

ROGATE AND RAKE NEIGHBOURHOOD DEVELOPMENT PLAN 2017 – 2035

Pre-Submission Document – June 2017



GLOSSARY

ANGS	Accessible Natural Green Space
BAP	Biodiversity Action Plan
BOA	Biodiversity Opportunity Area
CDC	Chichester District Council
GI	Green Infrastructure
HA	Housing Association
LDF	Local Development Framework
LEAF	Linking Environment and Farming
LGS	Local Green Space
LNR	Local Nature Reserve
NNR	National Nature Reserve
PMP	Partnership Management Plan
POS	Public Open Space
PROW	Public Rights of Way
RPC	Rogate Parish Council
Ramsar	Wetland site of international importance defined by the Ramsar Convention
R&RNDP	Rogate and Rake Neighbourhood Development Plan
SAC	Special Area of Conservation
SAM	Scheduled Ancient Monument
SINC	Site of Importance for Nature Conservation
SNCI	Site of Nature Conservation Importance
SAM	Scheduled Ancient Monument
SDNPA	South Downs National Park Authority
SHLAA	Strategic Housing Land Availability Assessment (by the SDNPA)
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
SUDS	Sustainable Urban Drainage System
UKBAP	United Kingdom Biodiversity Action Plan
VG	Village Green
WHS	World Heritage Site
WSCC	West Sussex County Council

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FOREWORD

Four years ago, Rogate Parish Council decided to produce a Neighbourhood Development Plan for the whole parish. The Council required that the process of developing the Plan should be both thorough and transparent. The Council appointed a project manager who with a team of volunteers formed a Steering Group that embarked on an extensive series of public meetings, option development workshops, a website and a questionnaire.

After an extensive consultation with statutory consultees, including the South Downs National Park Authority, which generated a number of comments, the document was handed back to the Parish Council. After processing the comments, the major change was that the Council resolved to include specific sites for development.

The Plan provides a vision and objectives for the future of Rogate, Rake and the hamlets and settlements of the parish. A series of planning policies are defined to achieve those objectives and realise the vision.

There has been a considerable effort to consult all who live in the parish and to involve the community through public meetings and exhibitions and an extensive questionnaire that went to every household in the parish. The results of those consultations have been distilled into the Plan so that it reflects,

as far as it can, the aspirations and concerns of those who live and work in the parish. Fundamentally, the Plan is part of the local land-use planning system and consequently is concerned with planning issues. The consultation process generated views on a wide range of topics many of which were outside the scope of a neighbourhood plan.

However, the parish council will retain those views in order to guide their liaisons with other authorities to achieve improvements.

This Rogate and Rake Neighbourhood Development Plan provides the planning authorities with the considered views of those who live in the parish across a range of planning policies.

After the statutory consultation and scrutiny by the SDNPA the Plan will be examined by an independent planning inspector and there will then be a referendum in the parish to agree the Plan.

The Parish Council wishes to thank all who have contributed to the Plan's production, particularly Paddy Walker as project manager and all members of the Steering Group.

Steve Williamson
Chairman Rogate Parish Council

1. INTRODUCTION

1.1 Purpose

- 1.1.1 The purpose of the Neighbourhood Development Plan is to provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency over the Plan period, 2017 to 2035.
- 1.1.2 The Neighbourhood Development Plan (The Plan or R&RNDP) has been produced by Rogate Parish Council as the legal qualifying body under the powers granted to communities through the Localism Act 2011.

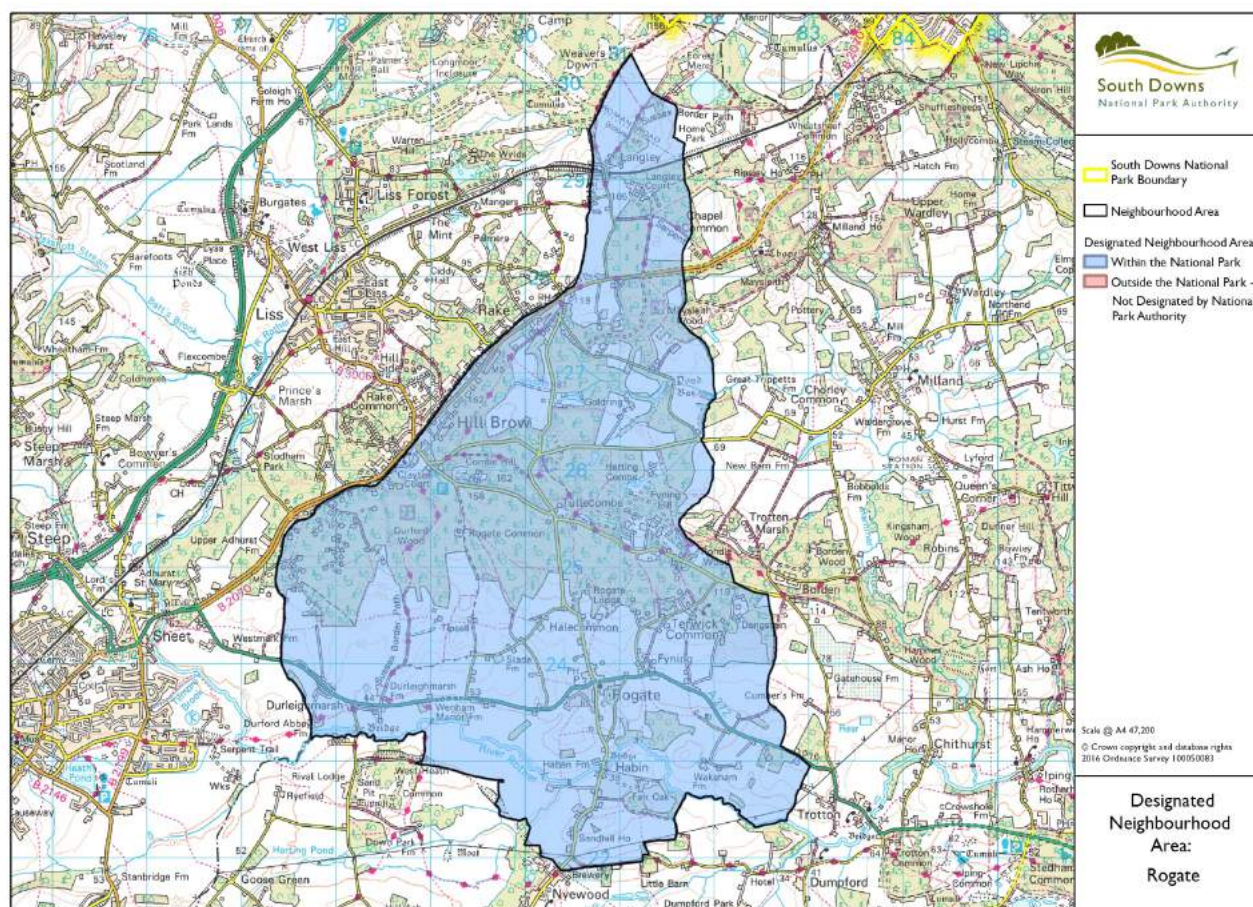
1.2 Document Structure

- 1.2.1 The remainder of this document is laid out as follows:

Chapter 2	Rogate and Rake in 2017
Chapter 3	Vision and Objectives
Chapter 4	Statutory Planning Policies
Chapter 5	Community Aspirations
Chapter 6	Action Plan
Chapter 7	Monitoring and Review

1.3 The Plan Area

- 1.3.1 The Plan covers the civil parish of Rogate which includes the villages of Rogate and Rake (the majority), and the hamlets of Fyning, Hillbrow (part), Durford Wood, Durleighmarsh, Terwick Common, Tullecombe, Habin, Langley and Nyewood (part). In total, there are 1,556 residents in some 639 households (2011 Census).
- 1.3.2 The parish is located within the South Downs National Park in the centre of the Western Weald. It is approximately 5 miles north to south, 3 miles east to west at its widest, covers approximately 9 square miles or 23 square km, and has a perimeter of about 16 miles. The Western Rother flows through the south of the parish and is the water course into which the parish area drains. The A272 crosses the parish from east to west, through the centre of Rogate. Serving the linear settlement of Rake is the B2070 (old A3) which runs northeast to southwest along the western boundary of the parish, which is also the West Sussex County and Chichester District border.
- 1.3.3 The designated R&RNDP area is shown in Figure 1.1 on the following page.

Figure 1.1 Designated R&RNDP Area

1.4 Planning Policy

- 1.4.1 The Plan carries significant legal weight. It has been prepared in accordance with relevant legislation—schedule B of the Town and Country Planning Act 1990, and the Neighbourhood Planning (General) Regulations 2012 as amended. It has regard to Policies contained in the NPPF and the accompanying guidance published by the Secretary of State.
- 1.4.2 As the parish lies within the South Downs National Park, the South Downs National Park Authority (SDNPA) is the local planning authority. The SDNPA is developing its Local Plan, which is expected to be adopted in 2018. Consequently, in developing the Rogate and Rake Neighbourhood Development Plan reference has been made to the current SDNPA Preferred Option report and to current statutory planning policies in the saved sections of the Chichester District Council Local Plan 1999.
- 1.4.3 The National Planning Policy Framework (NPPF) includes policies that place greater restrictions in the National Parks than in the rest of the country. Paragraph 115 states: ‘great weight should be given to conserving landscape and scenic beauty in National Parks ...which have the highest status of protection in relation to landscape and scenic beauty.’ Paragraph 116 confirms: ‘planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest.’
- 1.4.4 The UK Government’s Vision and Circular entitled English National Parks and Broads published by DEFRA states that National Parks should:

- a. Conserve and enhance the natural beauty, wildlife and cultural heritage of the Parks.
 - b. Promote opportunities for the understanding and enjoyment of the special qualities of the Parks by the public.
- 1.4.5 More specifically the SDNPA identifies the South Downs National Park's special qualities as having "diverse, inspirational landscapes and breath-taking views; tranquil and unspoilt places; a rich variety of wildlife and habitats including rare and internationally important species; great opportunities for recreational activities and learning experiences".
- 1.4.6 The SDNPA published a Partnership Management Plan (PMP) setting out a vision for the Park up to 2050 with guidelines, policies and actions supporting the delivery of this Plan. The SDNP Local Plan will be based on this framework.

1.5 The Development of the Plan's Policies

- 1.5.1 The Plan's priority is to promote sustainable development. Any planning proposal must protect the natural environment, foster economic prosperity, and enhance community well-being. The Vision (chapter 3) sets out what the Plan seeks to achieve over the next 20 years for the environment and the community. The Plan focuses on 8 Objectives (chapter 3) carefully correlated with statutory planning policies. These objectives are:
- 1 Sustainability = S
 - 2 The Natural environment = NE
 - 3 The Built Environment = BE
 - 4 Housing = H
 - 5 Economy and Work = EW
 - 6 Transport = T
 - 7 Energy = E
 - 8 Community Health, well-being and amenity = CH

1.6 Establishing the Plan

- 1.6.1 A key requirement imposed by the Parish Council was that the process of developing the Plan should be thorough and transparent. The procedure for establishing the Plan was set out in a formal governance statement agreed with the Parish Council and SDNPA in 2013.
- 1.6.2 Every effort has been made to consult and involve the whole community—parishioners, businesses, and community groups. There have been public meetings, a comprehensive questionnaire, and a Steering Committee formed to interpret the views of residents and others consulted. The website (www.rogateandrakeplan.co.uk) has been constantly updated with all documentation.

2. ROGATE and RAKE in 2017

2.1 Geography, Geology, History and Social Structure

- 2.1.1 The civil parish of Rogate combines Rogate (including part of the old parish of Terwick) with most of the village of Rake and several hamlets. It is at the far north-west corner of West Sussex County and Chichester District; on the county border with Hampshire and the district border of East Hants. Its marginal position means that although it is in West Sussex County and Chichester District, its postal town is either Petersfield or Liss, Hampshire, its STD telephone number 01730 is Petersfield, Hampshire, and the post codes are GU for Guildford, Surrey.
- 2.1.2 The parish is a roughly triangular shape stretching northwards from the Western Rother across a range of soils. Near the River Rother the sandy soils are fertile and the land then rises to the north into less fertile east-west sandstone escarpments containing deposits of carstone (iron stone concretions). From the River Rother at about 40m ASL, the land rises to 160m ASL at Combe Hill before dropping over 100m into the bowl of Harting Combe and into the underlying clay. The high ridge (at about 150m ASL), on which sits Rake village, affords extensive views to the south-east as far as Duncton Hill from Oliver's Piece.
- 2.1.3 At the southern base of the escarpments there is a line of springs which account for the growth of the original settlements. There is evidence of iron-age activity nearby, and a Roman Road crosses the northern tip of the parish at Langley. It was the Saxons who first cut clearings in the primeval mixed oak forest—the weald (Wald, German), to make small farmsteads (wicks). Then the Normans founded Durford Abbey (Scheduled Monument) and built churches at Rogate and Terwick.
- 2.1.4 In the sixteenth century, the production of iron from the carstone brought industry to the area, probably supplying iron to Henry VIII's navy in Portsmouth. There were iron furnaces in the Combe and at Habin. The area was then the 'black country'—dirty, smoky and noisy, but prosperity saw the building of the first substantial houses—The White Horse, some farmhouses, and the old cottages at Fyning. The Sussex iron industry became out-dated with the Industrial Revolution, and the population had to support themselves with brick-making, quarrying, forestry, woodland crafts and agriculture. The track of the old London to Portsmouth road (A3) along the top of Rake Hanger was always dangerous because of robbers and highwaymen so the settlement there was sparse but directed towards catering for the travellers.
- 2.1.5 There were four extensive estates in the nineteenth century, Rogate Lodge, Dangstein, Fair Oak and Fyning House with numerous tenanted farms. Then the development of the railway through Petersfield brought better, safer connections to London and the branch line along the Rother valley from Petersfield to Midhurst had a station at Nyewood. Policing had improved so wealthy Victorians built grand houses along the London Road along the edge of Rake Hanger at Hillbrow with views into Harting Combe. All these households needed domestic and outdoor staff and so smaller cottages were built in Rake and neighbouring Liss which had a station on the London line.
- 2.1.6 The 1950s brought metalled roads, sanitation, piped water, slum clearance, and new agricultural methods. The population grew. Local authority housing provided new homes at Knowles Meadow, Hillbrow; Terwick Rise, Terwick Common; and Parsonage, Rogate. In 1958 Sir Percy Wyndham died and the Rogate estate was broken up and sold to multiple

new owners. New private housing was built along the London Road, Rake, and Fyning Lane, Rogate.

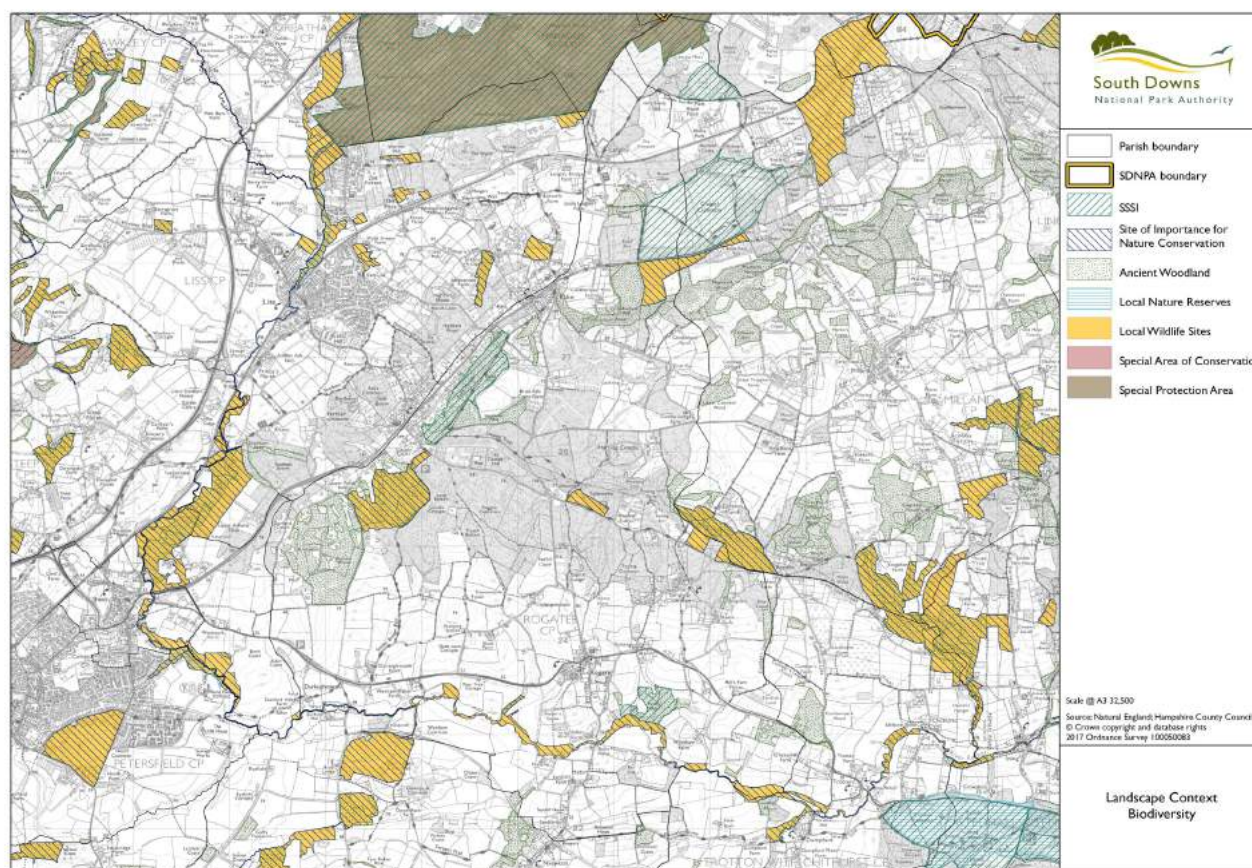
- 2.1.7 In the 1960s and 1970s Rogate village leaders decided not to have a gas supply connected and could not decide on a route for a by-pass. Now the A272, the most important main road running east-west through West Sussex north of the Downs, carries significant volumes of traffic through the narrow centre of Rogate.
- 2.1.8 The population is 1556 in 639 households (2011 Census). Half the population is between the ages of 25 and 64 years (the most active ages). A quarter is over 65 years of age. Of the quarter under 24 years of age, 17% are under 16 years of age and 8% between the ages of 17 and 24 years. About one third live in Rake (c. 230 households), two thirds (c 460) in Rogate village and x in the hamlets of Fyning, Hillbrow (part), Durford Wood, Durleighmarsh, Terwick Common, Tullecombe, Habin, Langley and Nyewood (part). Some 97 of those in Rogate village live on Parsonage, and within the hamlets 105 live at Fyning and Fyning Lane, and 42 at Durford Wood. There was once a village centre known as Rogate Square at the crossroads, and the Church, White Horse pub and village shop still form the centre of Rogate village.
- 2.1.9 Rake village lies on the old London-Portsmouth trunk road linking the capital with the principal naval port and which had many turnpike and tolled sections. The village was an important staging post and there were once three coaching inns in the village. The A3 road, as it was, was successively improved after the Second World War with dual carriageways either side of the village but no bypass; partly due to the local topography as the road sits on top of a narrow ridge. The village finally had a bypass when the longer Petersfield-Liphook bypass to the north-west opened in 1992.

2.2 Sustainability

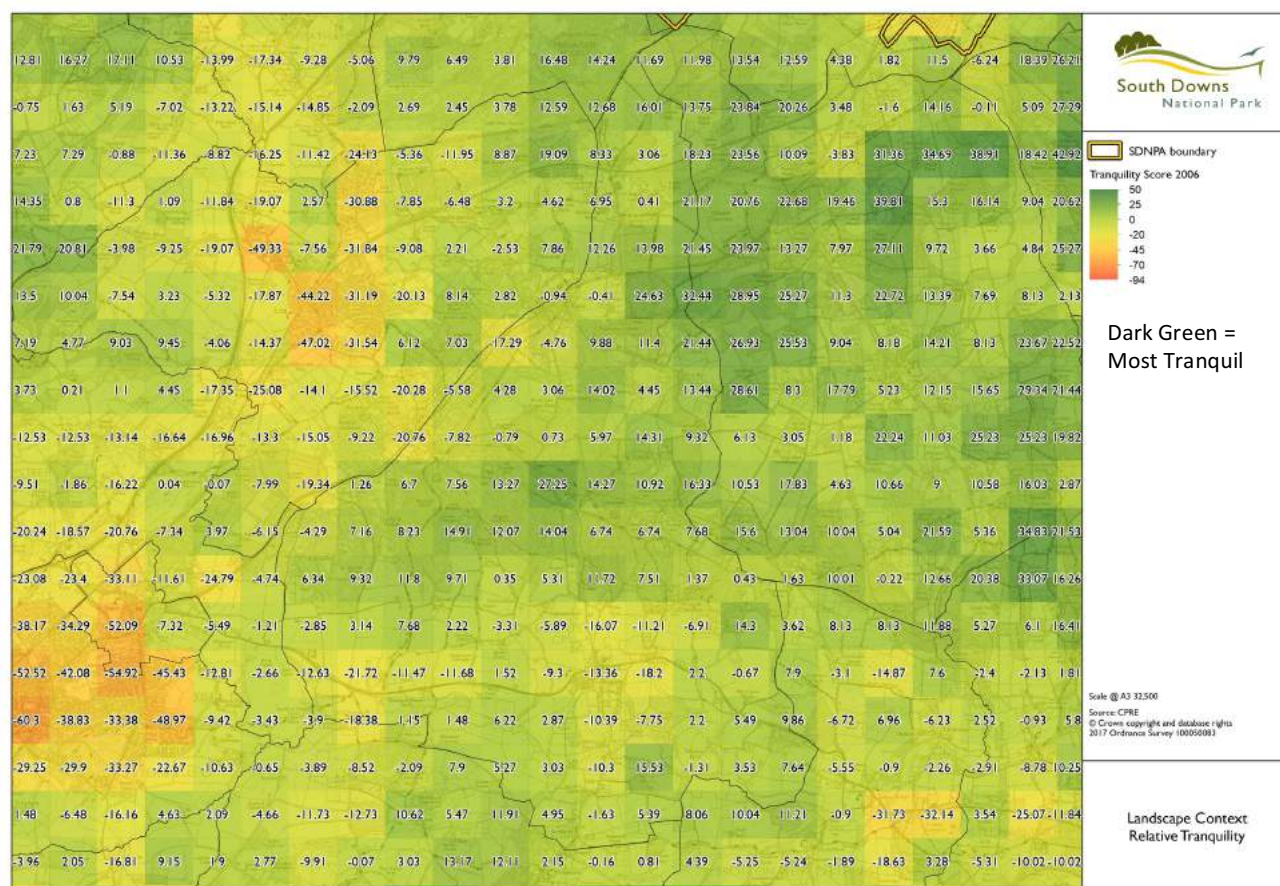
- 2.2.1 The NNPF defines sustainability as having three aspects: economic, social and environmental. To ensure the Rogate and Rake Plan achieves sustainable development the policies of the Plan have been assessed based on local Sustainable Development Indicators (SDIs). Reference to these will improve the economic, social, and environmental conditions of residents and visitors.
- 2.2.2 Transport accounts for about a third of all carbon emissions so reducing the need to travel is an important objective for sustainable development. Locating development at sites close to services, flexible working practices and home working should reduce the need to travel.

2.3 The Natural Environment

- 2.3.1 There are three Sites of Special Scientific Interest (SSSI) in the parish at Chapel Common, Rake Hanger and Fyning Moor, as well as Sites of Importance for Nature Conservation (SINCs) at Durford Heath, the River Rother corridor and other small sites.

Figure 2.1 Ecological and Wildlife Designations

- 2.3.2 The varied soils from the sandy river bed to the greensand escarpments offer a wide range of habitats. There are threats from intensive farming, hedgerow removal, traffic, and other human disturbance but there is still an overall tranquillity (see map overleaf) and sense of rural remoteness. Woodland plants such as wild daffodils, snowdrops, bluebells and anemones flourish in the old woodlands; birds and insects live in and near the river, on the marshes or 'moors' and on the old wooded commons. These habitats are accessed by a well-developed network of footpaths and bridleways. This is all highly valued by the community, and there was considerable interest in improving the footpath network, especially along the riverside.
- 2.3.3 Rogate parish rates highly as one of the most important dark night skies areas within the overall SDNPA Dark Night Sky designation.
- 2.3.4 Some of the special qualities of the parish are its old sandstone bridges at Habin and Durford, the river, the old cottages built of local stone, the sunken lanes and many superb views of the Downs across un-developed countryside.

Figure 2.2 Local Tranquillity Indicators

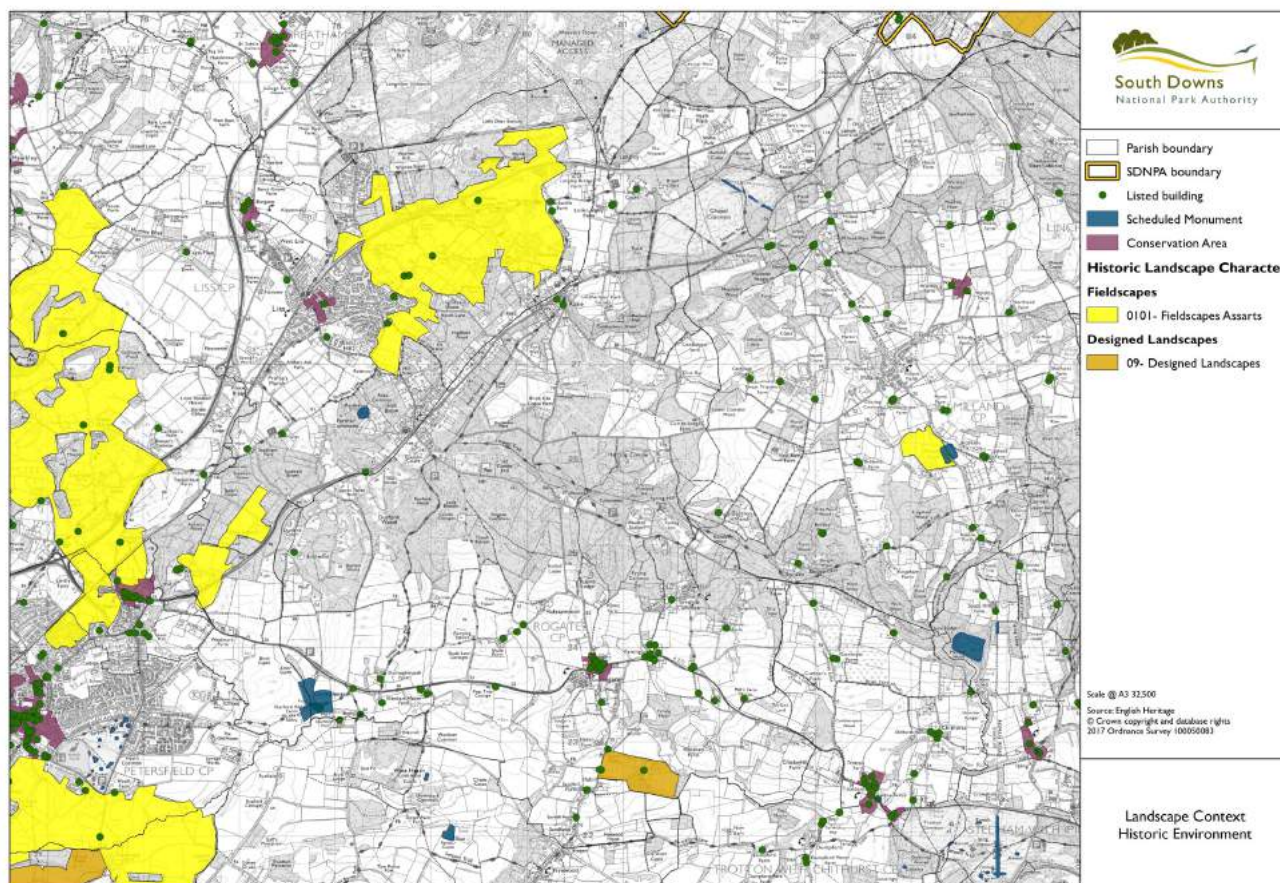
2.4 The Built Environment

- 2.4.1 The 2011 Census indicated there are 639 households in the parish and there are business and commercial premises and community facilities such as churches, schools and village halls. Many of the old farms and their associated buildings have now been made into residential or business accommodation, for example Fyning Barn (residential) and Wenham Barn (business). Some of the cottages have been joined together to make one larger home, or otherwise extended. There was something of a building boom in the late 1950s and 1960s as car ownership made village living possible for commuters. Reference has already been made to local authority housing, some of which replaced the old cottages considered 'unfit for human habitation'. Some of the large Victorian houses have become nursing homes, businesses, or divided into separate properties. An example is The Red House on Habin Hill, Rogate, which was built in the 1870s. A century later it became a study centre for King's College, London and now has been developed into a group of separate properties now known as Red House Court.
- 2.4.2 The majority of the parish housing stock is privately owned and very variable in types of construction and size. There are 42 large homes at Durford Wood; a few 'eco' homes; and increasingly the strategy for homeowners is to extend their properties or demolish and rebuild a larger property on the site. The 'right-to-buy' brought new developments to what was previously local authority housing in, for example, Parsonage.
- 2.4.3 Despite all this development, there remains enough character to give the parish a strong sense of identity which the community wishes to protect. The evidence provided in

support of this Plan demonstrates that the community does not wish to see any significant change to the rural and unspoilt character of the parish. This should be a primary consideration when any new development is considered.

- 2.4.4 The parish values its heritage assets. The centre of Rogate is a Conservation Area. The character and setting of the parish's listed buildings and Scheduled Monument are especially valued. These are shown in Figure 2.3 below.

Figure 2.3 Heritage Assets



- 2.4.5 The Plan recognises that this rural parish cannot absorb large-scale development as readily as more urban locations with better transport links, infrastructure and employment opportunities. All future development in and around the villages should therefore be on a domestic scale able to integrate into the rural character of the existing settlements.

2.5 Housing

- 2.5.1 Consultation suggests that there is little community enthusiasm for any significant increase in housing provision across the parish but there is a desire to see more two or three bedroom houses. At the same time, it is recognised that a neighbourhood plan must provide for the evolving needs of the community. A charitable trust runs 16 flats at East Lodge in Rogate for tenants that are independent but have sheltered housing status.
- 2.5.2 The SDNPA, using data from the Chichester District Council's affordable housing needs register, identifies an appropriate level of new development would be 11--25 new homes over the time of the Plan. Similarly, the 2011 Housing Needs Survey identifies a need for 14-26 affordable homes, but 3 properties on average are re-let annually, so this accords

with the 11-25 figure. This is a key finding of the Plan and is in line with responses from the community questionnaire. Additionally, the community considers ideally at least 50% of this housing should be classed as 'affordable'.

- 2.5.3 The Plan identifies a pressing need for new housing to provide one, two or three bedroom homes to meet local needs. This would allow some residents to down-size and vacate family homes without leaving the area. Unfortunately, this appears contrary to the market strategy of most developers and private homeowners who are motivated to increase the size of their properties.
- 2.5.4 An up to date assessment of need should ideally be considered when any new housing development is proposed.

2.6 Economy and Work

- 2.6.1 Historically the parish relied on agriculture, forestry and coppicing, woodland crafts, brick-making, and service for employment. Only a few residents are now employed in agriculture but farming is still very important to the parish economy as it continues to occupy much of the land. Much of the agricultural work is seasonal using migrant labour. There are local specialities such as organic produce and asparagus, together with a farm shop and its 'pick-your-own' business.
- 2.6.2 According to the 2011 Census 67% of the 16-74 year olds were in employment, with more than half of those in professional and managerial positions. The Parish Plan listed 80 small businesses in the parish –accountants, electricians, a car dealership, nursing homes, a garden centre, B&Bs, and five dedicated multi-unit businesses as well as three pubs, and Rogate village shop and Post Office. Those who work in the service sector such as carers, cleaners and gardeners are often able to work from home.
- 2.6.3 There is community support for enhanced broadband provision and connectivity, provision for home-working and office accommodation in derelict or otherwise unused buildings and the provision of additional tourist accommodation.
- 2.6.4 Consultation and local surveys indicate that the Plan should support and maximise the sources of employment already in place as well as seek to attract new sources of employment that will suit the rural environment.

2.7 Transport

- 2.7.1 The A272, an east-west primary route runs through the centre of Rogate where it intersects at the cross roads with a narrow lane, running north-south from Rake to South Harting. The width of the roads in the village centre means there are no continuous footpaths, limited village centre parking, and HGVs unable to pass each other. Even so the roads carry heavy traffic-- often too fast for the conditions.
- 2.7.2 B2070, formerly the A3 trunk road, cuts through Hillbrow and Rake and carries a significant volume of traffic, often at unacceptable speeds.
- 2.7.3 Narrow, unclassified country lanes—sometimes sunken lanes—link the surrounding hamlets to each other and the villages. Between Midhurst and Petersfield, the only north/south routes are Fying Lane and North Street, Rogate. Tractors and HGVs sometimes use these roads with no regard to the 6'6" width restriction signs. Generally, the volume and size of vehicles makes the rural lanes, including sunken lanes, hazardous for walkers, riders, and cyclists who are often trying to access the footpaths or bridleways.

In the consultation questionnaire 79% of respondents expressed great concern about the safety of these road users.

- 2.7.4 West Sussex County Council Highways Department is responsible for the parish's highways (including footpaths and bridleways). Bus services are run by Stagecoach and Emsworth and District in West Sussex, and First Bus in Hampshire. A fast and regular train service is operated by SouthWest Trains out of Petersfield, Liss and Liphook stations.
- 2.7.5 The bus services are infrequent and difficult to access for the many residents who live some way from Rogate village centre. 54% of respondents felt the public transport links were inadequate, and 63% felt poorly served by the bus services.
- 2.7.6 The 2011 Census found only 8 of the 767 economically active 16-74 year olds travelled to work by bus and the Parish Plan 2007 recorded that only 15% of the parish population used the buses. Rogate has a service along the A272 and another along Fyning Lane. Rake has no bus service. Few buses run after working hours or on Sundays. It is considered that the bus services which exist are expensive, and poorly scheduled.
- 2.7.7 Car parking is inadequate to meet the peak demands; 48% of respondents expressed concern about parking in general and 70% stated on-street parking in Rogate at the shop and in Rake at the school was poor. St Bartholomew's Church, Rogate School and the Village Hall can generate significant parking problems when there are coinciding events taking place, often causing illegal and even dangerous parking.
- 2.7.8 Most commuters travel by car, or by car/ train from Petersfield. Liss or Liphook rail stations. London is just over an hour away by train. As well as serving commuters these transport links could bring more visitors to the area. Heavy reliance has to be placed on travel by car because of the settlement patterns of the parish, but this disadvantages those without a car, such as the less affluent, young adults and the elderly, and risks increasing their isolation.
- 2.7.9 A Parish Council working party, Rogate Appeal for Traffic Action (RATA) is devising a Shared Space Scheme traffic calming scheme for Rogate village in conjunction with WSCC. The objective of the scheme is to reduce traffic speeds and reduce the clutter of signs and road markings to make the area safer and more attractive for pedestrians and cyclists.

3. VISION AND OBJECTIVES

3.1 The Plan Vision

Our Vision:

During the Plan period, the quality, tranquillity and character of the natural and built environments will be safeguarded and improved for future generations, and the parish will become a more environmentally sustainable, vibrant and cohesive community for the benefit of all people living in, working in and visiting the area.

3.2 Objectives of the Plan

Objective 1 S	Sustainability: To ensure new development is sustainable through maintaining and supporting the natural environment, natural resources, landscape and tranquillity of the parish.
Objective 2 NE	Natural Environment: To conserve and enhance heathlands, woodlands, hedgerows, wildlife habitats and species, natural and agricultural resources and cycles, including how they combine to form the characterising views and tranquillity of the parish.
Objective 3 BE	Built Environment: To retain, respect and strengthen the cultural heritage and rural character of the existing built form of settlements and their settings within the landscape whilst also encouraging high quality, including innovative, designs, sustainable building practices and the use of local renewable materials.
Objective 4 H	Housing: To meet the changing housing needs of the community especially for young people and the elderly wishing to remain in the parish.
Objective 5 EW	Economy and Work: To support local enterprises and employment opportunities, including agriculture and horticulture, which contribute positively to the parish and are delivered without detriment to the local environment.
Objective 6 T	Transport: To enhance the attractiveness of walking, cycling and public transport use and to create a safe and efficient environment for all road users.
Objective 7 E	Energy: To reduce carbon emissions and encourage the use of sustainable building techniques and renewable energy sources wherever possible.
Objective 8 CH	Community Health, Well-Being and Amenity: To provide, maintain and improve access to the local countryside, public open spaces (POS), public footpaths and bridleways, outdoor and indoor recreational facilities, playgrounds and rivers, and all other means to support a diverse and mixed community.

- 3.2.1 To ensure delivery of each of the objectives and the overall vision, the policies of this Plan described in the next chapter have been linked to each objective:

Objective		Statutory Planning Policy:	Community Projects
Objective 1 S	Sustainability	NE1, BE1, BE2, H1, H2, H3, H4, H5, H6, EW1, T1, T2, CH1, CH2, CH3	
Objective 1 NE	Natural Environment	NE1, BE1, BE2, H4, T1	CP1, CP2
Objective 1 BE	Built Environment	BE1, BE2, NE1, H6, T2	
Objective 1 H	Housing	H1, H2, H3, H4, H5, H6 NE1, BE1, EW1, T2	
Objective 1 EW	Economy and Work	EW1 H2	CP3
Objective 1 T	Transport	T1, T2 NE1, BE2, H6, CH1, CH2	CP4, CP5, CP6
Objective 1 E	Energy	E1 BE1, EW1, T1	
Objective 1 CH	Community Health, Well-Being and Amenity	CH1, CH2, CH3 H2, H3, EW1, T1	CP7, CP8, CP9, CP10, CP11

3.3 Statutory Planning Policies

- 3.3.1 Statutory planning policies are the means of achieving the Objectives and ultimately the Vision. They are the central focus of R&RNDP as they carry significant legal weight and their consideration will influence whether planning applications for development in the Parish are approved, refused or in some instances required to be modified. The policies should be read and applied as a whole and not selectively.

3.4 Community Projects

- 3.4.1 During the R&RNDP process many other issues have been identified through the assessment of objective evidence and consultation with parishioners that the Parish Council is keen to see progressed. Many of these issues, however, do not fall within the remit of the statutory planning policies because they do not directly relate to development or the use of land where it requires planning permission. However, these issues remain important and in response each Objective in Chapter 4 includes related individual Community Projects that are grouped together in Chapter 5.

4. STATUTORY PLANNING POLICIES

4.1 Overview

- 4.1.1 The statutory planning policies have been designed to achieve the Objectives stated in Chapter 3. They have also been tested against all relevant national (NPPF) and local (SDNPA Local Plan Preferred Options) policies during their development to ensure compliance. The conformity of each policy with the policies contained within the NPPF, the adopted Chichester Local Plan and the SDNPA Local Plan Preferred Options is also identified.

4.2 Sustainability

Objective 1 S	To ensure new development will be sustainable through maintaining and supporting the natural environment, natural resources, landscape and tranquillity of the parish.
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- 4.2.1 It is specifically acknowledged that several documents such as SDNPA's Local Plan Preferred Options and Partnership Management Plan (Shaping the Future of your SDNP), the National Planning Policy Framework (NPPF) et al, provide complete and overarching guidelines and ruling policies on the matter of sustainability within the parish.
- 4.2.2 Whilst there is an overarching Objective dealing with Sustainability it is intended that all the policies of the Plan read together will ensure sustainable development is achieved in the Parish. Consequently, there is no specific policy on sustainability needed for the R&RNDP.

4.3 Natural Environment

Objective 2 NE	To conserve and enhance heathlands, woodlands, hedgerows, wildlife habitats and species, natural and agricultural resources and cycles including how they combine to form the characterising views and tranquillity of the parish.
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- 4.3.1 The richness of the natural environment of the parish and the wider National Park is a key issue, identified during consultations, that forms one of the two main pillars in terms of the definition of local character. In particular, the diversity of the parish's wildlife, the unspoiled nature of its views and the peace and tranquillity offered to residents and visitors alike are of paramount importance. These are reflected in the Special Qualities of the National Park. The policies of this Plan seek to ensure that great weight is given to conserving the landscape and scenic beauty of the parish including its biodiversity and heritage in line with the requirements of the NPPF and the wishes of the community.

Policy NE1: To Conserve, Protect and Enhance the Natural Environment

Any new development must conserve and, wherever possible, enhance the natural environment and the characterising views identified in this Plan.

This broad principle includes geology, geo-diversity, wetlands, water courses, heathland, open spaces, notable trees, landscape setting, dark night skies and characterising views of the parish.

Development will be expected to contribute to and enhance the natural environment by:

- a. protecting and enhancing the natural beauty, landscape and scenic beauty of the parish and the National Park;
- b. ensuring that appropriate agricultural, horticultural, archaeological, geological and conservation interests are safeguarded;
- c. conserving the wider benefits of ecosystem services and minimising any adverse impact on biodiversity. This covers both designated sites and non-designated areas that may have biodiversity value either through the presence of endangered species or the diversity of the plants and species present; and
- d. preventing any development from contributing to, or increasing the risk of, soil, air, water, light or noise pollution or land instability.

Of particular importance is the preservation of the tranquillity of the area, the character of the landscape and the availability of dark night skies. Proposals should take account of the South Downs Tranquillity Study 2015 and use it as a baseline from which to assess any changes that will result from the proposal.

Community Projects: Natural Environment

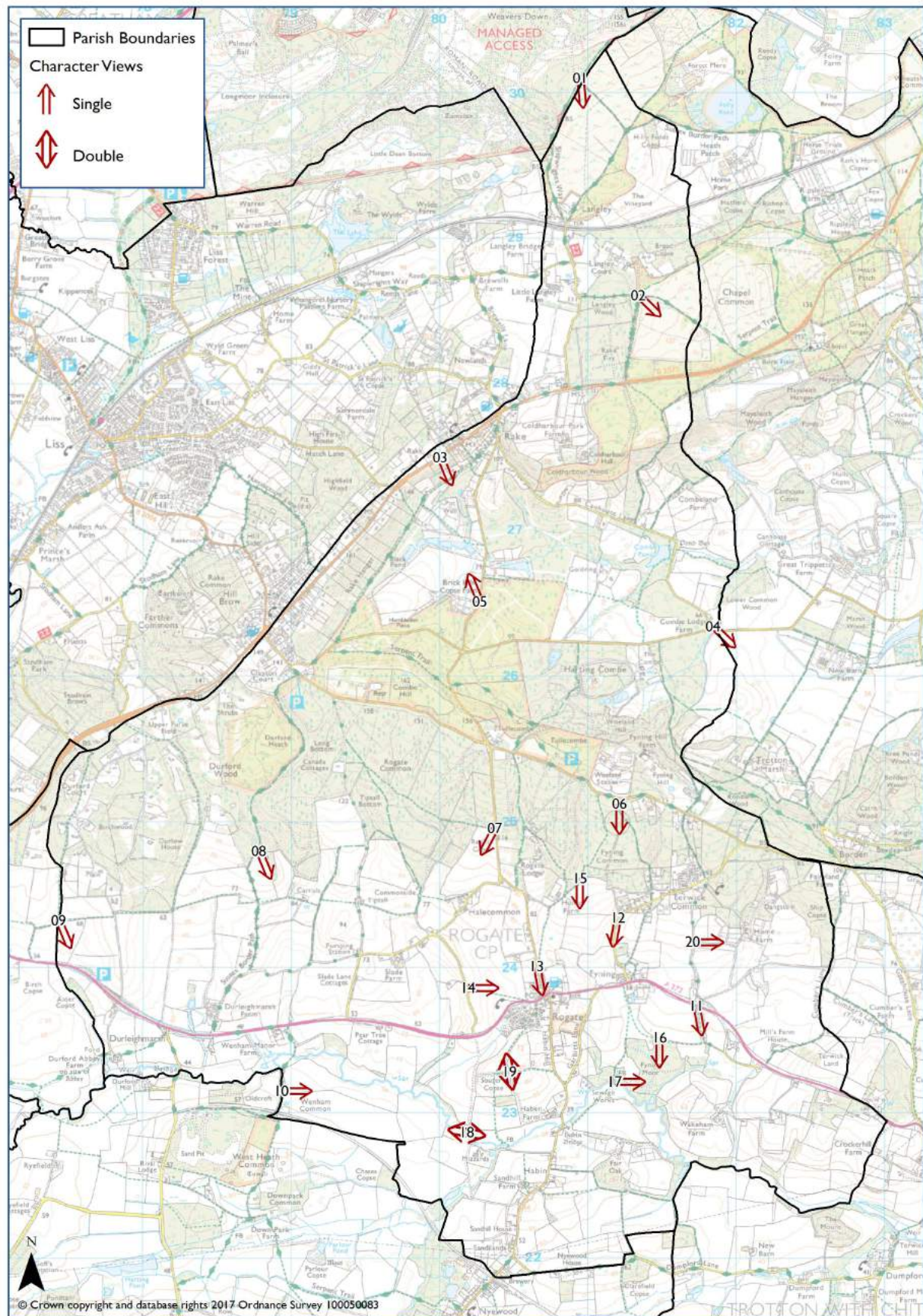
CP1: In conjunction with the Sussex Wildlife Trust, encourage Biodiversity Action Plans of key sites in the parish.

CP2: Support products and services derived from the natural environment of the parish and the avoidance of naturally scarce or polluting materials.

Characterising Views

- 4.3.2 The Natural Environment policies seek to conserve and wherever possible enhance the special characteristics of the area. In demonstration of these characteristics, a number of views of special local significance within the Parish have been identified to ensure that the character of Rogate and Rake that is recognised and loved by its residents is retained. See Figure 4.1 overleaf.

Figure 4.1 Characterising Viewpoints



- 1 North Langle (Shipwrights Way Bridleway 3684/1187 looking South)
- 2 Chapel Common (Bridleway 1180-1 looking Southeast)
- 3 Oliver's Piece (B2070 looking Southeast)
- 4 Rake Road/Canhouse Lane junction (looking Southeast)
- 5 Bull Hill (Brick Kiln Farm looking North)
- 6 Fyning Recreation Ground (Bridleway 1163 looking South)
- 7 Rake/Rogate Road (asparagus field looking South)
- 8 Southern edge of Durford Wood (Bridleway 3290-1 looking South)
- 9 Southern edge of Durford Wood (Footpath 1151/1153 looking Southeast)
- 10 Wenham Common (Footpath 861 looking East)
- 11 St Peters Church (A272 looking South across Lupin Field)
- 12 Fyning Lane (looking Southwest)
- 13 North Street, Rogate (looking South)
- 14 Rogate Village (Footpath 1160 looking Southeast)
- 15 Rogate Village (Footpath 1162 looking South)
- 16 Fyning Moor (Footpath 1147 looking South)
- 17 Fyning Moor (River Rother Black Bridge looking East)
- 18 River Rother (Mizzards Footpath 1149 East and West)
- 19 Habin Hill (Footpath 1150/1147 looking South and North)

4.4 Built Environment

Objective 3 BE	To retain, respect and strengthen the cultural heritage and rural character of the existing built form of settlements and their settings within the landscape whilst also encouraging high quality, including innovative, designs, sustainable building practices and the use of local renewable materials.
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- 4.4.1 The second pillar in terms of defining local character lies with the special qualities of the built environment within the Plan area.
- 4.4.2 Two of the Special Qualities of the South Downs National Park relate to distinctive towns and villages and preservation of the Park's heritage assets, including its conservation areas. The policies of this Plan seek to respond to both the importance placed on locally distinctive design by residents and by the overarching strategy for the National Park.
- 4.4.3 The Plan area contains a mixture of village settings, linear settlements and a wide scattering of larger homes and cottages across the area.

Policy BE1: Locally Distinctive Design within the Parish

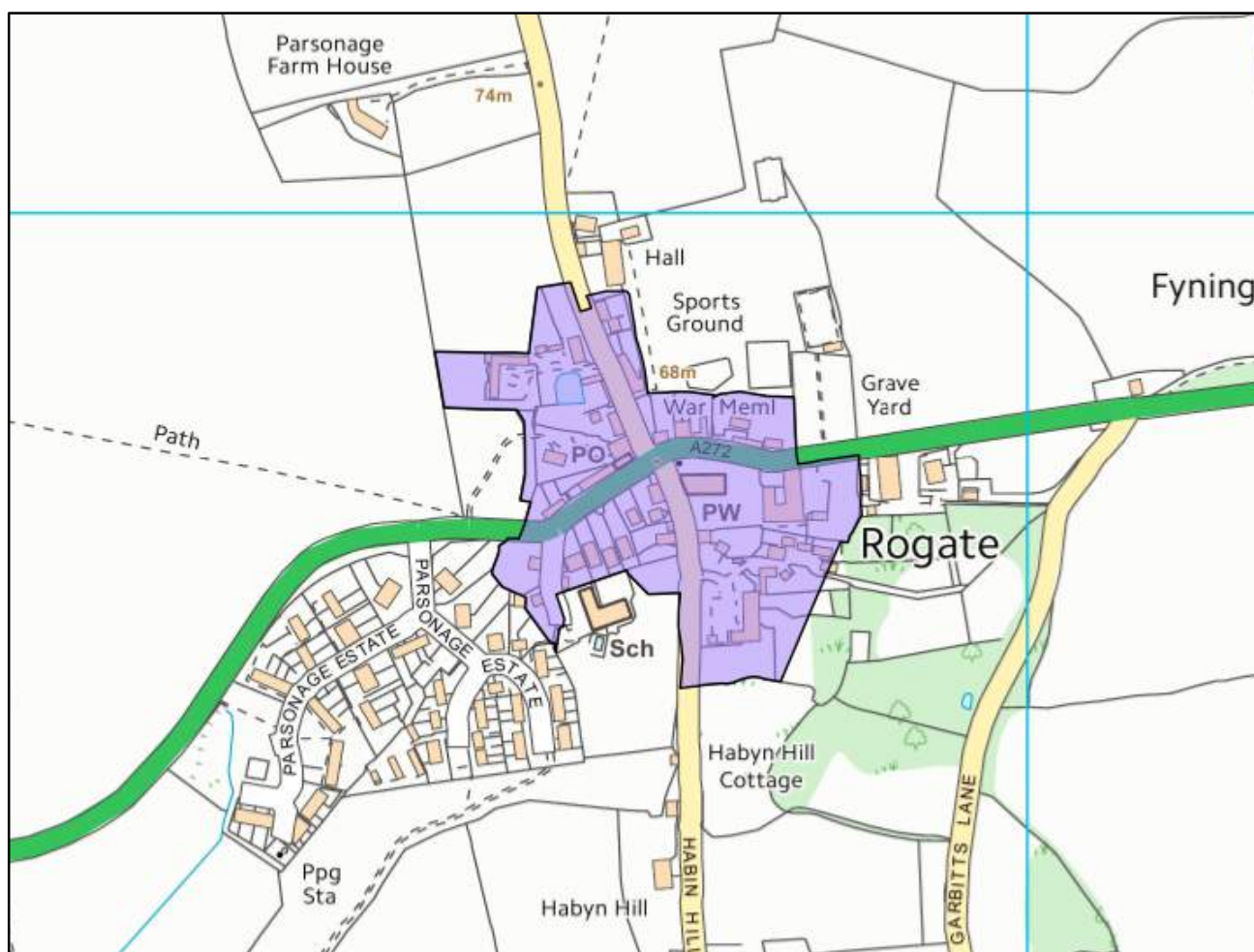
New development must demonstrate good quality, including innovative, design that is sensitive to its immediate setting, and is delivered without permanent detriment to local environment, the setting of the Plan area and the Special Qualities of the South Downs National Park.

Design and Access Statements in support of a planning application, must demonstrate that the proposal has taken the following factors into account:

- a. the proposal's immediate setting, including any related village or hamlet setting;
- b. the amenity of neighbouring properties and the local characterising views of parish identified in Policy NE1;
- c. the design, scale, roof structure and built form of any surrounding buildings;
- d. high quality, including innovative design, sustainable materials and build techniques, and opportunities for carbon reduction.

4.4.4 The only Conservation Area in the parish covers the centre of Rogate broadly within the Settlement Boundary as shown in Figure 4.2.

Figure 4.2 Rogate Conservation Area



Policy BE2: Conservation Area

Permission will only be granted for development either within, or contiguous with, Rogate's Conservation Area if it can be demonstrated that it will preserve or enhance the character of the designation. In particular, proposals must give consideration to the following matters in relation to the character of the Conservation Area:

- a. Overall settlement layout, including public rights of way and through routes, and the relationship of the Conservation Area with the overall setting of the Rogate Settlement Area, the Plan area and the National Park;
- b. Historic patterns of thoroughfares and open spaces where these provide evidence of past ways of life within the village;
- c. Distinctive and locally specific character both within proximity to the site and elsewhere within the Conservation Area;
- d. The mix of building types and uses which is an important factor in characterising the Conservation Area;
- e. Use of locally distinctive building styles and response to local facades and elevations where they contribute to the character of the Conservation Area;
- f. Conservation and enhancement of the historic environment including both designated and non-designated heritage assets;
- g. The retention of existing trees and landscaping features, including other character-enhancing features such as walls, gateways and landmarks; and
- h. The retention of existing views, vistas and glimpses including the defined characterising views, that contribute to the character or interest value of the Conservation Area both from within and when viewed from the surrounding area.

4.5 Housing

Objective 4 H	To meet the changing housing needs of the community especially for young people and the elderly wishing to remain in the parish.
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- 4.5.1 A central objective of the Plan is to be able to meet the developing housing needs of the community, in particular the young and old of the Parish. A pressing concern is the local need for appropriate housing, both in terms of size, type, number, tenure and general affordability (mindful, for instance, of Parish residents earning below average wages). It is the preference of this Plan, insofar as it is possible, that social housing stock be retained in perpetuity to preserve its use under current rules for the more-disadvantaged of the Parish.
- 4.5.2 There needs to be greater mobility within the housing ladder to create a balance in the Parish of different house sizes that is appropriate over the life of the Plan. Primarily this can be aided through policies aimed at enabling small properties to be provided or retained for entrants to the housing market or residents wishing to downsize, and larger properties to remain available to allow mobility up the ladder.

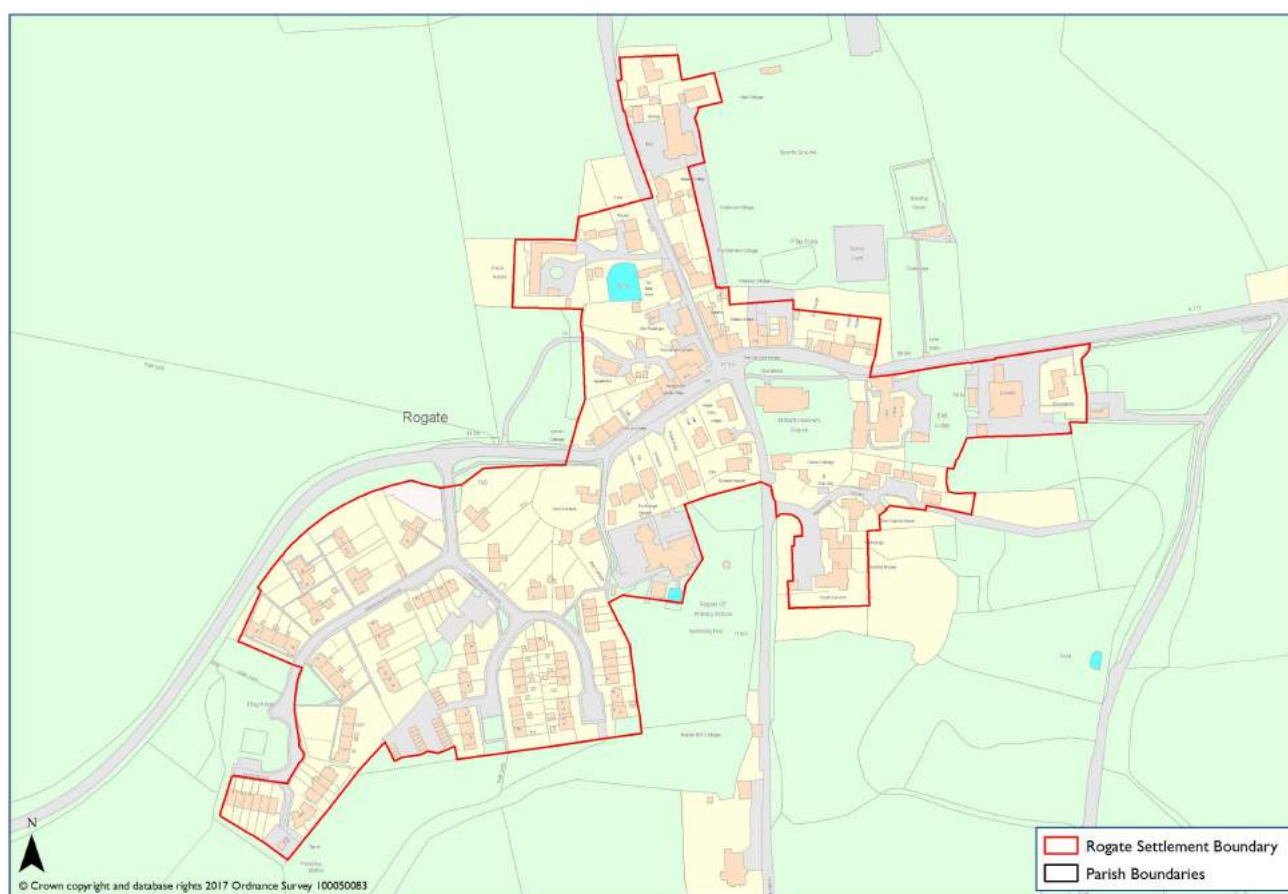
- 4.5.3 There is, however, a higher percentage of residents both under the age of 16 and over the age of 65 in the Parish than the Chichester District average and therefore smaller or more specialist properties will be necessary over the Plan period to accommodate the varying needs of both age groups. This objective is also directly in line with the requirements of the NPPF, in particular paragraph 50. A key objective of this Plan is that young people retain the ability to live in the Parish.
- 4.5.4 The provision of Affordable Housing is an important element of the R&RNDP's policies and it is noted the recent changes in allocations proposed for the SDNPA Local Plan; namely:

Developments of:	Provision of Affordable Homes
1-2 Homes	No Provision
3-4 Homes	1 Affordable Home
5-7 Homes	2 Affordable Homes with at least 1 for rent
8-9 Homes	3 Affordable Homes with at least 2 for rent
10 Homes	4 Affordable Homes with at least 2 for rent
11+ Homes	Minimum of 50% Affordable Homes of which at least 75% are for rent

- 4.5.5 The Community Land Trust model is likely to be an appropriate mechanism for the community to bring forward and finance appropriate development in the parish. This and other initiatives should be investigated by the parish over the life of the plan to help deliver affordable housing solutions that allow, in particular, the old and young of the Parish to remain in the area and to encourage local employment opportunities. Development within this delivery model would still be subject to the policies set out in this Plan.
- 4.5.6 Settlement Boundaries are a spatial planning tool used to direct development to the most sustainable locations while protecting the character of the countryside and villages. Only Rogate village has a defined Settlement Boundary and areas outside are open countryside.
- 4.5.7 As set out in SDNPA Strategic Policy SD22: Development Strategy for the South Downs Local Plan: Preferred Options, the principle of development within the Settlement Boundary will be supported provided that it complies with other relevant policies. This Plan proposes a revised Rogate Settlement Boundary as shown in Figure 4.3 overleaf.
- 4.5.8 Development proposals will not normally be permitted outside of Settlement Boundaries and the countryside will be protected in accordance with other relevant policies. However, concentrating all the burden of new housing within the Settlement Boundary of Rogate is not desirable when there are other suitable sites in the Parish. There are circumstances where new housing development can take place outside the Settlement Boundary. One such site suitable for development is proposed in Rake (see Policy H6) and there may be Rural Exception Sites proposed during the life of the Plan. Rural Exception Sites must provide only affordable housing in perpetuity, be on sustainable sites that are located well in relation to the existing settlement and be the result of extensive community engagement.

Policy H1: Settlement Boundary

The Settlement Boundary for Rogate is defined in Figure 4.3. The principle of development within the Settlement Boundary is supported provided it complies with other relevant policies in this R&RNDP.

Figure 4.3 Rogate Settlement Boundary

Policy H2: Residential Development in the Open Countryside

All areas outside the Rogate Settlement Boundary are considered to be open countryside and residential development will be limited to replacement dwellings and extensions, except when one or more of the following criteria apply:

- a. Sites Suitable for Development defined in Policy H6; or
- b. the development is a Rural Exception Site, the scale and location of which relates well to the existing settlement of Rogate, Hillbrow or Rake, thus providing affordable housing in perpetuity, possibly through a Community Land Trust, that meets a locally-identified need for such housing; or
- c. there is a demonstrated essential need to house a rural worker permanently either at or near their place of work. Such properties, if permitted, will be secured as rural worker housing in perpetuity; or
- d. where the residential development would represent the sensitive re-use of a heritage asset or would represent enabling development that ensures the retention and renovation of a heritage asset; or
- e. where the residential development would re-use existing redundant non-residential buildings and lead to an enhancement of the immediate setting.

These exceptions do not over-ride the other policies contained in this Plan.

- 4.5.9 The desire for residents to extend their homes and allow their properties to be adapted to their family's domestic requirements is recognised by this R&RNDP. At the same time the extension or replacement of a dwelling in what is a constrained supply of housing in the parish should not lead to an imbalance in the mix of properties available. A marked trend in recent times has been the extension of 2 bedroom houses into 3 or 4 bedroom properties, taking them out of the reach of first time buyers or families on a lower income. It is in the long-term interests of the residents of the parish as a whole that new development where possible includes 2 bed and 3 bed properties.
- 4.5.10 Similarly, there is significant benefit in allowing the conversion of larger properties to form a series of smaller properties to meet the locally identified need for smaller units. It is not, however, appropriate to expect parishioners wanting to live in smaller homes to have to live in flats and nor is it appropriate to promote blocks of flats in this rural parish.
- 4.5.11 Additionally, there is often a need for small, self-contained 'Granny' annexes to be developed within the curtilage of an existing family home to ensure that older generations can move closer to their family and receive the support they deserve in later life. The need for such units is most prevalent in the parish where it is difficult for elderly people to find suitable housing close to their relations which leads to an isolation of the less mobile and more dependent. Such annexes should remain just that: always dependent on the main dwelling and not a separate entity.
- 4.5.12 The following policies seek to encourage a flexible but realistic approach to the development of existing residential properties to ensure that a sufficient supply of all types of homes is delivered and maintained in the parish.

Policy H3: Conversion of Existing Residential Properties

Development proposals for the conversion of larger residential properties into several self-contained separate smaller dwellings will be supported provided that:

- a. any conversion does not result in an unacceptable impact on amenity either to existing or future residents, including issues such as lack of privacy caused by overlooking of habitable rooms, cramped living conditions, lack of sufficient amenity space or lack of internal light;
- b. sufficient off-street parking and safe vehicular access to and from the public highway is available for each dwelling;
- c. any conversion does not significantly alter the overall external appearance of the building, by way of materials, design, bulk or height, unless it can be successfully demonstrated that such amendments would improve the character of the building and its contribution to its setting; and
- d. any conversion, individually or cumulatively with other conversions, does not result in significant adversely impact on the character of the area.

Policy H4: Replacement Dwellings, Extensions and Annexes

A development proposal for the replacement or extension of an existing dwelling or the creation of a tied annex will be supported provided that it:

- a. is appropriate for the size of the plot and is an extension of a scale significantly less than the main building or is a replacement of a scale not significantly larger than the existing;
- b. relates to the proposal's immediate setting, including any related village or hamlet setting;
- c. has minimal impacts on the amenity of neighbouring properties and the local characterising views of parish identified in Policy NE1;
- d. complements the design, scale and built form of any surrounding buildings, allowing for innovative designs that combine vernacular materials and forms with other materials within a clear rationale sensitive to the defining characteristics of the local area;
- e. includes high quality, including innovative, design, sustainable materials and build techniques, as well as opportunities for carbon reduction.

In addition, any self-contained annex will only be permitted if it is:

- f. an extension or adaption of the main building; or
- g. conversion of an existing structure; and
- h. of a scale significantly less than the main building; and
- i. ancillary to the main residential property and will be conditioned to remain as such in perpetuity.

4.6 Allocation of Sites for Development

- 4.6.1 SDNPA has suggested that during the Plan period there should be site(s) allocated for in the region of 11 homes. The allocation of land for housing is in addition to the homes that might come forward through 'windfall' development i.e. small sites which have not been specifically identified as available in the Local or Neighbourhood Plan process. They normally comprise previously-developed sites that have unexpectedly become available.
- 4.6.2 The R&RNDP proposes to enable the development a greater number of dwellings over the 18-year period of the Plan. It is considered that 11 homes are insufficient for local needs and represent a build-rate that is too low. It is therefore proposed that sites enabling up to 15 homes be allocated over the 18 years of the Plan to 2035.
- 4.6.3 The allocation of sites for development is a key part of the R&RNDP as it enables the local community to determine where and why development should and should not take place. The identification of sites has been a key part of the public consultations and discussions with SDNPA officers during the preparation of this Plan.

Policy H5: Local Housing Needs

In order to assist with the provision of additional smaller homes for young people starting out and the elderly who wish to down-size the R&RNDP includes identified sites for development that would produce a net increase of up to 15 homes during the plan period. These developments should include affordable housing in accordance with the prevailing SDNPA policies and comprise a mix of homes commensurate with the up-to-date needs of the parish as determined through liaison with the SDNPA, Rogate Parish Council, the Housing Authority and the local Rural Housing Enabler where applicable.

Policy H6: Allocation of Sites Suitable for Development**a. Renault Garage and Bungalow south of A272, Rogate:**

These two sites are within the Rogate Settlement Boundary. The sites currently consist of car sales, maintenance and repair facilities and an adjoining bungalow. The two sites could be developed separately or at the same time. The site has a slight incline to the south away from the road (A272) and then a drop to the southern boundary. It is on the south side of the road where there is a footpath into the centre of the village. Given the loss of employment from the redevelopment of the site preference would be given to development that includes some employment activity. Any use will be required to include off-road parking (Policy T2) and make use of sustainable design, materials and building methods (Policy BE1). SDNPA Local Plan requires that, with 9 units, there would need to be at least 3 affordable homes of which 2 would have to be for rent. The result of a capacity study to investigate the feasibility of developing the two sites for 9 houses and either two flats or two workshops is shown in Figure 4.4.

b. Land on north side of B2070 London Road west of Flying Bull PH, Rake:

The site encompasses the western unused portion of the pub's garden and would involve part of the adjoining field to the rear – all of which is in the one ownership. The site would partially fill a gap in development on the north side of London Road that would complement a similar row of housing on the south side. The site would be suitable for four units – two, two-bedroom and two, three-bedroom homes. Off street parking provision would be required (Policy T2) as well as the use of sustainable design, materials and building methods (Policy BE1). In accordance SDNPA Local Plan decisions, with 4 units, there would need to be at least 1 affordable home. The result of a capacity study to investigate the feasibility of developing the site for 4 houses is shown in Figure 4.5.

Figure 4.4 Renault Garage and Bungalow, Rogate Capacity Study



Figure 4.5 London Road, Rake Capacity Study



4.7 Local Economy and Work

Objective 5 EW	To support local enterprises and employment opportunities, including agriculture and horticulture, which contribute positively to the parish and are delivered without detriment to the local environment.
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- 4.7.1 The predominantly rural nature of the parish means that agriculture and to a less extent horticulture form the main elements of the local economy when measured by land area. There are however several small industrial and service industry units: London Road, Rake; Canhouse Lane, Rake; Renault Garage, Rogate; Durleighmarsh, Rogate; and Harting Road, Nyewood. In addition, the Parish has several equestrian and stabling facilities and woodland management activities.
- 4.7.2 The area offers a great many outdoor leisure activities (horse riding, mountain biking, cycling, walking, fishing, shooting etc), and these are also available at many sites in neighbouring parishes.
- 4.7.3 Paragraph 28 of the NPPF states the importance of maintaining a strong and prosperous rural economy and the policies of this R&RNDP aims to support the achievement of this goal.

Policy EW1: Supporting the Rural Economy

Development in the open countryside is restricted to proposals that demonstrate:

- a. positive and demonstrable benefits to sustaining the rural economy or
- b. the re-use or redevelopment of existing redundant buildings or

Community Projects: Local Economy and Work

CP3: Lobby for improved local broadband and telecom services.

4.8 Transport and Travel

Objective 6 T	To enhance the attractiveness of walking, cycling and public transport use and create a safe and efficient environment for all road users.
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- 4.8.1 A significant draw of the parish and the National Park is the ability to navigate it in a safe and enjoyable fashion. The extensive network of footpaths, cycle ways and bridle paths add to the enjoyment of both residents and visitors alike. On top of their leisure value, these facilities also have an important function in encouraging sustainable travel and a modal shift away from the private car.
- 4.8.2 It is important that the network of paths is always maintained and improved wherever possible. It is equally important that new development proposals exploit any opportunity to make more of the network, and access to existing and potential public transport services, through providing new linkages and enhancing these corridors wherever possible.

- 4.8.3 However, there is also a dependence on the private car within the parish. Due to the isolated nature of the Plan area, car ownership provides a high level of independence and practical mobility to residents and visitors that is otherwise lacking due to the infrequent public transport service available. This is not to say that residents should become even more reliant on private car travel – nor indeed should car ownership result in a clutter of cars parked on the public highway. To this end it is essential that sufficient parking provision accompanies new development that keeps the narrow roads and lanes of the parish navigable for buses and service and emergency vehicles, and ensures sufficiently good visibility to aid the safety of pedestrians, cyclists and horse riders alike.
- 4.8.4 The Plan process clearly identified a primary community requirement for additional and appropriate parking but also recognised that implementation of such amenity is outside the remit of this Plan.

Policy T1: Encouraging Sustainable Travel

Residential and commercial development should where practical incorporate attractive links to the nearest point on the public right-of-way network and local footway networks. Opportunities to enhance and exploit the existing footpath or cycle network and existing public transport links should be taken wherever possible.

Planning permission will not be granted for development that would have an adverse impact on to the amenity value of public rights of way, other public non-motorised routes or publically accessible land. Any public rights-of-way across any land proposed for development should be retained in situ as a preference or only minimally rerouted.

Policy T2: Parking

Any development that will generate additional trips by private car should provide sufficient off-street parking in line with existing WSCC or any subsequent SDNPA parking standards and in a layout that will allow safe access and egress to and from the public highway.

Proposals for the provision of additional areas of off-street parking for vehicles and cycles in Rogate for use by visitors to the school, village hall and recreation ground will be encouraged.

Community Projects: Transport and Travel

CP4: In partnership with WSCC, develop proposals to manage traffic flows and traffic speeds on the minor roads of the Parish including the identification of 'quiet lanes'.

CP5: Develop proposals to maintain and improve the Parish's network of public footpaths, cycle ways and bridle paths.

CP6: In partnership with WSCC, develop specific measures for traffic calming within the villages Rogate and Rake with WSCC.

4.9 Energy

Objective 7 E	To reduce carbon emissions and encourage the use of sustainable building techniques and renewable energy sources wherever possible.
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- 4.9.1 During the Plan-making process the potential to encourage and introduce a range of small-scale renewable projects was identified as a further mechanism of reducing carbon emissions and enhancing environmental sustainability.

Policy E1: Renewable Energy

Small scale renewable energy projects will be supported if they can be delivered without permanent detriment to the local environment and are commensurate with the special qualities of the National Park. In particular, this plan supports appropriate use of small solar panel installations and biomass energy systems.

4.10 Community Health, Well-Being and Amenity

Objective 8 CH	To provide, maintain, and improve the accessibility of the local countryside, public open spaces (POS), public footpaths and bridleways, outdoor and indoor recreational facilities, playgrounds and rivers and all other means to support a diverse and mixed community.
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- 4.10.1 The NPPF states that Neighbourhood Plans should promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. In addition, the NPPF places importance on the retention and enhancement of outdoor leisure facilities, Village Greens Local Green Spaces and public rights of way.
- 4.10.2 Central to the aims of this Plan are its ability to identify local amenity and recreation needs, safeguard the facilities already in place that are of demonstrable community value and promote the provision of additional facilities in future. The following three policies seek to achieve these outcomes.
- 4.10.3 Chichester District Council maintains a statutory list of Assets of Community Value, comprising social, recreational and amenity facilities of demonstrable value to their host community. Currently, the White Horse pub house, Rogate is the only registered asset located within the Parish.

Policy CH1: Community Facilities

The extension and enhancement of the following community facilities will be encouraged where their current purpose and use is retained and where there is evidence of local need, direct local benefit and viability:

Community facilities in central and eastern sector –Rogate	Community facilities in western sector - Rake
Rogate Village Hall incorporating Youth Club and Heritage Centre	Rake Village Hall including tennis court and Community Orchard (just outside Parish)
Rogate Recreation Ground, including club houses, pavilions, bowls green, tennis courts, basketball court and children's play area	
Primary School	Primary School
Village Shop and Post Office	Flying Bull PH with accommodation
White Horse PH (registered Community Asset)	Jolly Drover PH with accommodation

Proposals for a new Nyewood village hall and community centre, located on land immediately adjoining the built-up area of Nyewood and within the Parish, will be supported if it is demonstrated that no other site is feasible within Harting Parish. The hall should provide sufficient off-street parking and be of a size designed to just serve the neighbouring community of Nyewood. Proposals must be in accordance with other policies in the Plan.

Policy CH2: Development of Community Facilities

Where the conditions in Policy CH1 are not met, development proposals resulting in the loss or conversion of a community facility will only be supported when the following criteria are all met:

- the existing use is demonstrated to be not now viable, including through cross-subsidy from a shared use or enabling development; and
- alternative provision is available in the vicinity or accessible by sustainable means, including through clustering or sharing of facilities, without causing an unreasonable reduction or shortfall in meeting the local need.

Policy CH3: Public Open Spaces, Village Greens and Local Green Space

The following public open spaces are held as important by residents for their recreational value and these will be protected from building development or restricted recreational use such as golf courses except where Policy CH2 applies.

These are as follows:

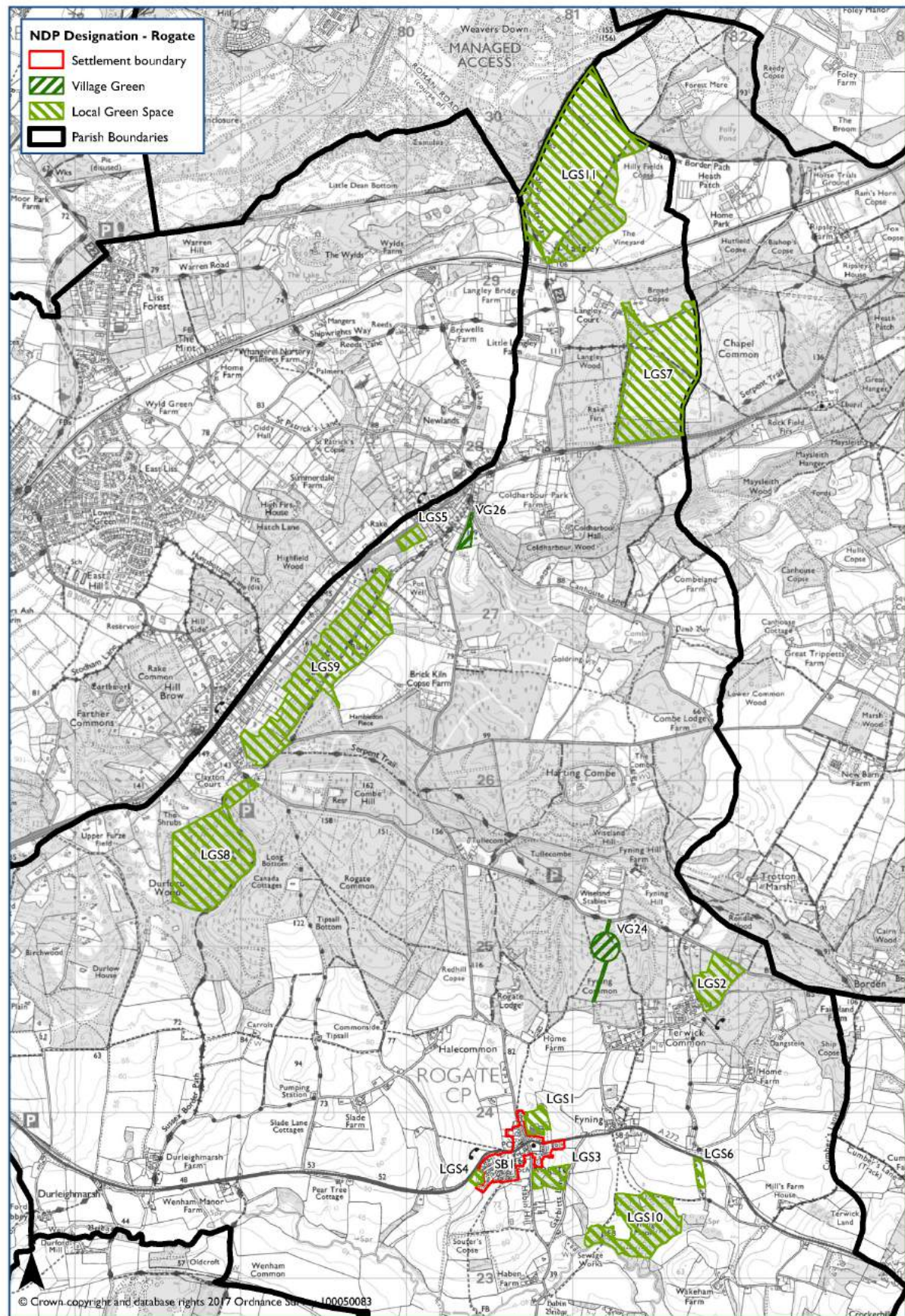
Public Open Spaces in Parish	Ownership and Designations
Rogate Recreation Ground Rake Recreation Ground	Registered Charity, with the Village Hall Parish Council, registered Village Green (VG26)
Terwick Woodland Fyning Recreation Ground	Parish Council Parish Council, registered Village Green (VG24)
Oliver's Piece Garbetts Wood Hugo Platt play area and public open space	Parish Council Woodland Trust Hyde Martlett
Lupin Field, Terwick Durford Heath Chapel Common SPA, SSSI and SNCI Weavers Down	National Trust National Trust Private ownership, registered Common Private ownership, Open Access land and registered Common (CL53)

In addition to the two Village Greens and Commons, the following open spaces are recognised as demonstrably special to the local community, and will be designated as Local Green Space and protected from building development or restricted recreational use such as golf courses:

Local Green Spaces in Rogate Parish – see Figure 4.6

LGS1: Rogate Recreation Ground
LGS2: Terwick Woodland
LGS3: Garbetts Wood
LGS4: Hugo Platt play area and public open space
LGS5: Oliver's Piece
LGS6: Lupin Field, Terwick
LGS7: Chapel Common SSSI and SNCI
LGS8: Durford Heath
LGS9: Rake Hanger SSSI
LGS10: Fyning Moor SSSI
LGS11: Weavers Down

Figure 4.6 Local Green Spaces and Village Greens



Community Projects: Community Health, Well-being and Amenity

CP7: Registration of the following assets on the District Council's Register of Assets of Community Value:

- Chapel Common – in conjunction with Milland Parish Council
- Rogate Village Shop and Post Office
- The Jolly Drover PH
- The Flying Bull PH

CP8: The promotion of the local food supply chain and support for proposals that seek to produce and process locally sourced food.

CP9: The provision of new specialist and tailored facilities for children and youth.

CP10: The enhancement of wildlife habitats in and around the public open spaces, Village Greens and Local Green Spaces.

CP11: The promotion of the local 'Dark Night Skies' initiative, in partnership with the SDNPA.

5. COMMUNITY ASPIRATIONS

Community Projects: Natural Environment

CP1: In conjunction with the Sussex Wildlife Trust, encourage Biodiversity Action Plans of key sites in the parish.

CP2: Support products and services derived from the natural environment of the parish and the avoidance of naturally scarce or polluting materials.

Community Projects: Local Economy and Work

CP3: Lobby for improved local broadband and telecom services.

Community Projects: Transport and Travel

CP4: In partnership with WSCC, develop proposals to manage traffic flows and traffic speeds on the minor roads of the Parish including the identification of 'quiet lanes'.

CP5: Develop proposals to maintain and improve the Parish's network of public footpaths, cycle ways and bridle paths.

CP6: In partnership with WSCC, develop specific measures for traffic calming within the villages Rogate and Rake with WSCC.

Community Projects: Community Health, Well-being and Amenity

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CP10: The enhancement of wildlife habitats in and around the public open spaces, Village Greens and Local Green Spaces.

CP11: The promotion of the local 'Dark Night Skies' initiative, in partnership with the SDNPA.

6. IMPLEMENTATION

- 6.1.1 All those considering some form of development in Rogate Parish will need to take account of these R&RNDP policies and shape their proposals accordingly.
- 6.1.2 Decisions on planning applications are made by the South Downs National Park Authority with some decisions delegated to the Chichester District Council. Those planning decisions will have to be made in accordance with the policies of the Rogate and Rake Neighbourhood Development Plan.
- 6.1.3 Utilities and service providers will need to take account of housing and business allocations in the R&RNDP when planning their own services.
- 6.1.4 Community facilities and services will be provided by developers through their financial contributions, particularly through the Community Infrastructure Levy. The South Downs National Park Authority and the Rogate Parish Council will decide on the allocation of monies from the Community Infrastructure Levy.
- 6.1.5 Those involved with the management of open and green spaces, rights of way and areas of biodiversity, including the South Downs National Park Authority, the Rogate Parish Council and the West Sussex County Council, will reflect the various designations in the R&RNDP in their management policies and future provision.
- 6.1.6 People and Businesses will look to the R&RNDP to know the amount, design and location of development, particularly when buying houses or setting up businesses.
- 6.1.7 Rogate Parish Council will take account of the Community Aspirations in its ongoing activities and will seek, both directly and indirectly through the help of others, to implement to Community Projects during the Plan period.

7. MONITORING AND REVIEW

- 7.1.1 It is intended that, upon adoption, the effectiveness of the Rogate and Rake Neighbourhood Development Plan will be monitored over the Plan period against a set of indicators to be identified by the Parish Council in partnership with the SDNPA and published on the Parish Council's website. The Parish Council may decide to review the Plan if:
- a. It is considered by the Parish Council that the effectiveness of the Plan could be improved through a partial or full review of the suite of policies; or
 - b. Any future review of the South Downs National Park Local Plan results in a conflict with policies of the Plan to the extent that it is rendered ineffective; or
 - c. It is considered by the Parish Council that sufficient opportunities are presented by any change in higher tier policy that would enable significant additional weight to be given to the policies of the Plan following a partial or full review; or
 - d. There is planning merit in producing a replacement Plan that encompasses a wider area, possibly in partnership with adjacent Parish Councils.
- 7.1.2 Unlike the higher level local plan being produced by the SDNPA there is no formal mechanism that allows for the review of the Rogate and Rake Neighbourhood Development Plan without it passing through the later stages of the regulatory neighbourhood plan-making process. If any aspect of the Plan requires variation or replacement then the document in its entirety must be subject of the following processes:
1. Review and redrafting, including any retained and any replaced policies;
 2. The return of the Plan to Regulation 14 (Pre-Submission) Consultation;
 3. The formal submission of the Plan to the SDNPA, including the preparation of a fresh suite of supporting documents, including the Consultation Statement, Basic Conditions Statement and supporting evidence relating to Strategic Environmental Assessment;
 4. The return of the Plan to Regulation 16 (Pre-Examination) Publicity;
 5. The independent examination of the Plan; and
 6. A further community referendum seeking the endorsement of residents of the Plan area.