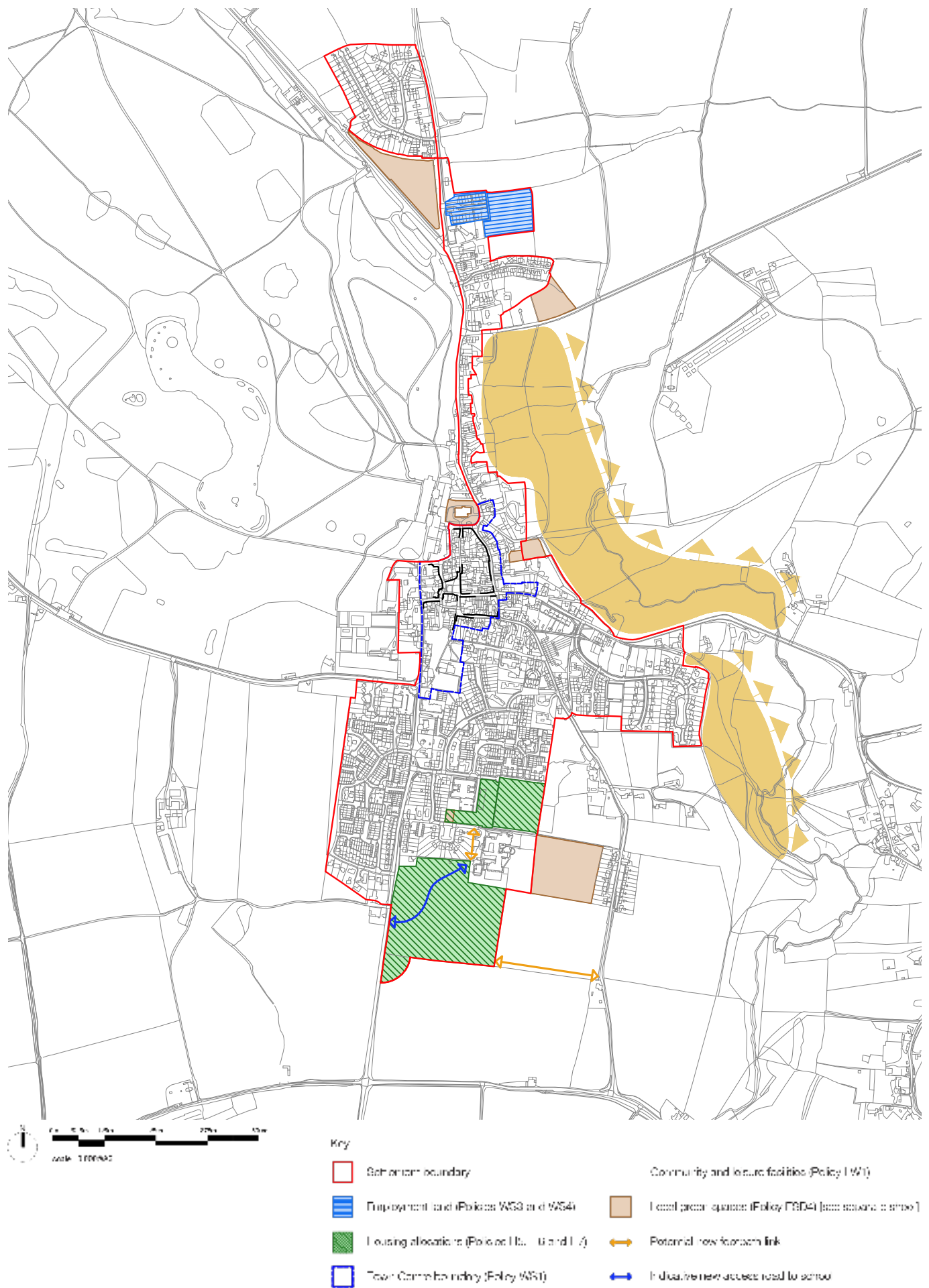
Infrastructure and services required as a consequence of development and provision for their maintenance, will be sought from

developers through the South Downs National Park Community Infrastructure Levy, by the negotiation of planning obligations, by conditions attached to a planning permission, and / or other agreement, levy or undertaking.

Planning permission will only be granted where the infrastructure and services are required to meet the needs of the new development and / or mitigate the impact of a new development which is either already in place or an appropriate mechanism for delivery has been agreed.

- 10.7 It is essential that new development mitigate the impact of increasing population demand on the full range of services, facilities, amenities utility infrastructure and environmental infrastructure in Petworth.
- 10.8 The above list of priority requirements is intended to guide the CIL. The prioritisation and use of CIL monies will be updated separately and maintained in a fully transparent and democratic manner.
- 10.9 CIL monies will be used to implement traffic speed reduction measures through the town as set out as an action in the Petworth Transport Study, 2016.

# Appendix 1.0 Key Diagram



# Appendix 2.0 Illustrative Masterplan



## Illustrative Masterplan

-  Indicative built form (housing + garages)
-  Primary road
-  Secondary roads
-  Footpath and cycle links
-  Existing vegetation
-  Proposed vegetation
-  SUDS
-  Amenity open space
-  Play area
-  Parking (up to 30 spaces + bus turning area)

# Appendix 3.0 Local Green Space Descriptions

## 1. Hampers Common

Hampers Green Common is an area of grass and play area to the north of the town, opposite the entrance to Petworth House car park and below the housing estate of Hampers Greens. A fine new adventure play area was installed, paid for by the local council in 2015. It is used for the annual fireworks party and hosts visiting fairs and circuses, as well as providing a large area for informal games, walking and picnics.

## 2. Horsham Road Cemetery

The Horsham Road Cemetery although no longer used for burials but contains the mass grave and memorial to the children and other victims of a World War II bombing of the boys' school near the junction of North Street and Horsham Road.

## 3. St. Mary's Churchyard

The Parish Church of St Mary in Petworth has a long history stretching back to Saxon times. The first Rector was instituted in 1238. Most of the present building dates from the 13th and 14th century, but it has been altered by "restorations" in 1827 and 1903.

The churchyard reflects its rich history. It has been closed for burials for many years. Most of the gravestones are so badly weathered that the inscriptions are obliterated. The yard is however used at social and religious functions.

## 4. Barton Lane Cemetery

Barton's Lane Cemetery is part of the historic landscape of the South Downs. It is a pre 1800

Settlement. The son of Charles Wyndham and Alice Mary Carpenter, George O'Brien Wyndham, 3rd Earl of Egremont (1751-1837) was laid to rest there.

## 5. Old Primary School Pond

This pond was originally funded by Lord Egremont as an area to be set aside and preserved for the school children to use. It is presently in an overgrown fenced off area, situated to the south of the new Rotherlea care home in Petworth and although neglected, still provides vital biodiversity and a wildlife sanctuary in the town, populating all of the local gardens and pollinating and beneficial insects and providing homes for frogs, toads and newts.

## 6. Herbert Shiner School Playing Fields

These playing fields provide an outdoor green area for pupils in the school, for formal and informal games and play. In a town so closely linked with the countryside, it would be wrong for children to have no green area around their school.