



# **Sompting Parish Neighbourhood Plan 2015-2031**

**Submission plan**



*Published by Sompting Parish Council for consultation under the  
Neighbourhood Planning (General) Regulations 2012 (as amended)*

**June 2016**

# Sompting Parish Neighbourhood Plan 2015 - 2031

## Submission Plan

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## Foreword

Dear Residents,

Welcome to Sompting Parish Neighbourhood Plan submission. This Plan comes forward under the opportunity provided by the Localism Act of 2011 for communities such as Sompting to shape their own future, rather than have others determine it for them.

The Plan rests fundamentally on discussions with residents at Open Days and Workshops over the last couple of years. We have also talked to planning professionals, landowners, developers, local organisations, local health professionals, neighbouring Parish Councils, the District Council and the County Council. The resulting proposals are in this document.

The Plan seeks to preserve and improve the Sompting Village centres as well as the rural nature of the Parish: its fields, hedges and woods; the glorious views to the South Downs from our many Parish footpaths and bridleways; and the wildlife we are so fortunate to be able to see and enjoy. But the Plan is also positive about the future and reflects how you think we need to attract younger families into the Parish and to give older residents opportunities to remain living locally by downsizing.

The Plan will now be sent to Adur District Council and South Downs National Park Authority for acceptance, and if satisfied that it meets the criteria for a neighbourhood plan (the 'Basic Conditions') it will then be published for 6 weeks for final comments, prior to being passed to an Independent Examiner for examination. Should the examiner approve it, then the Plan will go to Referendum in the Parish. If more than 50% of people voting agree to accept the Plan, then it will be formally 'made' as part of the statutory development plan for the area. This statutory status gives Neighbourhood Plans far more weight than other local documents such as Community Plans and Village Design Statements, and will sit alongside Adur District Council's and South Downs National Park's Local Plans. Together, these Plans will determine planning decisions made in our Parish for the lifetime of the respective Plans and help shape our own future.

Producing this Plan has been a huge, and at times, challenging task, and on behalf of all residents, I would like to thank those who have voluntarily given of their time and interest to create this Plan from scratch. Thanks go to many people: to everyone in the Parish who helped to write this Plan by filling in questionnaires, attending Open Days and offering views; to all members of the Focus Groups who in the early days, researched and collected much information about the Parish; to the Steering Group members who have devoted a great deal of time and energy in order to move the Plan forward; to the Parish Clerk and Council staff for their unfailing support; to our planning consultants in AirS and rCOH ; and to officers of Adur District Council.

Cllr. Sharon Wood, Chair Sompting Parish Council's Neighbourhood Plan Steering Group

### List of Land Use Policies

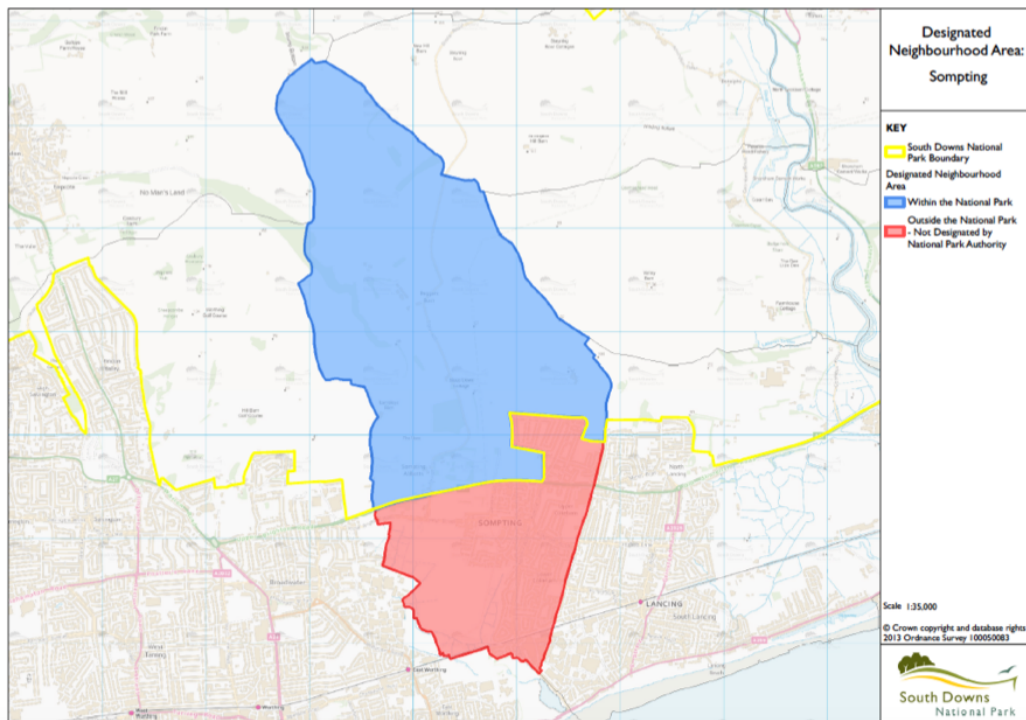
1	A Spatial Plan for the Parish
2	West Sompting
3	Design
4	Sompting Local Centre
5	Local Green Spaces & Open Spaces
6	Rural Businesses
7	Broadband

# 1. Introduction

## Purpose

1.1 Sompting Parish Council is preparing the Sompting Neighbourhood Plan (SPNP) for the area designated by Adur District Council (ADC) and by the South Downs National Park Authority (SDNPA) on the 17<sup>th</sup> December 2012 under the provision of the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012.

*Plan A: Sompting Parish Neighbourhood Development Plan Area*



1.2 The designated Neighbourhood Area, the Sompting Parish boundary (in red and blue), is shown in Plan A along with the SDNP boundary (in yellow). Lancing Parish in Adur District is to the east and the Borough of Worthing to the west. The south coast trunk road A27 divides the built up area of the parish. The parish comprises the historic Sompting Village on its south western boundary and the larger, more modern housing areas along its south eastern boundary.

1.3 The SPNP has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 (as amended).

1.4 Specifically, the SPNP contains a series of site-specific land use policies, including one seeking to shape the masterplan of the proposed strategic housing allocation site at West Sompting. The policies also seek to refine development management issues for the parish on matters such as design, and the Housing and Estate Design Guide has been produced for this purpose (see Annex D). In addition, the SPNP includes a series of non-statutory proposals relating indirectly to planning matters, setting out how some policies will be implemented. These proposals are set out in Section 5 of this Plan.

## Neighbourhood Development Plans

1.5 Neighbourhood Plans are a new part of the planning system created by the 2011 Localism Act. The National Planning Policy Framework (NPPF) states:

*"... neighbourhoods should:*

- develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;*
- plan positively to support local development, shaping and directing developments that are consistent with their neighbourhood plan to proceed". (para.16)*

*"Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes ... can use neighbourhood planning to set planning policies through neighbourhood plans to determine decisions on planning applications ..."* (para.183).

*Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area". (para.184).*

*Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict." (para.185)*

## The Plan Preparation Process

1.6 The process of preparing and 'making' the SPNP is in accordance with the Neighbourhood Plan Regulations 2012 (as amended) and has been agreed by Sompting Parish Council. The Parish Council began the process of preparing the Plan in 2011 and the intention of the Parish Council is to submit the SPNP to ADC and SDNPA for independent examination in 2016.

1.7 The process up to this submission comprises three main stages:

- State of the Parish Report – the report of October 2013 summarising some of the evidence on which the SPNP is based
- Pre-Submission SPNP – a document comprising the vision, objectives, policies and the Policies Map for a statutory six week public consultation period
- Draft SPNP – this document takes into account the representations received on the Pre-Submission plan during public consultation, amended as necessary for submission to the local planning authorities, together with the Basic Conditions and Consultation Statements

1.8 Thereafter the SPNP will be subject to independent examination and, if successful, will be put to a local referendum. A majority vote will lead to the

SPNP becoming part of the development plan for the parish to manage future development decisions alongside the ADC and SDNP Local Plans and the NPPF.

1.9 The local planning authorities have determined that the SPNP does not require a strategic environmental assessment under the Environmental Assessment of Plans & Programmes Regulations 2004. They have assessed that it does not contain policies that will have any significant environmental effects that have not already been screened out by them in their own development plan making. However, the SPNP must be able to demonstrate that it contributes to the achievement of sustainable development and it will do so in the Basic Conditions Statement that will accompany the submission version.

### **Consultation**

1.10 The Parish Council has consulted the local community extensively. Groups of local residents have been established to review and agree which issues should be addressed by the plan. There have also been community surveys to obtain the fullest view of local community concerns, needs and wants from the SPNP. All consultation and engagement activities are set out in the Consultation Statement, submitted with this Plan.

#### **A summary of engagement activities undertaken by the Steering Group.**

- A public Neighbourhood Plan presentation held in May 2012 at the Harriet Johnson Centre
- An open day held on the at the Harriet Johnson Centre in June 2012
- SPNP exhibition at the Sompting Festival in June 2012
- A General Survey was sent to every household in the Parish in December 2012
- A survey report completed and uploaded on the SPNP website
- Drop in session held to display survey result in April 2013 at the Harriet Johnson Centre
- An audit and assessment of sites across the parish
- Focus Groups reports completed and uploaded on website in September 2013
- The State of the Parish Report produced and published on the website in October 2013
- Workshop held with Statutory Consultees and key stakeholders in the district and Parish in October 2013
- Public drop in sessions held on potential policies and Halewick Site improvement in April 2014 at the Harriet Johnson Centre
- General updates in Sompting Signpost and web site
- Attendance at Resident Association meeting to present the Plan
- Open days during June 2015 at Harriet Johnson Centre, St Peter's Church hall, Joyful Whippet with questionnaires
- 2 day exhibition and questionnaires at Sompting Festival 2015
- Sompting Library, Harriet Johnson Centre and Adur District Council's main foyer exhibition and questionnaires

1.11 The Pre-Submission SPNP was approved by the Parish Council to be published for public consultation for a six-week period commencing 18<sup>th</sup>

May 2015 and ending 30<sup>th</sup> June 2015 in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended). The Pre-Submission Plan was made available online and offline during this period.

1.12 The representations received on the Pre-submission SPNP have been reviewed by the Parish Council's Neighbourhood Steering Committee, with advice from its Planning Consultant, and as a result modifications have been made to the Submission SPNP. The Parish Council has approved the Submission SPNP for submission to Adur District Council.

1.13 A full Consultation Statement and Basic Conditions Statement accompanies the Submission SPNP in accordance with Regulation 15. The Consultation Statement provides a comprehensive overview of all the consultation arrangements and outcomes during the preparation of the SPNP.



## 2. State of the Parish

### An Introduction to the Parish of Sompting

2.1 The Parish of Sompting is located in ADC and the SDNP in West Sussex and is situated between Lancing and Worthing. The Parish's name is said to originate from the Old English for 'dwellers by the marsh' (Sompt&Ingas) and this reference to the landscape of the Parish is still accurate, with elements still characterised by marshland. The Parish's history has given it a legacy of buildings of architectural and historical significance and the old part of Sompting – known as Sompting Village – is protected by a Conservation Area Status.

2.2 The area has a distinctive Anglo-Saxon and Norman heritage which is characterised by buildings in the Parish, most notably by St Mary's church. However, the building of the main A27 road in the 1930s has left this separated from the main settlement, with the church to the north of the road and Sompting to the south.

2.3 Extensive development occurred throughout the 20<sup>th</sup> century, much of it in the eastern portion of the parish which has effectively linked it to Lancing and reduced the gap in the west with Worthing. The Parish contains a limited range of facilities, shops and services, but has good road links for those seeking to access Worthing to the west and Brighton & Hove to the east. The Sompting and Lancing Character Area map in Annex B illustrates the distribution of heritage and environmental designations and services. As indicated, there is also relatively easy access to stations at East Worthing and Lancing.

### Selected Parish Statistics

2.4 The following statistics and evidence are primarily drawn from the 2011 Census. These are used to provide an overview of the current status of the community. Other sources of data or information are acknowledged where applicable.

#### Demographics

2.5 The usual resident population of the parish is 8,561 people. Of these:

- 1,400 People aged 15 and under (16% of parish population compared to 17% across the District and 19% across England)
- 5,200 People aged 16 to 64 (61% of parish population compared to 61% across the District and 65% across England)
- 1,961 People aged 65 and over (23% of parish population compared to 22% across the District and 16% across England)

#### Housing Types

2.6 There are 3,841 dwellings located within the Parish, including:

- 647 dwellings were Detached (17% compared to 18% across the District)
- 1,980 dwellings were Semi-detached (52% compared to 38% across the District)
- 703 dwellings were Terraced (18% compared to 21% across the District)

- 508 dwellings were Flats/apartments (13% compared to 22% across the District)

#### Housing Tenure

2.7 There are 3,780 households located within the Parish, including:

- 2,863 were Owner-occupied households (76% compared to 74% across the District)
- 483 were Social Rented from Council (12.8% compared to 9.8% across the District)
- 67 were Social Rented Other (1.8% compared to 3.2% across the District)

#### Landscape & Biodiversity

2.8 As shown on Plan A the northern two thirds of the parish lie within the SDNP, one of the highest and most important landscape designations.

2.9 A small portion of the Lancing Ring Nature Reserve is located within the eastern portion of the Parish. There are 3 areas in the parish covered by the Entry Level plus Higher Level Stewardship Scheme. The largest of the parish area in the scheme is located in the south west corner of the parish adjacent to the railway line and extending north eastwards parallel with Ullswater Road. One area is located in the north west of the parish, adjacent to the western boundary of the parish and immediately to the south of Burry Cottages. One area (the smallest) is located in the central western portion of the parish adjacent to the western boundary of the parish. The parish has no areas in the Entry Level, High Level or Organic Entry Level Stewardship Scheme, nor any in the Organic Entry Level plus Higher Level Stewardship Scheme. An element of the Cissbury Ring Site of Special Scientific Interest (SSSI) is within the north-western boundary of the Parish, which also contains the habitats of Lowland Calcareous Grassland and Deciduous Woodland.

2.10 Cokeham Brook is one of the four old Sompting Manors that have changed with time. The Brook has been designated as a Site of Nature Conservation Interest (SNCI) with its pastures, reeds and reed beds. Several of the ponds and streams are being restored and on the eastern side new conservation management will take place such as seasonal livestock grazing complementing neighbouring farmlands. These measures are all to improve the biodiversity of the area in terms of habitats and to enable more sustainable farming.

#### Heritage

2.11 The Parish contains the Sompting Conservation Area (See Policies Inset Map) and the following Grade I and Grade II listed buildings and structures (see location plan in Annex B:

##### Grade I listed building

- The Parish Church of St Mary, Church Lane

##### Grade II listed buildings

- Manor Cottage, 89 Cokeham Lane, Upper Cokeham
- Barn at Halewick Farm to the west of the farmhouse, Steepdown Road, Upper Cokeham

- Brooklands, West Street
- Yew Tree House, West Street
- The Old Rectory, West Street
- The Hermitage, Church Lane
- Sompting Abbots, Church Lane
- Sompting Peverel, Church Lane
- Church Farmhouse, Church Lane
- Upton Farm House, Upper Brighton Road
- Hollies, 25 Cokeham Lane, Upper Cokeham
- Halewick Farmhouse, Steepdown Road, Upper Cokeham
- Lychpole Farmhouse, Steyning Road
- Myrtle Cottage, West Street

## **Community Views**

2.12 Since the launch of the Neighbourhood Plan, the Parish Council has established a number of Focus Groups and arranged drop-in sessions for the community to learn more about the Neighbourhood Plan and to express their opinions on the future of the parish.

2.13 Each of the Focus Groups was tasked with examining the evidence base in respect of their themes and to draw conclusions on what this may mean for the Neighbourhood Plan. A summary of the discussions and conclusions of each group is set out below.

## **Environment**

2.14 To increase residents' pride in their local environment by advancing environmental improvements within the Parish which will bring about an improvement in the daily lives of the Parish residents.

2.15 There are three particular ideas arising from the work done to date:

- The identification of a new Nature Conservation Area and a clearer strategy for the Malthouse Meadows open space to be agreed by ADC and SPC.
- To promote improvements to existing local parks which are clearly in need of investment.
- To examine where the best possible position for improved pedestrian/cycle crossing facilities over the A27 could be achieved and how to better link the Parish with the surrounding downland.

## **Business**

2.16 The outcome of the consultation activities and residents survey highlighted concerns about businesses and shops within the parish. The group therefore identified the following as issues to be addressed through the plan.

- Need for diversity of local shops to give traditional provisions for sale, butcher, baker. It is noted that it will not be possible to dictate type of A1 uses through planning system
- Need to ensure as much as possible the filling of empty shops.

- Need to be aware of NOT preventing the opportunity of the landlord or owner of the shop having any other use for the shop if the original use is not viable.
- Need to prevent a block of similar selling provision (e.g. takeaways) not to prevent choice by the consumer but to prevent the creation of “dead” parades – planning control
- To create an attractive parade of shops (e.g. well maintained shop fronts, windows) and to reduce the necessity for shutters to attract the local consumer. Planning control and possibly grants from the Parish Council
- Community shop or post office.

## **Community and Young People**

2.17 Some issues identified through resident's engagement on community and young people sought to be addressed through the plan includes the following:

- Sompting's parks are important. They should be safeguarded and improved through the Neighbourhood Plan to add to the quality of life in our community.
- A number of the local services/facilities that are appreciated are on the periphery of Sompting or outside it – e.g. Boundstone Children's and Family Centre, Lancing Leisure Centre, Penhill Road Youth Club. Many respondents spoke about the need for more children's facilities specifically a youth club/drop in centre. If possible. The Neighbourhood Plan should seek to provide more children's facilities and youth club provision in the heart of Sompting as a priority.
- Many people appreciate the bus service, the nearness of the surgery, the dentist and the chemist and the local shops. Also the Harriet Johnson centre and the Village Hall. The Neighbourhood Plan should create an even better sense of community and central focus for Sompting.
- Many people spoke about the lack of public toilets.

## **Transport**

2.18 Issues identified on transport included the following:

- Improve public transport or community transport and access to it where opportunities arise and explore improvements to Sunday services.
- Encourage proposals to create cycle network to link with existing and proposed off road (The Downs) networks.
- Promote schemes with West Sussex County Council to provide safer local pedestrian crossings.
- Work with West Sussex County Council and Highways England to reduce the impact of traffic using West Street on the village and school area, either as a rat run from A27 or from new development using West Street as exit route and improving crossing of A27.

## **Housing**

2.19 Although the existing population responded that affordable housing was not necessary for themselves or their family etc., it has been recognised that affordable

homes are needed within new development. The other main need was for residents with family homes to be able to downsize when appropriate. This will encourage families to stay in Sompting whilst moving up the property ladder. Family housing consisting of 2/3 bedroom semi-detached properties was indicated as a high priority by respondents and the priority for 2/3 bedroom dwellings is confirmed by the evidence (paragraph 1.40) of the ADC Objectively Assessed Need Study (2015).

2.20 Residents did not favour flat development or detached housing for Sompting and responses show that there is a need to have property suitable for downsizing, bungalows are one way to satisfy that need, as are *medium-sized properties (2/3 beds) for older households wishing to downsize and looking to release equity in existing homes, but still retain flexibility for friends and family to come and stay. Continued demand for family housing can be expected from younger households.*

2.21 The Plan should have policies with sufficient flexibility to encourage an appropriate mix and style of design features and materials already present in Sompting that could be used as a “template” for future development, such as Housing and Estate designs using flint as the facings to the properties reflecting the history of the area.

### 3. Planning Policy Context

3.1 The southern part of the parish is within Adur District and the northern part is within the South Downs National Park (SDNP). There are therefore a number of adopted and emerging policies and proposals that have a significant influence over the SPNP.

3.2 The NPPF published by the Government in 2012 is also an important guide in preparation of local plans and neighbourhood development plans. At examination, the submitted SPNP must demonstrate that is consistent with the policies and intent of the NPPF. More recently, the Planning Practice Guidance (PPG) of March 2014 sets out the principles of preparing a neighbourhood plan and the nature of the relationship between it and other parts of the development plan.

3.3 The development plan for both parts of the parish in Adur District and SDNP currently comprises of the saved policies of the 1996 Adur Local Plan. The SPNP must be in conformity with the strategic policies of the development plan. However, both the ADC and the SDNPA are preparing development plans, the SPNP need to have regard to these in terms of their reasoning and their more up to date evidence base.

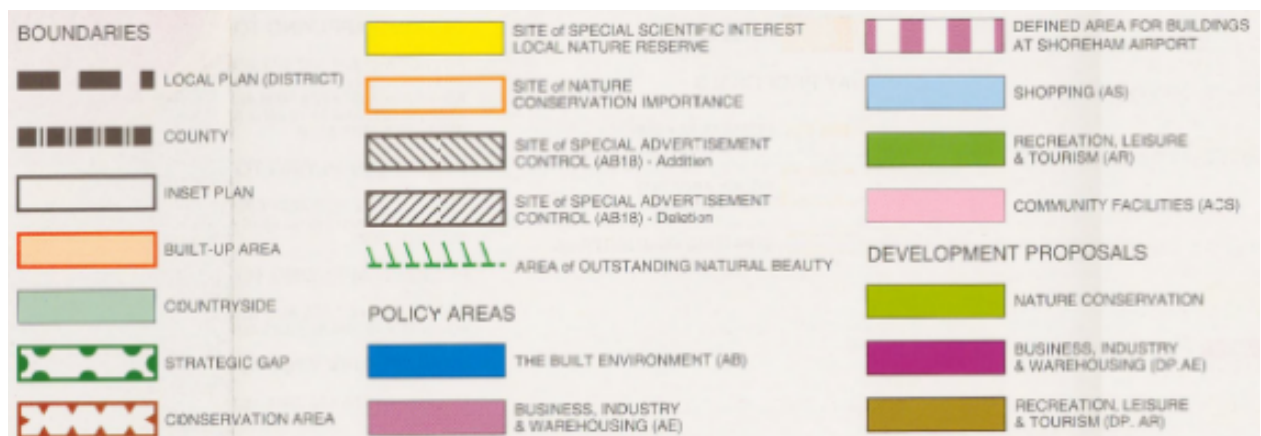
3.4 The Proposed Submission version of the new Adur Local Plan was published for consultation between October and December 2014. Adur District Council is undertaking further work to address some of the issues raised in the consultation. It was the intention of the Parish Council to align the timing of the SPNP with the new Local Plan so that it can benefit from its strategic policy framework, especially in respect of the proposed West Sompting strategic housing allocation. As it is currently unclear as to when the emerging Local Plan will be examined, the SPNP will be in general conformity with the saved policies of the 1996 Local Plan and look to the reasoning behind the strategic policies of the new Local Plan and its up to date evidence base.

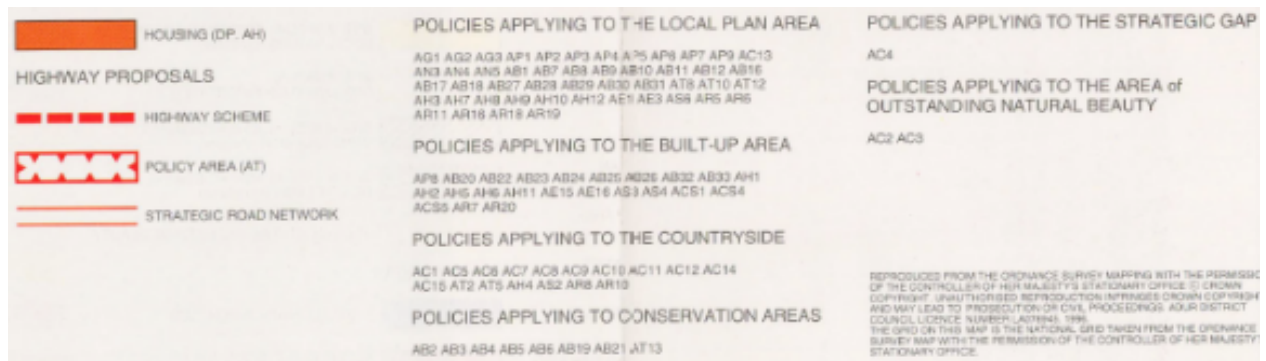
3.5 As previously mentioned, within the SDNP, the policy framework will be set by those relevant saved strategic policies of the 1996 Adur Local Plan as they relate to the area covered by the National Park. The Authority is proposing to publish a Preferred Options Consultation in May 2015 with a view to adopting the National Park Local Plan in June 2017. The new Local Plan will replace the relevant parts of the Adur Local Plan that apply in its area once it is adopted. Before then, SDNPA published an Issues & Options Consultation report earlier in 2014 as the first main stage in the preparation process and the SPNP seeks to follow its reasoning and evidence.

#### Adur Local Plan (1996)

3.6 The Adur Local Plan (ALP) was adopted in 1996 and covered the plan period from 1996 - 2006. Some of the ALP policies ceased to have effect in 2007 such as the proposed allocation of employment land and the A27 bypass when planning legislation changed. The remaining policies of the 1996 ALP are therefore called 'saved' and it is these policies that currently form part of the development plan for both Adur District Council and the South Downs National Park Authority that the SPNP must be in conformity with.

Plan B: Copyright 1996 Adur Local Plan – Proposals Map





3.7 The 1996 ALP saved policies<sup>1</sup> set out the policy framework for the SPNP, these are the policies of which the most relevant are the following:

- AG1 Location of Development
- AC1 Development of the Countryside Generally
- AC2-3 The Sussex Downs Area of Outstanding Natural Beauty
- AC4 The Strategic Gaps
- AC6 Agriculture, Horticulture and Forestry
- AC8 Diversification of the Rural Economy
- AB20 Shop fronts
- AB22 Safeguarding Amenity Open Space
- AB27 Landscaping
- AH2 Infill and Redevelopment
- AH3 Housing to meet local needs
- AH5 Dwelling Size
- AS1 Protection of the District's Shopping Centres
- AS2 (Retail) Development Outside Town Centres
- ACS5 Community Facilities
- AR1 Public Open Space
- AR2 Recreation Areas not owned by Adur District Council
- AR4 Allotments
- AR5-6 New areas of Public Open Space and Children's Play Areas
- AT10 Facilities for Pedestrians, Equestrians and Cyclists

3.8 These policies provide part of the framework, within which the general conformity of the SPNP with the development plan will be assessed. The SPNP should not however repeat what the district plan is saying but add local land use policies.

#### The Proposed Submission Adur Local Plan (PSALP, 2014)

3.9 Although the emerging plan is yet to be adopted as the new development plan for ADC, the plan sets specific policies including a Strategic Allocation, allocating housing sites for development until 2031, which are of considerable significance to Sompting Parish. Therefore, the SPNP will have a special regard to the emerging development plan and will recognise its reasoning and its more up to date evidence base.

<sup>1</sup> The saved policies can be found in the Council's Annual Monitoring Report on the ADC website

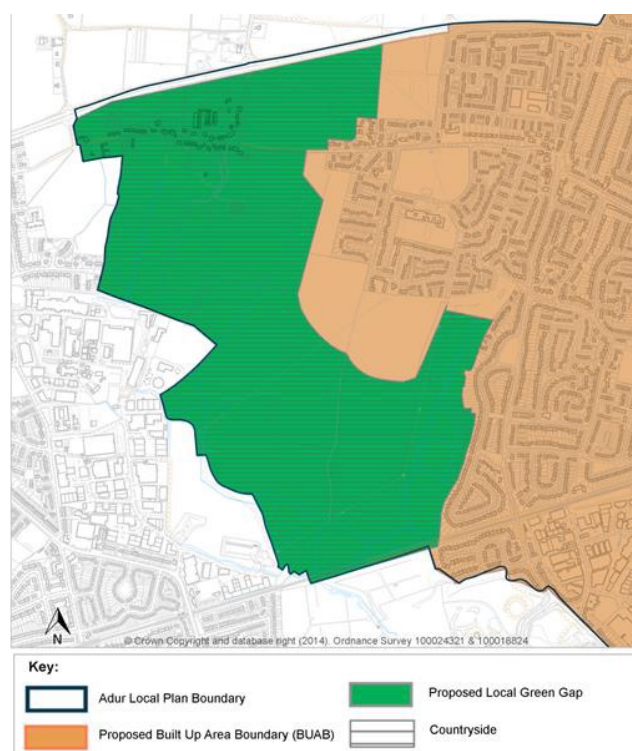


3.10 The PSALP has been considered in some detail in this document as it is important to the SPNP to communicate to the Sompting community (to whom this plan will need to be accepted at referendum), the districts intentions separately in order to explain the reasoning behind the SPNP policies.

3.11 As Sompting is one of the districts main communities the local plan has focused many of its policies around the settlement. The following text summarises what the district has to say in respect of Sompting. It should be stressed that the following paragraphs under this heading is not the intent of the SPNP. The Proposed Submission Adur Local Plan (PSALP) states that;

*“Sompting village lies outside of the Built Up Area Boundary (BUAB), and is therefore within the countryside. It is also designated as a Conservation Area, and lies within the Local Green Gap. (That part of the village north of the A27 also lies within the South Downs National Park and therefore outside the remit of this plan). Given this location, and relevant policies, Sompting village will not be seen as a focus for new development in order to retain the historic character and identity of the village, in particular the established linear pattern of development. Whilst it is important to protect and enhance the distinct character of the village, proposals for small scale additions to dwellings or for uses appropriate to its countryside location may be acceptable provided it complies with other policies in this Local Plan. Adur District Council will continue to work with West Sussex County Council and the Highways Agency to address traffic issues in the area, particularly West Street. (At present, many vehicles use West Street in order to avoid congestion on the A27).The rest of Sompting lies within the Built Up Area Boundary (see below) (Para 3.8 PSALP)*

Plan C: ADC OS Copyright PSALP – Proposed Local Green Gap between Worthing & Sompting



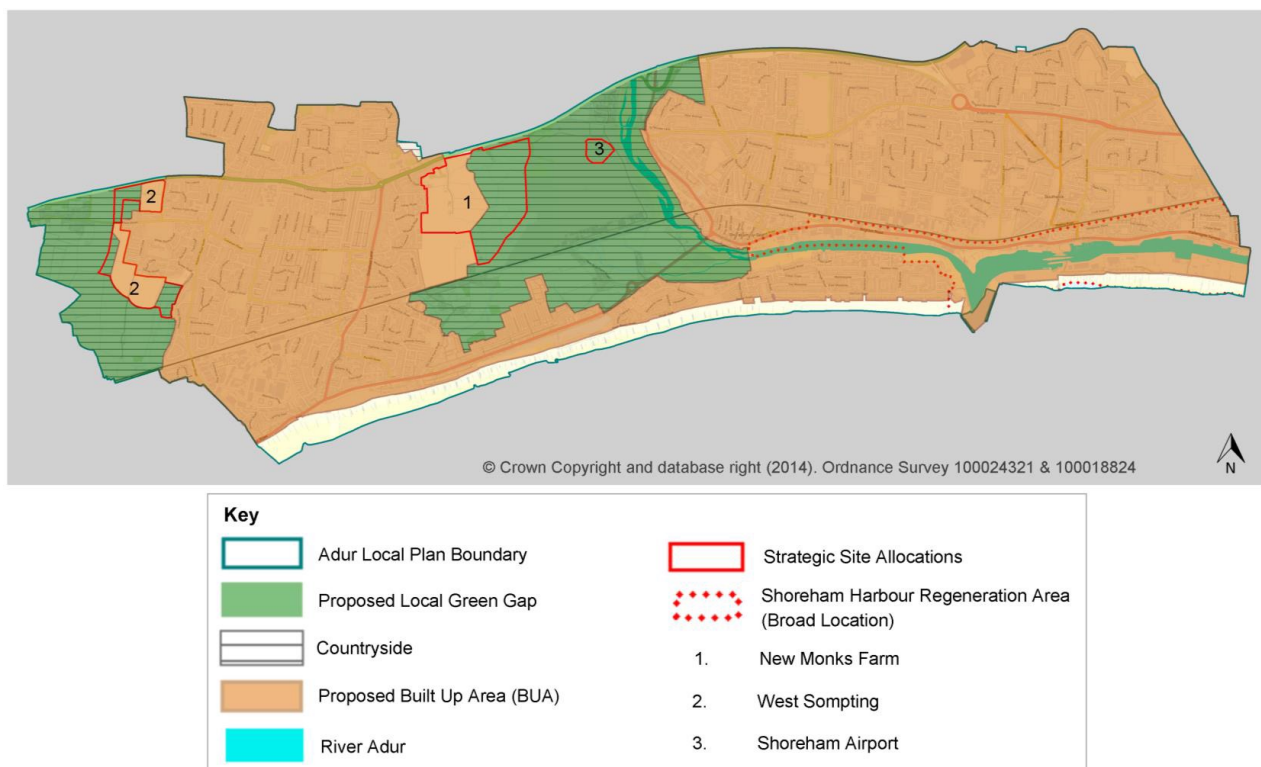
3.12 Many of the Local Plan's policies are relevant to Sompting and, once adopted, will be used by ADC in determining planning applications in its administrative area (excluding the northern part of Sompting Parish within the SDNP). However, some strategic policies are especially important in setting the context for the SPNP.

3.13 The most important of the PSALP policies are Policy 3: Housing Provision which identifies land at West Sompting as a Strategic Allocation for a housing development of 480 dwellings over the time period up until 2031 and Policy 10 which relates solely to Sompting.

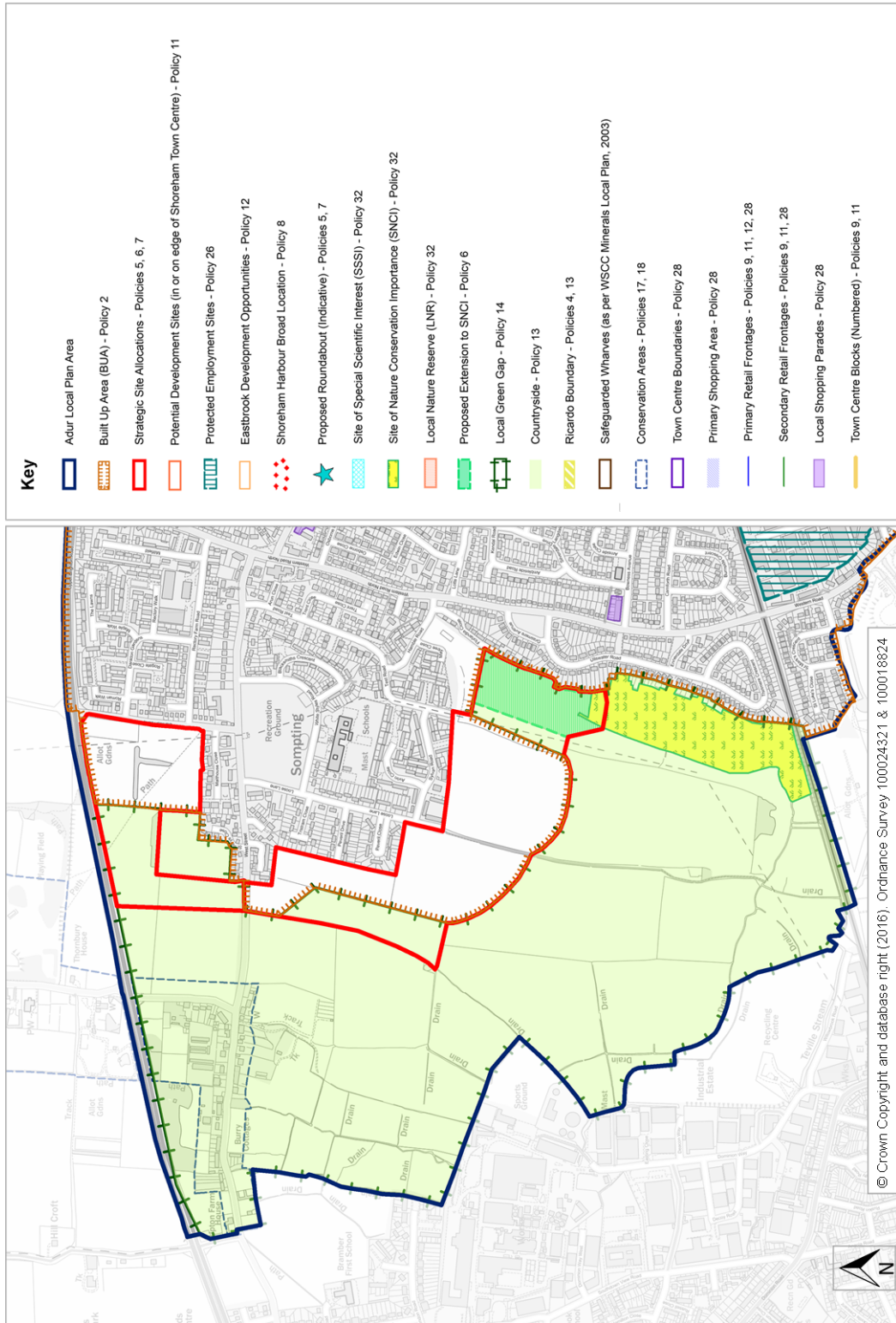
3.14 Policy 2: Spatial Strategy extends the Built Up Area Boundary (BUAB) to include the Strategic Allocation at West Sompting as shown in Plan C (Sompting Village has been excluded from the list of settlements as it lies outside and not adjacent to the BUAB). Therefore, the policy directs development within this boundary to prevent coalescence and ensure new development is in a sustainable location.

3.15 The PSALP Policy 6: Land at West Sompting sets out the residential allocation of 480 dwelling where 30% is to be affordable. The allocation also provides for, traffic and road work mitigations, transport infrastructure, a public right-of-way to from the site to Worthing, a footpath along West Street and a community facility. In terms of the Green Infrastructure and Landscape Strategy the policy requires a nature conservation area to be delivered north of the Cokeham Brook SNCI together with a community growing space/orchard, a landscape buffer to the western edge of West Sompting and open space and recreation areas including children's playground and sports provision.

*Plan D: Site Allocations - Policy 3*



## Plan E: Adur Local Plan 2016 policies map extract – West Sompting



3.16 PSALP Policy 10: Sompting which states that:

Sompting village will not be expanded or intensified due to its linear and historic character, and countryside location within the Local Green Gap.

Improvements to West Street and/or the A27 and wider transport network to reduce through-traffic in Sompting village will be sought; these should respect the character of the conservation area.

3.17 The following PSALP policies also apply to the parish:

- 
- Policy 13: Adur's Countryside and Coast
- Policy 14: Local Green Gaps
- Policy 15: Quality of the Built Environment and Public Realm
- Policy 16: A Strategic Approach to the Historic Environment
- Policy 17: The Historic Environment
- Policy 21: Housing Mix & Quality
- Policy 22: Affordable Housing
- Policy 23: Density
- Policy 28: Retail, Town Centres and Local Parades
- Policy 31: Green Infrastructure
- Policy 33: Open Space, Recreation and Leisure
- Policy 37: Flood Risk and Sustainable Drainage
- Policy 38: Telecommunications

## 4. Vision, Objectives & Land Use Policy

### Vision

4.1 The vision of Sompting Parish has sought to capture residents' views and aspirations to ensure the future of the parish is shaped by them. It therefore forms the basis on which the strategic objectives and proposed policies have been formulated.

*"By 2031, to value, protect and promote the unique parish of Sompting, by respecting its heritage, appreciating its current community and achieving a balance between residential and South Downs needs.*

*The development at West Sompting will have been successfully integrated with the rest of Sompting whilst improving access to the surrounding natural landscape, towards the coast, to Worthing for cyclists and pedestrians and to the South Downs National Park.*

*The parish will have retained its character, especially that of Sompting Village, and will have remained a vibrant, mixed community, with lots of activities and facilities. New developments will have widened the range of open market, affordable and self-build housing for local people and newcomers.*

*The shops in the Parish will remain viable and valued by the local community.*

*The adverse impact of road traffic on Sompting has been lessened. The local people using footpaths and cycle paths that connect the green open spaces, like the orchard, the Cokeham Brook SNCI, the Local Green Gap towards Worthing and the South Downs National Park Will have had a positive effect."*

### Objectives

4.2 To achieve this vision a number of key objectives have been identified. For each objective one or more indicators have been identified, however the Parish Council is mindful that it is very difficult in most cases to measure the impacts at this local scale as either the data is not reported at this level and/or the impact is so relatively negligible that it cannot be measured. Further consideration of appropriate local level monitoring will be undertaken in discussion with ADC and the SDNPA.

4.3 The following objectives are therefore proposed for the plan:

### Environment

- To extend and improve the Cokeham Brook SNCI with a clear management strategy
- To enhance and promote improvements to existing local parks and open spaces which are clearly in need of investment

- To use the green infrastructure to shape the future Sompting through creating a green infrastructure network to be delivered with the West Sompting development and the rest of the parish including pedestrian/cycle routes

### **Business**

- To have a diverse and attractive parade of shops to encourage local shopping
- To promote the inclusion of small businesses within the Parish

### **Community and young people**

- To widen the range and quality of the community facilities and to secure their long term future that help make Sompting special through:
  - a new multi-purpose community facility
  - designating assets of community value
- To seek opportunities for more children's facilities and youth club provision as a priority
- To review public toilets provision within Sompting Parish
- To identify suitable land for community allotments (if there is demand)

### **Transport**

- Promote cycle use by providing suitable routes both for leisure and commuting.
- To increase the number of local journeys undertaken by walking, cycling and public transport
- Work with West Sussex County Council and Highways England to reduce the impact of traffic in the Parish

### **Housing**

- To have policies that manage the mix and style of properties by reflecting the existing designs within the parish without removing the potential for inspirational design
- To ensure that, where possible, prominent properties reflect the flint construction of Sompting with all pavement boundaries similarly constructed
- To endeavour to make housing estate designs safe, community orientated and well laid out to include the protection of the natural environment
- To successfully integrate the West Sompting strategic allocation with the existing Parish communities:
  - a mix of new home tenures (open market/affordable rent/affordable intermediate market/self-build)
  - new services and connections within the West Sompting scheme that benefit both new and existing local communities
  - design zones to create character areas
  - a green infrastructure network linking new and old open space through cycle routes and public footpaths
  - a new shop and community building

4.4 The objectives cover a range of economic, social and environmental issues that together provide a basis on which the sustainability performance of the SPNP can be judged.

4.5 They reflect the nature of the parish and the direction the local community wants the SPNP to take, especially in securing the long term future of those community and environmental assets most precious to local people. They also accept and welcome change that will enable the community to grow in a sustainable way.

### **Monitoring & Review**

4.6 The SPNP will be monitored by the local planning authorities and Sompting Parish Council as part of the ADC and SDNPA Monitoring Reports. The objectives and measures will form the core of the monitoring activity but other data collected and reported at a parish level relevant to the plan will also be included.

4.7 The Parish Council proposes to formally review the SPNP on a five-year cycle or to coincide with the review of the Adur Local Plan if this cycle is different. The review will assess the performance of the SPNP which may include the supply of land for housing, and in managing development in the village centres and in bringing forward the proposed infrastructure improvements.

### **Land Use Policies**

4.8 The SPNP contains a series of land use policies that focus on Sompting, the successful delivery of which during the plan period will achieve the community's Vision for the Parish.

4.9 It is not the purpose of the SPNP to contain all land use and development planning policy relating to the Parish. 'The SPNP policies will add to the saved policies of the 1996 Adur Local Plan (ALP) and any subsequent policies in the emerging Adur and South Downs National Park Local Plans' in due course will be used by the local planning authorities to consider and determine planning applications.

4.10 Each policy (in bold) is numbered and following the policy there is a short explanation of the policy intent and a justification, including a reference to the relevant key evidence (which is listed in Appendix A). The evidence documentation is available either directly or via a link on the Parish Council's website.

### **Policy 1: A Spatial Plan for the Parish**

***Development proposals within the built up area boundary, as shown on the Policies Map, will be supported, provided they are consistent with the development plan.***

***Development proposals outside the built up area boundary in Local Green Gap between the proposed West Sompting strategic development area and the boundary with Worthing will be resisted unless they can clearly demonstrate they will not undermine the character and integrity of the gap.***



***Development proposals within the South Downs National Park will be supported provided they are of small scale, and conserve its landscape and scenic beauty, conserve its wildlife and cultural heritage.***

4.11 This policy provides an overall spatial plan of the parish and of where development will be directed. It acknowledges the constraints on development imposed by the significant landscape and heritage sensitivity of Sompting/Lancing – Worthing and of the SDNP as stated in saved policy AC4 of the ALP 1996, as well as the rural land to the north of A27 Upper Brighton Road in Sompting. This is in line with both Policy AC1 of ALP 1996 and Policy 13 and 14 of the PSALP.

4.12 The PSALP proposes an amendment to the Built Up Area Boundary (BUAB) as a result of the proposed strategic site allocation at West Sompting. The amended BUAB will significantly decrease the gap which is to be designated as a 'Local Green Gap' through Policy 14 of the PSALP. This SPNP policy acknowledges the strategic allocation of West Sompting and other 'windfall' schemes through its proposed boundary to contribute to local and district housing need over the plan period.

4.13 The SPNP is supportive of small-scale development provided it has regard to the adopted and emerging Local Plans for the area, this is in line with policy AC2, AC3 of the 1996 ALP and Policy 13 and 14 of the PSALP. In addition, Policy 10 of PSALP is intended to maintain the linear and historic character of Sompting Village which lies outside the BUAB but within the conservation and to resist expansion or intensification

## **Policy 2: West Sompting**

***Development proposals for the West Sompting strategic allocation site will be supported provided they:***

- ***conserve and enhance views to and from the National Park, particular views from publicly accessible areas and Public Rights of Way;***
  - ***be supported by a Landscape and Visual Impact Assessment; and,***
  - ***accord with relevant Adur Local Plan Policies and the following principles:***
- i. The character of housing development takes into account the four design zones the broad locations of which are shown on the Policies Map:***
- a. Design Zone 1 and 3: there will be an emphasis on the provision of housing types and built forms that help create an attractive rural edge to the settlement, including 3 bed family homes, and on establishing a layout that contributes to the setting and delivery of a Green/Blue Infrastructure Network. In establishing the layout, regard should be had to creating an effective flood protection scheme and sustainable drainage system to form part of the green/blue network along this edge. The northern end of the Design Zone 1 character area will serve as a gateway function along the West Street approach with appropriate built form and landscaping to serve this function. A 10m landscape buffer strip is to be provided along the southern boundary of Design Zone 3 to form a continuous landscape edge between the A27 and the proposed extension to the Cokeham Brook SNCI on the eastern boundary;***



- b. **Design Zone 2: there will be an emphasis on the provision of housing types that are of a smaller size suited to starter homes and homes for downsizing and on establishing a layout that provides attractive, safe and accessible pedestrian and cycle links to the centre of Sompting, its amenities and school;**
    - c. **Design Zone 4: there will be an emphasis on the provision of a mix of housing types including those of a smaller size suited to starter homes and homes for downsizing, and on establishing a layout that achieves an acceptable relationship with the A27 Brighton Road, with the proposed community orchard/green infrastructure acting as a buffer to the A27 along the settlement edge.**
  - ii. **In each design zone, affordable homes will be provided in line with the current development plan policy;**
  - iii. **a green infrastructure network will be established, comprising:**
    - a. **a nature conservation area in the broad location shown on the Policies Map, comprising suitable means of managing public access to create and sustain biodiversity value;**
    - b. **a community orchard and gardens/allotments in the broad location shown on the Policies Map;**
    - c. **a structural landscape belt of a minimum 10m width within the northern, eastern and southern boundaries of the site to include a cycle route and public footpath network along its entire length that also connects with the wider existing and proposed network within the site, the existing built up area and the SDNP;**
    - d. **a public park along part of the site to the west in the broad location as shown on the Policies Map, comprising sufficient space to include a children's play area and a recreational area and which connects with the proposed wider cycle route and public footpath network.**
  - iv. **a replacement community building is delivered in a suitable location in Design Zone 2 to serve the existing and new communities and which:**
    - a. **will include rooms for community events and for use by the Parish Council, a reading room, a café and a room suited to early years' childcare service provision and to be capable of further extension;**
    - b. **will have sufficient dedicated off road car parking spaces on site to meet its needs; and**
    - c. **will be transferred to the Sompting community in perpetuity with a management structure to be approved by the Parish Council.**

- v. **a cycle route and public footpath network is established, as shown on the updated West Sompting policy map (see Section 3) to connect the site with adjacent settlements, the existing built up area, Sompting Village and the SDNP; and**
  - a. **a North South route providing a link between the coast and the SDNP incorporating existing designated cycle routes, footpaths and bridleways;**
  - b. **a route linking the employment area on the western side of Worthing to Sompting; and**
  - c. **a safe route for cyclists and pedestrians on the western stretch of Upper Brighton Road linking with West Street.**
- vi. **a single A1 retail unit is delivered in a suitable location in Design Zone 2 to serve the existing and new communities.**
- vii. **New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community. The development should provide a connection to the sewerage and water distribution networks at the nearest points of adequate capacity, in collaboration with the service provider. This site will require new and improved water mains. The existing sewerage infrastructure present on and crossing the site must be protected, and future access secured for operational, maintenance and upsizing purposes<sup>2</sup>.**

4.14 This policy establishes the key development and design principles of the proposed West Sompting Strategic Allocation of policies 3 and 6 of the PSALP 2014. The PSALP Policy 6: Land at West Sompting sets out the development boundary, which parcels of land should be developed and which should be considered countryside. It has identified the residential numbers of 480, together with a number of other provisions including traffic, transport and community facilities. Further to this, the West Sompting policy identifies contributions such as flood risk mitigation, Green Infrastructure Strategy, the enhancement of the Cokeham Brook SNCI, along with assessments and the contributions by developers

4.15 The SPNP upholds the general principle of the of PSALP policies but provides an additional level of detail<sup>3</sup> without undermining the policies and looks to its reasoning and defines the key development principles to the West Sompting Strategic Allocation. Where possible, it provides further guidance on what the community needs as expressed through the community consultation. This is intended to inform the planning application for the site as anticipated by para 2.72 of the PSALP.

### Design Zones

4.16 Through this SPNP policy the PSALP's proposed development areas of the strategic allocation has been divided into four different Design Zones in response to

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<sup>2</sup> See Explanatory note in Annex C

<sup>3</sup> NPPG Para 074: ID: 41-074-20140306

the different contextual conditions. Each design zone has taken into consideration:

- the relationship to existing built form
- edge conditions and creating a clearly defined new edge to the settlement
- views of the development and the relationship to the landscape setting
- character areas

4.17 The design zones provide guidance for developing a layout and detailed design proposals. The layout of the zones are capturing good urban design, sustainable design and place making principles. They are not rigid in their boundaries and are illustrated as overlapping broad locations on the Policies Map Inset to allow flexibility in the development of the proposals. Therefore, it should be noted that these zones do not define definitive boundaries, the boundaries of these zones will be refined through discussions with the site promoters. In terms of the house type and density, family homes have been considered on larger plots adjacent to open space amenities and smaller units/denser development closer to local amenities i.e. shops and transport links. In terms of the sizes, the Policy is in line with 1996 ALP policy AH5 with a presumption in favour of smaller dwelling provision but has also a regard to need and demand. To inform the need and demand, the ADC Objectively Assessed Need for Housing Study 2015 and the following statements have helped inform this policy along with community consultation:

*“This indicates a need for 291 dwellings per annum over the 2011-31 period. This level of provision is considered to represent the full Objectively Assessed Need for housing in Adur. (Para 1.33)”*

*“The data suggests a requirement for an additional 2,546 market dwellings with the majority of these being two- and three-bedroom homes. (para 1.36)”*

*“This shows a need of 1,091 affordable dwellings, with around three-quarters of the requirement for homes with one- or two-bedrooms with around a quarter of the requirement being for larger homes with three or more bedrooms. (para 1.37)”*

4.18 For Design Zone 1: the western edge; the proposals are to respect the privacy and views of the existing settlement edge which is predominantly back gardens. The potential for a pedestrian/cycle connection via Peveril Drive to give the existing community improved access to proposed green infrastructure is to be explored and incorporated. The layout and design should achieve a vehicular access route that creates a positive frontage to the proposed green infrastructure and oversight of the proposed play and recreation spaces, cycle and pedestrian routes. Family house types in this location will benefit from access to the existing shopping frontages, school and recreation facilities and the proposed green infrastructure amenities and setting. House layouts, materials and design should be planned to create a positive, clearly defined and attractive rural edge taking account of longer views from the west and from Upper Brighton Road.

4.19 In Design Zone 2: the southern parcel adjacent to the existing settlement edge; the proposals are to respect the privacy and views of the existing settlement edge which is predominantly back gardens. The potential for a pedestrian/cycle connection via Test Road to give the existing community improved access to proposed green infrastructure is to be explored and incorporated as part of the policy. The design of the vehicular access and layout of internal routes should

create a positive frontage and oversight of the proposed route as set out in the policy and the extension of the SNCI as set out in PSALP Policy 6. A mix of smaller house types in this location will benefit from access to the existing shopping frontages, school and recreation facilities.

4.20 For Design Zone 3: the southern parcel forming the new settlement edge; the layout should provide good cycle and pedestrian access to green infrastructure from Design Zone 2, the layout and detailed design should also create a consistent settlement edge with Design Zone 1. The layout and design should create a positive frontage to the proposed green infrastructure and oversight of the proposed play and recreation spaces, cycle and pedestrian routes. Long views from the railway and south western edge of Worthing should be taken into account along with local views from the approach along Loose Lane.

4.21 In Design Zone 4: the northern parcel; the proposals are to respect the privacy and views of the existing settlement edge, which is predominantly back gardens. The potential for a pedestrian/cycle connection via Dankton Lane, to improve access to the school, Sompting Village and recreation amenities is to be explored and incorporated. Additional pedestrian and cycle links via Rectory Farm Road and Dankton Gardens to give access to the community orchard and green infrastructure are to be explored and incorporated alongside other parts of this policy. The layout is to be designed to provide oversight and a positive frontage to the proposed community orchard, and to create an attractive gateway to Sompting when approached from the west along main A27 Upper Brighton Road.

#### Green Infrastructure Network

4.22 The principles set out under this heading further define the principles regarding landscape/ green infrastructure set out in PSALP 2014 Policy 6 and illustrated on the updated 2016 Policies Map (Plan E).

4.25 An extension to the Cokeham Brook SNCI area on the land to its north is identified in Policy 6 to be delivered as part of the Landscape and Green Infrastructure Strategy for the Strategic Allocation. The SPNP policy supports this and further proposes suitable means of managing public access between the new residential development and the proposed SNCI extension. This will need to be managed to ensure that the biodiversity value of the site is deliverable and sustainable.

4.23 The PSALP Policy 6 provides for a community orchard within the northern part of the Strategic Allocation site and the SPNP identifies in this policy that these are to be located on the same site and should be considered together with the location of the orchard.

4.24 A multi-functional structural landscape belt (as shown on the Policies map) is proposed by the policy to include the parcels of land in the Strategic Allocation that have been identified by Policy 6 as being in the countryside. The SPNP policy further proposes that this belt continues south east to the proposed extension of the SNCI. The belt would provide a green link for the community and provide both a cycle route and a footpath, connecting with the network and the existing connections through Sompting, towards the sea and the SDNP. This principle relates to 1996 ALP

policy AT10 and policy 29 of the PSALP in extending the existing cycle network and in promoting more sustainable modes of transport.

4.25 A public park has been proposed by the SPNP to the area alongside the western boundary of the development. This is in line with emerging PSALP Policy 6, which refers to an open space and recreation including a children's playground. The SPNP policy identifies the location to include some of these uses together to join up with the proposed cycle route and footpath.

#### Community Building

4.26 The results of the SPNP questionnaire indicate that residents consider the existing community facilities do not meet their specific needs and are fully utilised. Should the proposed housing development occur, the existing facilities would become overstretched and not be able to service the increase in numbers of new residents. It is assumed therefore that a new facility will be provided by the development.

4.27 The provision of a community building by the developer as identified in Policy 6 of the PSALP is further defined in this policy, in terms of the uses it would be expected to deliver. The building should cater for community events, a café, a reading room, an early year's childcare service provision and an office for the Parish Council. It is expected the facility will be transferred to the Sompting community in perpetuity with a management structure to be approved by the Parish Council. The policy proposes that the new community facility is located in Design Zone 2 to ensure that the centre is in a central location and will be in close proximity to the whole of Sompting. Should this not be achievable, the development of the Strategic Allocation should contribute to the improvement of the existing facilities in order for these to cater for both the existing and new community.

#### Cycle Route and Public Footpath Network

4.281 The cycle routes in this policy have been investigated and proposed by the SPNP steering group to provide a more comprehensive network connecting cycle routes and public footpaths. This provision is in line with 1996 ALP policy AT10 and Policy 2 and 29 of the PSALP.

4.29 A desktop exercise has been undertaken following the information derived from the SPNP questionnaire results on cycling provision. The main proposals which interpret the findings from the results were;

#### *Proposal 4 (i): A North South route linking the sea with its existing designated cycle route to the South Downs with its bridleways*

4.30 The responses received from the consultation with local residents have flagged the importance of access to services and to the National Park. This concept was developed in order to provide a link between the existing PROW network in the South Downs, through established roads and footpaths, to join with the West Sompting Site and beyond towards the coastal path network. This proved to be difficult due to the safe crossing of the A27. However, this situation also occurs with the solution suggested for issue 4 above. It is therefore having to be accepted that this junction is to be the main point of crossing albeit not currently suited for cyclists.

Busticle Lane is also not suited for a dedicated cycle lane but has to form a section of the route.

4.31 Access to the South Downs from the traffic lights is either by Halewick Lane northwards or along the shared footway alongside the A27 leading to three suitable routes northwards from that footway.

4.32 The route from the junction of West Street and Busticle Lane will go westwards then southwards via Test Road. It then runs south-westwards following the pylon run to exit close to Teville Stream at Willowbrook Road and / or East Worthing Industrial Estate. This route will follow the eastern boundary of the proposed allocated Sompting Fringe forming a link from that development to the previously stated exits and alongside the Cokeham Brook conservation site (SNCI) opening this currently closed area to the public. By using the pylon run, the cycle route should avoid causing problems with any development layout. The other point of interest with this route it can also be a footpath. The route would form part of the overall sustainable transport infrastructure proposals for the site.

*Proposal 4 (ii): A route westwards linking an employment area of Worthing to Sompting*

4.33 It is feasible to achieve a route but no choice of route has been made as this would be suggested when the housing development application is discussed. The District is currently investigating the possible provision of a right of way crossing the Local Green Gap, a cycle route/footpath here can be explored through the West Sompting strategic allocation.

*Proposal 4 (iii): A safe route for cyclists and pedestrians on the western stretch of Upper Brighton Road linking with West Street, which has no footway and is narrow*

4.34 The Steering group are pleased to state that following discussions with the landowner and tenant farmer of the field south of Upper Brighton Road, there is a willingness to make necessary land available as part of the overall proposals for West Street, for improvements to be made. It will necessitate the diversion of the public footpath 3135 to be against the hedge fronting West Street. The path will be suitable for pedestrians with buggies. Improvements for cyclists will also be sought.

4.35 Formal discussions will be needed with parents taking children to Bramber School as they have direct access to the school by using footpath 3135. In the scheme, they would have the choice of routing around the periphery of the field on a dedicated route, or to walk along Allington Road for a short distance. Note the hedge fronting Upper Brighton Road should be considered to be reduced in height to gain light from the street lights reducing potential crime and disorder problems. Alternatively, the hedge could be replanted on the other side of the footpath.

*Proposal 4 (iv): A route linking Sompting from Busticle Lane junction with the A27 to the employment and retail park at Lyons Farm to the west*

4.36 This is to be a shared cycle/pedestrian route on the existing footway on the north side of A27. There is a lack of pedestrians using this footway so there should not be conflict. The route will give a direct route to Lyons Farm retail and employment

centre and Worthing. It will also give access to the South Downs via the three lanes off the A27.

#### A Shop

4.37 The SPNP proposes a new A1 retail unit to be provided for the new and existing community in Design Zone 2. This unit will complement other existing provision in Sompting, which is not located close enough to many parts of the strategic allocation to be within a convenient walking distance. Design Zone 2 offers the most central location on the site for this purpose and the unit may comprise a ground floor use with residential uses on upper floors.

#### **Policy 3: Design**

***Proposals for residential development will be expected to deliver high quality design and demonstrate how the design has responded positively to the Sompting Housing and Estate Design Guide and respects and enhances the local character of Sompting. The Guide will be a material consideration for planning application purposes.***

4.38 This policy builds on PSALP Policy 15 and sets a standard of design for all developments in the parish to ensure proposals are well designed, reflect the distinctive character of the parish, create accessible environments and that do not have a negative impact on the road network.

4.39 The parish council has prepared the Sompting Housing and Estate Design Guide to reflect the existing built form and environment. The purpose of the guide is to act as a general guide for the design of any future development in the parish.

#### **Policy 4: Sompting Local Centre**

***The Neighbourhood Plan designates the following Shopping Frontages as shown on the Policies Map:***

- i. Seadown Parade, Bowness Avenue;***
- ii. The Parade, Cokeham Road;***
- iii. Hillbarn Parade; and***
- iv. Test Road Parade.***

***The Neighbourhood Plan will support proposals for new and replacement retail (A1) development within these frontages and support proposals in the designated frontages for the temporary use of empty shop premises for start-up retail businesses or other forms of 'pop-up' shops.***

4.40 The policy conforms to 1996 ALP in AB20 and the reasoning behind PSALP Policy 28 where it states that retail uses on ground floor level within designated local shopping parades will be safeguarded provided that they are viable.

4.41 The policy reflects the concerns of the local community more generally, that the change of use will undermine the function of the shopping frontages to provide

shops and services for the local community. It is acknowledged, however, that current permitted development rights now allow for changes of use from commercial units to dwellings, subject to prior approval. Should these permitted development rights be removed then this policy will be applied.

4.42 The policy also encourages closely associated, but non-land use planning policy, proposals for the temporary use of empty premises for 'pop-up shops' and for active village centre marketing and management practices.

### **Policy 5: Local Green Spaces & Open Spaces**

***The Neighbourhood Plan designates the following locations as Local Green Spaces, as shown on the Policies Map and will resist proposals for housing or other inappropriate development on:***

- i. Sompting Recreation Ground;***
- ii. Meadow Space at Malthouse Meadows;***
- iii. Halewick Park, North Sompting;***
- iv. Western Road Green Space;***
- v. Hamble Road Recreation Ground; and***
- vi. Crowshaw Recreation Ground, Lower Cokeham.***

***The Neighbourhood Plan will also resist proposals for development on any of the following open spaces, shown on the Policies Map, unless the development is ancillary to its use as an open space. These are:***

- vii. the green areas off Blacksmith Crescent;***
- viii. the green area at the corner of Western Road/Ennerdale Drive; and***
- ix. the green area linking Western Road and Ulswater.***

***Proposals for development on the land will be resisted other than those for development ancillary to their recreational purpose, in very special circumstances or if it is essential to meet necessary utility infrastructure needs and no alternative feasible site is available.***

4.43 This policy will enable seven important green spaces in the parish to be protected from development in accordance with the para. 76 and 77 of the National Planning Policy Framework (NPPF). These green spaces are all in close proximity to, and are highly valued by, the local community, in what is a very densely-populated parish.

4.44 The local green spaces are regarded as special to the local communities, which consider the spaces as being of particular local significance by way of their beauty, recreational value and tranquillity (as evidenced in the Local Green Spaces Report by the SPNP Environment Group). In addition, the green spaces are both distinctive and local in their character.



4.45 The other main open spaces in the parish are used for other informal leisure pursuits or act as access through the area. As Sompting has limited local green spaces for relaxation and activity where possible the extension and introduction of new public open spaces should be sought in line with the ALP policy AB22, AR2 and Policy 31 (Green Infrastructure) and Policy 33 (Open Space, Recreation and Leisure) of the PSALP 2014.

4.46 In each case, the green spaces are an integral part of the parish and are therefore regarded as special to the local community. The SPNP Local Green Spaces report (in the evidence base) sets out the case for each site to be designated. Once designated, the policy will resist all proposals for development unless it can be clearly demonstrated they are ancillary to a public recreation use or they are required utilities development.

### **Policy 6: Rural Businesses**

***Proposals to establish a farm shop, winery or other rural employment uses requiring a countryside location will be supported, provided they accord with the highways, design and other relevant policies of the Adur or South Downs National Park development plans.***

4.47 The Sompting Estate, as owner of the majority of the rural land area in the Parish, has traditionally had a particular role within the Parish as a partner of the Parish Council, ADC and the more recently formed South Downs National Park Authority. Sompting Estate plays an important part in delivering ecosystem services including quality countryside management and in sustainably developing the rural economy. The SPNP has therefore consulted the Trustees of the Sompting Estate on this policy in particular.

4.48 The Estate has prepared a Draft Estate Plan setting the vision for the sites east of Lambleys Lane and south of the recently restored Love Lane. The vision is to create something more integral to the community than just a conventional farm produce and vineyard shop. It would be a place where people in the local communities can meet, have refreshments and from where they can walk out to access, understand and enjoy the Parish's downland farming, history and nature and all the special qualities of the Park.

4.49 The Neighbourhood Plan supports the breadth of this vision for future investment in the Parish and the policy will look to support activities that increase viability of the businesses which farm or otherwise manage countryside and rural properties in the Parish. The policy will also look to support enterprises that contribute to the understanding and enjoyment of the SDNP's special qualities in any parts of the Parish.

4.50 The policy is in line with Policy AC8 and AC9 of the 1996 ALP in supporting new rural enterprises in the countryside or extensions or change of use of existing buildings provided development is sympathetic to the surrounding countryside. It is consistent with the objectives of Policy SD20 (Sustainable Tourism and the Visitor Economy) of the Preferred Options SDNP Local Plan.

## **Policy 7: Broadband**

***Proposals to provide access to a fibre-to-the-property broadband network to all residential properties and the proposed new Community Centre in the parish and to improve the speed of existing services, will be supported, provided the location and design of any above-ground network installations reflect the character of the local area.***

4.51 This policy encourages proposals to install a superfast broadband network infrastructure to serve the whole Neighbourhood Area, given the patchy nature of services provided, and accords with the NPPF. Where the network requires above ground installations requiring planning consent, then the SPNP requires their location and design to reflect the importance of heritage assets and sensitive landscapes.

4.52 Policy AB29 of the 1996 ALP and 38 of the PSALP supports the provision of high-speed broadband across ADC, given the benefits that it will bring to both business and residents in the district and recognising the relatively poorer access to such services in parts of the parish at present.

## 5. Implementation

5.1 The SPNP will be implemented through a combination of the local planning authority's consideration and determination of planning applications for development in the parish, and through steering public and private investment into a series of non-statutory infrastructure proposals contained in the plan.

### Development Management

5.2 Most of the policies contained in the SPNP will be delivered by landowners and developers. In preparing the SPNP, care has been taken to ensure, as far as possible, that the policies are achievable.

5.3 Whilst the local planning authority will be responsible for development management, the Sompting Parish Council will also use the SPNP to frame its representations on submitted planning applications. It will also work with ADC and SDNPA to monitor the progress of sites coming forward for development.

### Assets of Community Value

5.4 This is a proposal to the local planning authority to consider for designation a number of prospective Assets of Community Value, in line with the Community Right to Bid provisions of the Localism Act 2011. The Parish Council is a qualifying body to make such a proposal to the District Council and it has used the timely SPNP to consult the local community on these proposals.

5.5 The assets listed below are all considered to meet the definition of the Act, i.e. that "a community asset is a local building or piece of land which the community considers to be of particular value to the local community. Each community is free to decide for itself what it values." All the assets selected are considered to be buildings and uses of some considerable longstanding in the local community and with which local people have a strong affinity (as evidenced by the SPNP Community Survey).

- i. The Marquis public house, West Street
- ii. Gardeners Arms public house, West Street
- iii. Sompting Village Hall, West Street
- iv. Harriet Johnson Centre, Loose Lane
- v. The Joyful Whippet, Steepdown
- vi. The WW2 air raid shelter, Harriet Johnson Centre, Loose Lane
- vii. The public toilets, Sompting Recreation Ground
- viii. The Sompting Paddocks land west of Malthouse Meadows, West Street

5.6 In addition, the inclusion of these sites on the local planning authority's register of Assets of Community Value will provide the Parish Council or other community organisations within the parish with an opportunity to bid to acquire on behalf of the local community the asset if placed of sale on the open market.

## Infrastructure Projects

5.7 Sompting Parish Council proposes the following projects for investment of future Community Infrastructure Levy funding allocated by the local planning authority and to the parish council:

- i. expansion of local school
- ii. expansion to General Practice
- iii. expansion to Dental Practice
- iv. improvements to cycle and pedestrian networks in Sompting Parish as indicated on the Policies Maps
- v. community bus service improvements

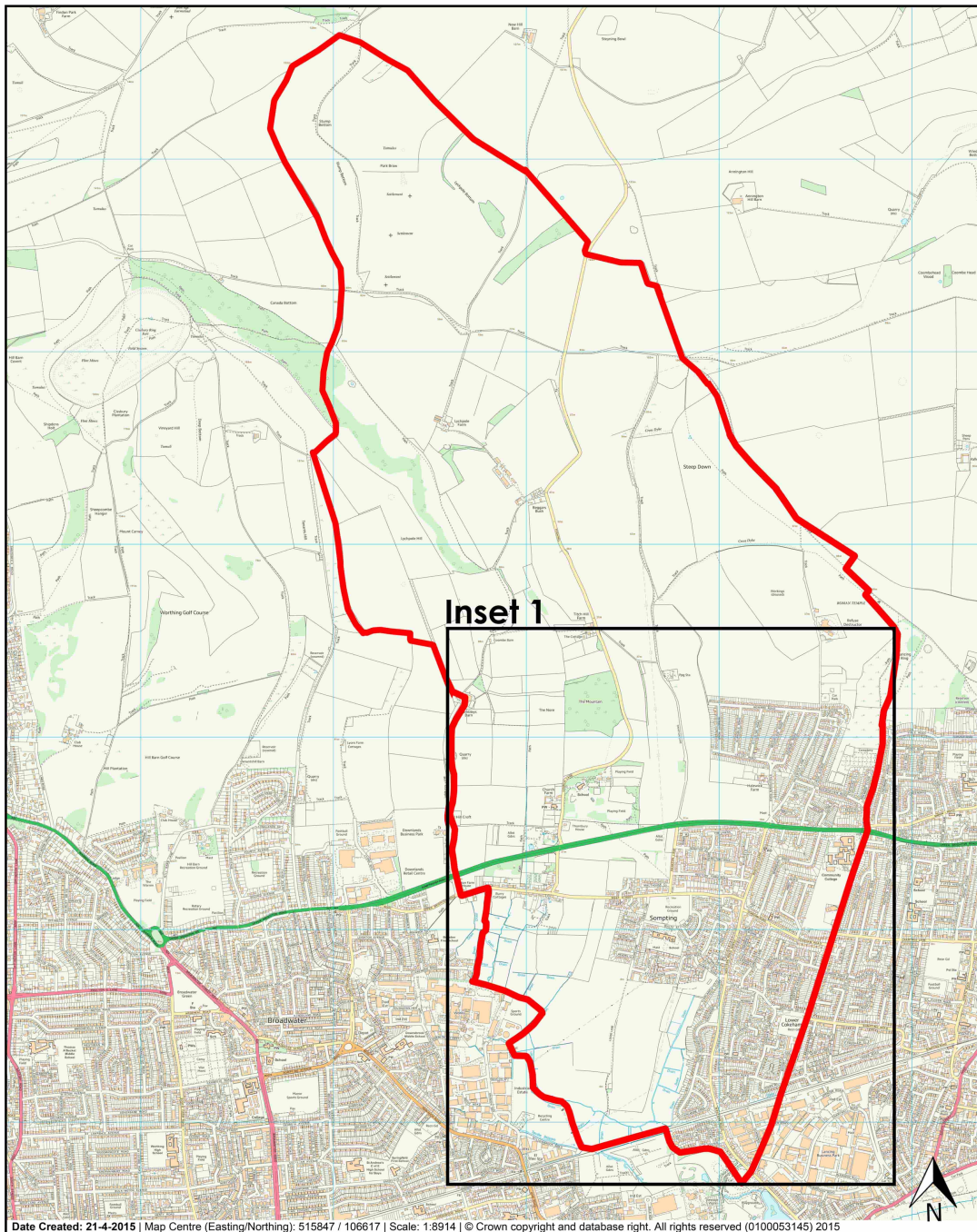
5.8 This series of local infrastructure projects will be prioritised for investment from the forthcoming Adur Community Infrastructure Levy (CIL).

*5.9 The Adur Local Development Scheme indicates that progression of a CIL for Adur is likely to be progressed towards the end of the Local Plan process. Once CIL is adopted it will be charged on qualifying residential and commercial development. At least 25% of the levy collected from development in the parish will be invested in the parish. The policy provides the local community with an indication of the priorities for investing the fund to improve local infrastructure as a result of new development in the parish.*

5.10 In addition, other policies of the SPNP require planning obligations to be entered into as part of planning consents to finance and deliver specific infrastructure projects relating to the development scheme in order to make the scheme satisfactory in line with paras 173 and 204 of the NPPF and the Community Infrastructure Levy Regulations 2010 (as amended).

## The Former Waste Transfer Site off Halewick Lane

5.11 The parish council supports the sympathetic re-development of the former waste transfer site. Although the site is located outside the built-up area boundary, the land is in close proximity to the settlement and a brownfield site. It is currently not in use and an eyesore located within the South Downs National Park. In encouraging a change of use, the intention of the parish council is to encourage the present owners and the Park Authority, and other investors, to bring forward proposals. The Parish council favours a redevelopment scheme to create a gate way to the SDNP and to encourage uses that will improve access to the park and bring vitality to an important location where the urban area of Sompting meets the national park. It would further be an asset to the local community.



## Sompting Neighbourhood Plan - Policies Map

Submission Plan - June 2016

### Key

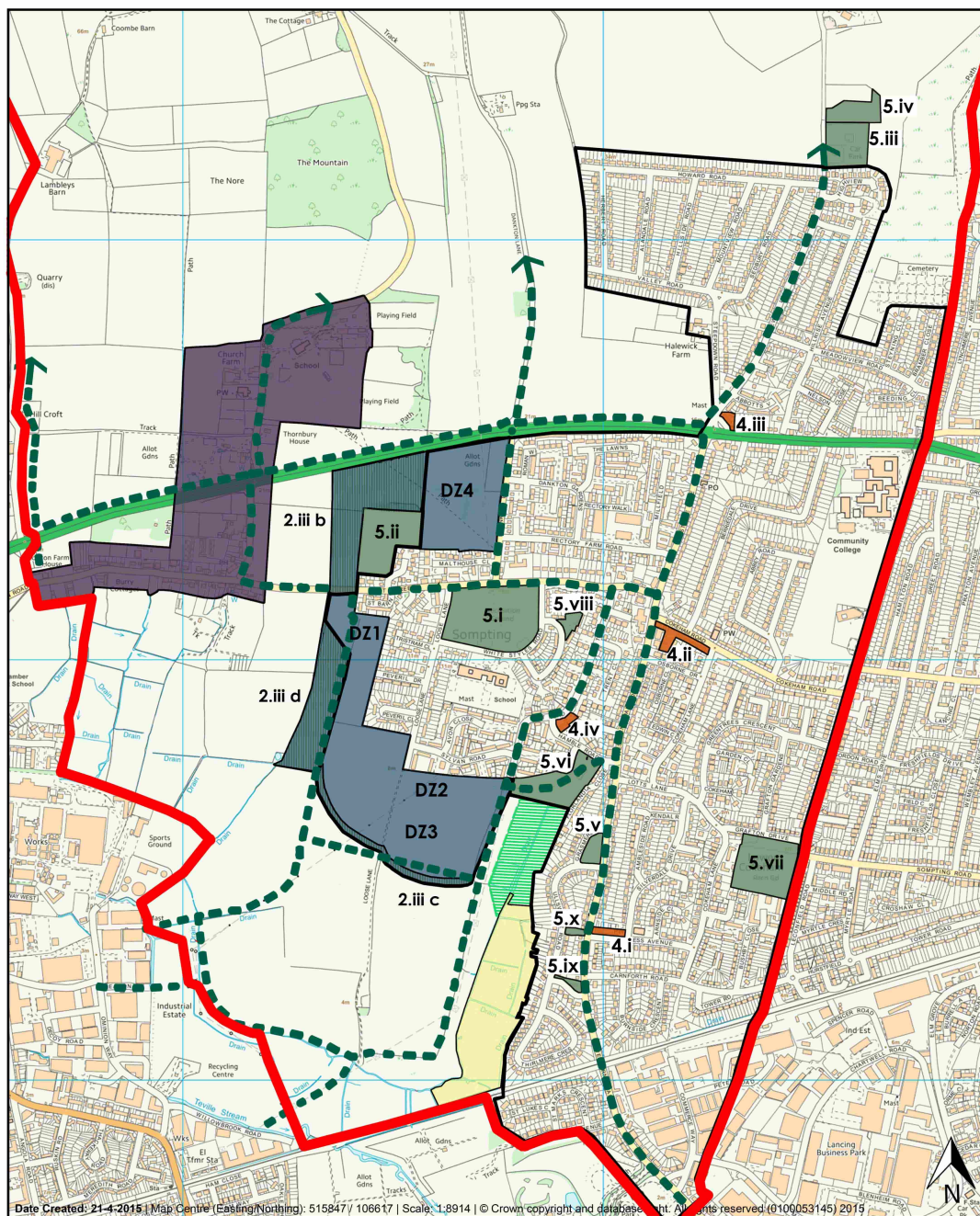


Parish Boundary



Inset 1





## Sompting Neighbourhood Plan- Inset 1

### Submission Plan - June 2016

#### Key

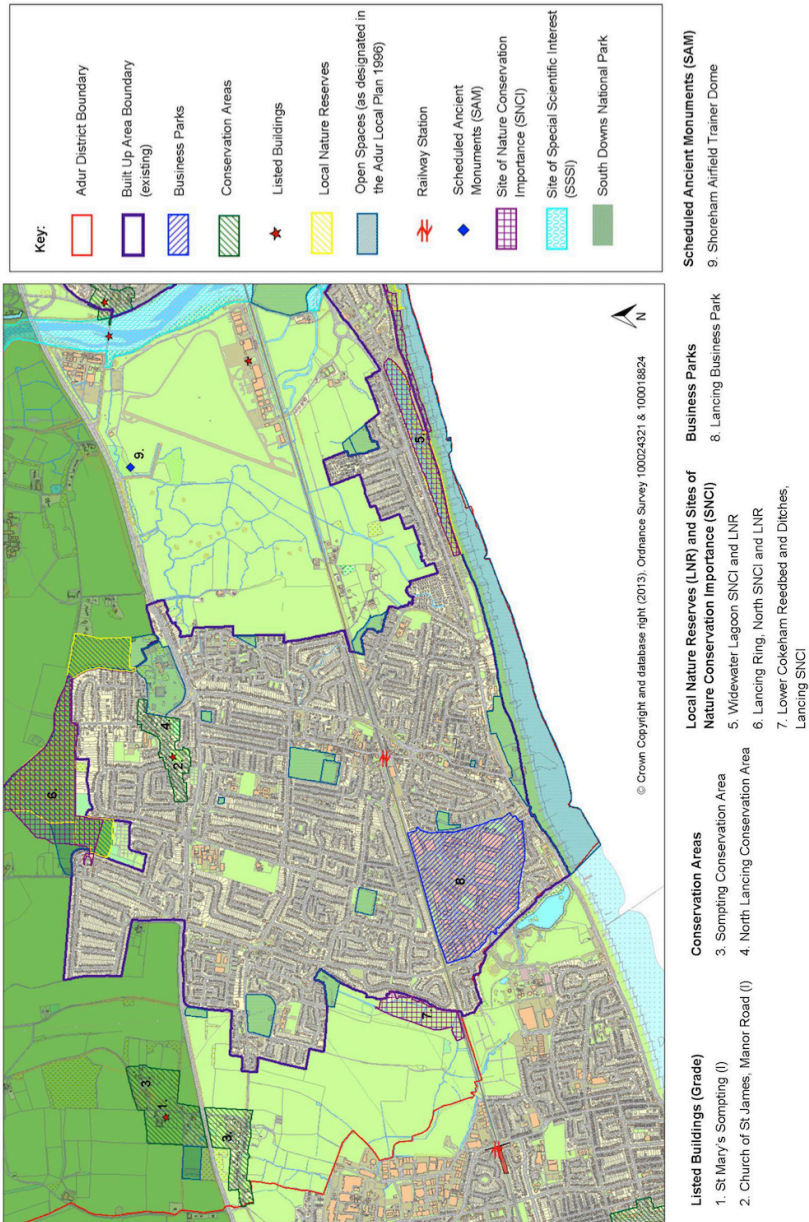
	Parish Boundary		Policy 2: Proposed Pedestrian/Cycle Routes		Cokeham Brook SNCI
	Built up area Boundary		Policy 4: Sompting Local Centre		Policy 2.iii.a: Extension to SNCI
	Sompting Conservation Area		Policy 5: Local Green and Open Spaces		Policy 2.iii: Green infrastructure
	Policy 2: West Sompting		DZ Design Zones		

## Annex A – Evidence Base

The list below contains all those documents collected and reviewed in the process of preparing this report. All are available to view via the Sompting Parish Council website's neighbourhood plan pages.

OCSI/ACRE/RCAN Community Profile for Sompting Parish (2013)
AirS SPNP Community Survey Report (2012)
SPNP Steering Group Environment Report (2013)
SPNP Steering Group Business Report (2013)
SPNP Steering Group Community and Young People Report (2013)
SPNP Steering Group Transport Report (2013)
SPNP Steering Group Housing Report (2013)
Sompting Parish Neighbourhood Plan Designation (2013)
Sompting Parish Neighbourhood Plan Local Green Spaces Report (2013)
Sompting Estate website
Adur Local Plan (1996)
Proposed Submission Adur Local Plan (2014)
South Downs National Park Partnership Management Plan 2014-2019
ADC Locally-Generated Housing Needs Study Final Report: May 2011
Adur Conservation Area Appraisal 2006 – Sompting
Homes & Communities Agency 'Custom Build Loan Fund Prospectus, 2012
Adur Local Plan and Shoreham Harbour Transport Study (2013)
Adur Strategic Housing Land Availability Assessment 2014 (SHLAA)
Adur Infrastructure Delivery Plan 2014 (currently being updated)
Adur District Green Infrastructure Wildlife Corridors Study (2009)
Landscape and ecological surveys of key sites within the Adur District (2012)
Adur and Worthing Open Space Assessment (2014)
Adur Employment Land Review (2014)
Adur and Worthing Strategic Flood Risk Assessment (SFRA) update (January 2012).
Adur District Objectively Assessed Need for Housing Study 2015
Adur Retail Study 2013
Adur Local Plan and Shoreham Harbour Transport Study (2013) and addendum
The Coastal West Sussex Strategic Housing Market Assessment (SHMA) Update
Housing Study (Duty to Co-operate Study) (2013)
Adur and Worthing Housing Strategy (2012 – 17)
Adur and Worthing Strategic Flood Risk Assessment (2011)
Adur Employment Land Review Update (2011)
Biodiversity Annual Monitoring Report (2012)
Worthing Core Strategy (2011)
West Sussex Transport Plan - Adur Area (2006 – 2016)

# Annex B – Sompting and Lancing Character Area Map (ADC)





## Annex B – Listed Buildings Location Plan



Source: Magic Map

## **Annex C – Utility Infrastructure**

C1. In their Regulation 14 response, Southern Water requested that Policy 2 West Sompting be strengthened in respect of the provision of improved utility infrastructure to ensure consistency with NPPF paragraph 162. The NPPG specifies that 'Adequate water and wastewater infrastructure is needed to support sustainable development'.

C2. Southern Water confirm they have undertaken an assessment of the existing capacity of infrastructure in the neighbourhood plan area and its ability to meet the forecast demand for the strategic development at West Sompting. That assessment reveals that additional local infrastructure would be required. This is not a constraint to development providing there is planning policy support for the mechanism to facilitate this i.e. the development would need to make connection at the nearest point of adequate capacity and this criterion is included in Policy 2

C3. There is a risk however that the necessary local sewerage infrastructure will not be delivered in time to service the proposed development, unless delivery is supported by planning policies and subsequently in planning conditions. This is endorsed by the core planning principles identified in the NPPF, notably to: 'proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs' and ensure that plans 'provide a practical framework within which decision on planning applications can be made with a high degree of predictability and efficiency'.

C4. There is existing below ground sewerage infrastructure that needs to be taken into account at West Sompting when designing the proposed development. An easement width of 6 metres will be required, and should be taken into account on the site layout or diversion. This easement should be clear of all proposed buildings and substantial tree planting.

C4. Southern Water confirm there is policy support for the provision of this local infrastructure in the emerging Adur Local Plan, however, the ALP is subject to further consultation on proposed amendments; the consultation period closing in January 2016. In the meantime, Southern Water have advised that this policy is intended to provide for the necessary Utility Infrastructure provision through the neighbourhood plan which could form part of the development plan ahead of the Adur Local Plan. Should the ALP be adopted ahead of the neighbourhood plan then the policy will lapse.