



Looking across to the Trundle from the Earl of
March – the view that inspired Blake's *Jerusalem*



LAVANT NEIGHBOURHOOD DEVELOPMENT PLAN

2016 - 2031

Lavant Parish Council

Made by South Downs National Park Authority
on 10 August 2017 and Chichester District
Council on 25 July 2017

3.0 OUR VISION, QUALITIES AND OBJECTIVES

Vision

- 3.01 Residents were asked how they wanted Lavant to look and feel in 15 years' time. These responses were used to create the Vision Statement for the Parish which is set out below:

Lavant will:

- ***Celebrate its heritage, distinctive rural character and downland location.***
- ***Ensure that all development results in a built and natural environment which is attractive, sustainable, environmentally sensitive and proportionate to the needs and wishes of its community.***
- ***Enjoy inclusive community facilities and take advantage of safe and integrated connections throughout the village.***
- ***Benefit from recreational spaces and opportunities which support and enhance the lives of all its residents and visitors.***

- 3.02 Lavant is a community which values the special qualities that contribute to its environment and social lifestyle. The special qualities are:
- The role and position of Lavant as a 'gateway' village to the South Downs National Park whilst remaining separate and distinct from Chichester.
 - Features of the village which create/ contribute to its distinct rural nature.

- A Range of recreational and community activities.
- Sites of historical interest within the village.
- A natural environment including the village green, river, footpaths/ bridleways and historic views of the surrounding hills to the north.
- Local businesses and organisations that contribute to the wellbeing of the community.

Objectives

- 3.03 The Vision and the feedback from the community were put into a set of Objectives for the Neighbourhood Plan. These state what the Neighbourhood Plan is aiming to achieve through its overall strategy and policies.
- 3.04 The objectives for this plan are as follows:
- LOB1** Define new Settlement Boundaries and identify sites where appropriate development will be accommodated.
 - LOB2** Prioritise use of Brownfield, Redundant and Derelict Land as sites for Development.
 - LOB3** Promote and accommodate sustainable and affordable housing development on specified sites and in accordance with Local Strategic Policies.
 - LOB4** Ensure that open market development reflects local housing needs and provides multi-use housing appropriate for all age groups and that affordable housing is prioritised for people with a defined local connection to Lavant.
 - LOB5** Ensure that all new housing and/or extensions complement the established vernacular of the Parish in terms of density, building styles and materials, respecting the historic environment and encouraging the conservation and

enhancement of Listed Buildings, their settings and other historic buildings and other significant features.

- LOB6** Encourage sustainable design that promotes energy conservation and efficiency in mitigation of climate change.
- LOB7** Promote appropriate developments, activities and facilities that actively contribute to the special qualities of Lavant and the well-being of the community.
- LOB8** Protect specified local open and green spaces and views valued and/or used by the local community.
- LOB9** Encourage the provision of new open and green spaces for sporting and general social/recreational use by the community.

- LOB10** Protect, enhance and conserve the special qualities of the South Downs National Park, in particular historic and valuable views, biodiversity, wildlife and cultural heritage and the natural environment, both habitats and landscapes.
- LOB11** Encourage and support infrastructure improvements in particular road enhancements that reduce traffic speeds. Create new footpaths and safety improvements for pedestrians and cyclists.
- LOB12** Facilitate the development needs of those businesses, employing organizations, and or charities operating within Lavant, in ways compatible with the needs of local residents and the rural character of the village.

4.0 ABOUT LAVANT

- 4.01 This section sets a background to the issues facing the parish and a baseline for the Neighbourhood Development Plan. In summary:
- (i) The Parish of Lavant lies on the coastal plain of the South Downs National Park approximately 2 miles north of Chichester in the western corner of West Sussex.
 - (ii) The village has three distinct areas East Lavant, Mid Lavant and West Lavant. These distinct areas were amalgamated, for civil purposes, into one parish in 1872.
 - (iii) The village covers an area of approximately 16,470 hectares with 777 dwellings and total population of 1,656.
 - (iv) Approximately 78% of the northern part of the parish lies within the South Downs National Park.
 - (v) Lavant has features of a typical rural English village with a picturesque village green, pond, two church buildings, the Memorial Hall, primary school and well used footpaths and historic views.
 - (vi) Lavant lies in a rural river valley and the character of the landscape is typical of the South Downs.
 - (vii) The A286 trunk road from Midhurst to Chichester runs through the heart of the village. Historical maps indicate that the settlement pattern has remained relatively unchanged through the centuries and that the Village Green has always featured as an important space in the village.
 - (viii) The pressures on Lavant's historic nature are typical of villages in the South of England for example lack of affordable housing, community investment and environmental enhancement.

Heritage

- 4.02 Back in 1954, Sussex Rural Community Council ran a competition to find 'the most sensibly active village' in West Sussex. To have a chance of winning, a village had to have the following characteristics: a church with a resident vicar, a school, an inn, a sports ground, a community centre, a branch of the Women's Institute, and finally a range of clubs and societies. The village of Lavant would have been a worthy winner. Then, as now, it met all the required criteria: two church buildings, a successful school, two inns, a sports ground for football and cricket, the Memorial Hall, a flourishing W.I. and a whole host of clubs and societies that led to the village becoming widely known as 'lively Lavant'. The Memorial Hall is busy every day of the week with some event or meeting or leisure activity. Remarkably, cricket has been played on the Village Green since at least 1628. There are well-tended allotments, and a children's playground at Churchmead. Annual events such as the Duck Race and the Summer Fete are enjoyed by all. As for scenery, lanes run along the river valley floor, before heading up to the Trundle and the Downs.
- 4.03 The history of Lavant is long and typical of many villages. The main change to Lavant's identity as a rural village has been a result of the opportunities and pressures created by the combustion engine. In the 21st Century there is a feeling that the village centre and life has become subservient to the needs of the motor car.
- 4.04 Lavant takes its name from the term for a stream which only flows when sufficient rain allows the landsprings to break out on the Downs. The area north of the Village Green is still known as Lavant Marsh, accessed up the aptly named Marsh Lane. In the Domesday Survey (1086) Lavant was known as 'Loventone' indicating that it was a 'ton' (an enclosure or farmstead or manor) on the River Lavant.

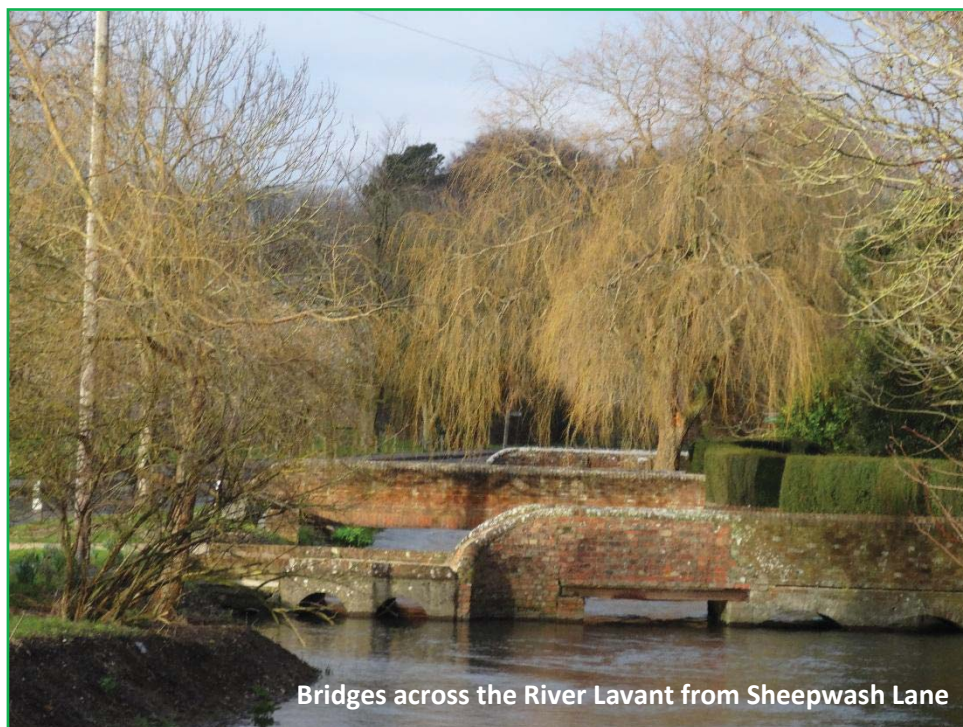
- 4.05 Until the late 19th century there were three Lavants: East Lavant and Mid Lavant and West Lavant. The first two were a manor, with a parish church. West Lavant had no church and was a tithing of East Lavant, even though it is physically separated from it by Mid Lavant. In 1872 the parishes were joined for civil purposes and for ecclesiastical purposes in 1880. As a result of this history there are three distinct elements to the village:
- 4.06 **East Lavant** has the feel of a typical downland village with a church, village green and some fine examples of thatched cottages and use of brick and tile as building materials.
- 4.07 **Mid Lavant** is essentially a linear settlement with terraced dwellings and more substantial houses along the main road. It is separated from East Lavant by various open fields across which there used to be long views up to the Trundle, now largely obscured by mature trees both along Pook Lane and along the main road.
- 4.08 **West Lavant** is centred around two significant Georgian dwellings, West Lavant Farm (built in 1711) and West Lavant House (the independent girls' school closed July 2016). These are surrounded by a straggle of cottages and barns, gentrified into modern dwellings. From West Lavant there are long views over fields to Kingley Vale and back to St. Nicholas Church.

Landscape

- 4.09 The village of Lavant lies at the southern edge of the South Downs, to the north of Chichester. The village is surrounded by downland slopes to the north, east and west. The River Lavant valley cuts through the

downs along the east of the settlement and onto the coastal plain, to the south of the village. Lavant is largely limited to slightly higher ground within the valley floor. To the east of the valley downland slopes and boundary vegetation provide containment to Lavant and an area of pastoral land to the east of the village which the edge of Lavant overlooks. Generally land use along the valley floor consists of pastoral land whilst the valley slopes are larger arable fields.

- 4.10 The South Downs Integrated Landscape Character Assessment 2011 describes landscape character in the South Downs National Park. It is the main evidence base for landscape in the SDNP. Further evidence may be found in the following studies, particularly relevant where sites are on or near to the boundary of the SDNP where the SDILCA may not cover all of the relevant landscape/countryside:
- (i) West Sussex Land Management Guidelines/LCA (WSCC)
 - (ii) Future Growth of Chichester Study (CDC)(attached)
 - (iii) Chichester Capacity Study(2005 CDC)
 - (iv) Village design statements/parish plans/Local LLCAs
- 4.11 The South Downs Integrated Landscape Character Assessment (ILCA) (2011) is an updated version of the CDC 2005 document. The South Downs LCA defines 18 general landscape types within the National Park as well as 49 more place-specific 'character areas'. The Lavant Valley falls within the character area of Chalk Valley Systems in the South Downs. The area is characterised by wetland habitat, meadow and woodland on the valley sides.
- 4.12 There are several Tree Preservation Orders on individual trees as well as areas of woodland within the parish. All trees located within Conservation Areas over 75mm diameter at 1.5m above the ground are protected.



Bridges across the River Lavant from Sheepwash Lane

The River Lavant & Biodiversity

- 4.13 The River Lavant is a winterbourne that rises from spring heads at East Dean, flows west to Singleton then south past West Dean and through Lavant to Chichester - some nine miles. Its natural course was south to the sea at Pagham. Since Medieval times it has been diverted to flow around the southern walls of Chichester. Its flow is intermittent and in most summer months it is dry. The River Lavant plays an important part in the ecology of the area, creating an important biodiversity corridor linking Chichester and SDNP and assists in channeling flood waters away from Chichester.

- 4.14 Lavant watershed has been recognised as a Biodiversity Opportunity Area (BOA) as it represents a priority area for the delivery of Biodiversity Action Plan (BAP) targets e. g. in supporting known populations of Water Vole and Great Crested Newts which have colonised the village pond and other ponds east of the River Lavant: the River Lavant is an important chalk stream in Sussex. There is one other BOA located within the Parish called Walderton to Welldown including Kingley Vale.

- 4.15 Much of the area around the River Lavant falls within flood zone 3³ and 2⁴. The river has flooded many times, 1960/61, 1994, 2001, 2011/12 and 2013/2014. The Village Green is the highest risk area followed by the upper part of Mid Lavant flood plain. The Upper Lavant Valley Flood Risk Management Study (January 2015) states that flooding in this catchment is caused by groundwater emerging through basements and inundating and infiltrating sewers, overtopping the River Lavant. Flooding also occurs as a result of heavy rainfall on saturated catchments which causes river levels to rise rapidly and flow over the river bank. This occurs when already high river levels (partly caused by high groundwater levels) are exacerbated by intense rainfall; Singleton and Mid/East Lavant are particularly affected. A contributory factor has been the lack of effective maintenance by the relevant Environmental Agencies.

³ This zone comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year

⁴ This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.

Housing

- 4.16 Lavant consists of three distinctive areas of housing, **West Lavant, Mid Lavant and East Lavant**. The parish registered 777 houses in the 2011 census. 734 occupied, the others either 2nd homes or vacant on the day of the census.
- 4.17 Prior to WWII the census recorded approximately 160 properties at each 10 year period between 1881 and 1921. Since WWII the village has seen a housing explosion and has grown nearly fourfold. The population has doubled although the density of occupancy has fallen.
- 4.18 The tenure of the occupied houses⁵ is:
- (i) 61% owned either outright or with a loan, (a similar level to England, but well below the estimated average of 75% for the whole of the SDNP).
 - (ii) 12 properties are reported as being in shared ownership.
 - (iii) The rented sector consists of 25% socially rented. Of these, 5% are council owned and 20% housing association owned. (A high number compared with England average of 17%).
 - (iv) 9% are privately rented, (compared with the 17% average for England).
- 4.19 Lavant's housing shape in terms of bedrooms is similar to England's. However, in Lavant there are only 66 one bedroom properties. This represents 9% of the total stock, below the 12% England average.

Infrastructure

- 4.20 The issue that the community is most concerned about for the future is the effects on Lavant of traffic and parking. The proximity to Chichester, where a great deal of housing development is proposed, combined with Lavant's location to the north of Chichester and within SDNPA has resulted in many pressures and threats; some of these can be mitigated through LNDP policies, some are beyond the scope of the plan.
- 4.21 Lavant lies approximately 2 miles north of Chichester. The main road through the village is the A286 which is a major north-south route which runs north through Midhurst and Haslemere and joins the A3 near Milford. The southern route of the road is towards Chichester where it forms part of the ring road and then joins the A27 by-pass south of the town. The route of the road means that the A286 is a major north-south route for traffic heading towards the south coast, particularly the Witterings and the Selsey peninsula.
- 4.22 Traffic enters the north of the village from the Midhurst direction and also from Petersfield on the B2141 which joins the A286 just north of the village. From the west, traffic enters from Hunter's Race or West Stoke Road. Many of these commuters then travel east either along Pook Lane or via Sheepwash Lane onto Fordwater Road and New Road, and vice versa to gain access to the A27 and avoid the congested sections of the A27 south of Chichester. During peak rush hour times the minor roads are used as 'rat-runs' by through traffic.

⁵ Source: Office for National Statistics, Office for National Statistics, Census 2011, Neighbourhood Statistics - Lavant Parish, Neighbourhood Statistics - Lavant Parish - Tenure (KS402EW)

4.23 A valued local resource is Centurion Way. This runs north and south from Lavant and terminates to the west of Chichester. The route (follows the closed Chichester to Midhurst railway line) is used by walkers and cyclists so avoiding local roads particularly on the busy route south into Chichester. However, it is not considered 'safe' at night and is not continuous through Lavant; both walkers and cyclists have to use residential roads through Mid Lavant.

4.24 Mid Lavant is relatively well served by a bus route. There is a regular service and seven bus stops in the village. Many residents are within walking distance of a stop. The service in the northerly direction service goes to Midhurst with connections to other services. South the service stops at Chichester bus station which is close to the railway station. However, the bus services stop at 7.30 p.m., there are no rail services and taxis are expensive. There is, therefore, a heavy reliance upon personal modes of transport particularly in the evening.

4.25 The nearest hospital is St Richard's in Chichester which is not directly accessible by public transport. There are no doctor or dentist surgeries in Lavant; many residents use the GP practice on the A286 which is accessible by bus. Dentists are only located in Chichester. The main secondary schools are in Chichester (Bishop Luffa, 3.8 miles; Chichester High School, 4.3 miles) or Midhurst Rother College, (9.5 miles) and children attending these schools use the local bus services.



A view along Centurion Way under an old Railway Bridge

5.0 SPATIAL STRATEGY

POLICY LNDP1 - Spatial Strategy and Settlement Boundaries

- 5.01 The parish is a rural area, predominantly consisting of beef, sheep and arable enterprises and a range of equestrian facilities from livery to race horse training.
- 5.02 The rural character of the parish is key and a fundamental aspect of sustainable development locally.

POLICY LNDP1 - Spatial Strategy and Settlement Boundaries

Development proposals will be approved where they meet the following criteria

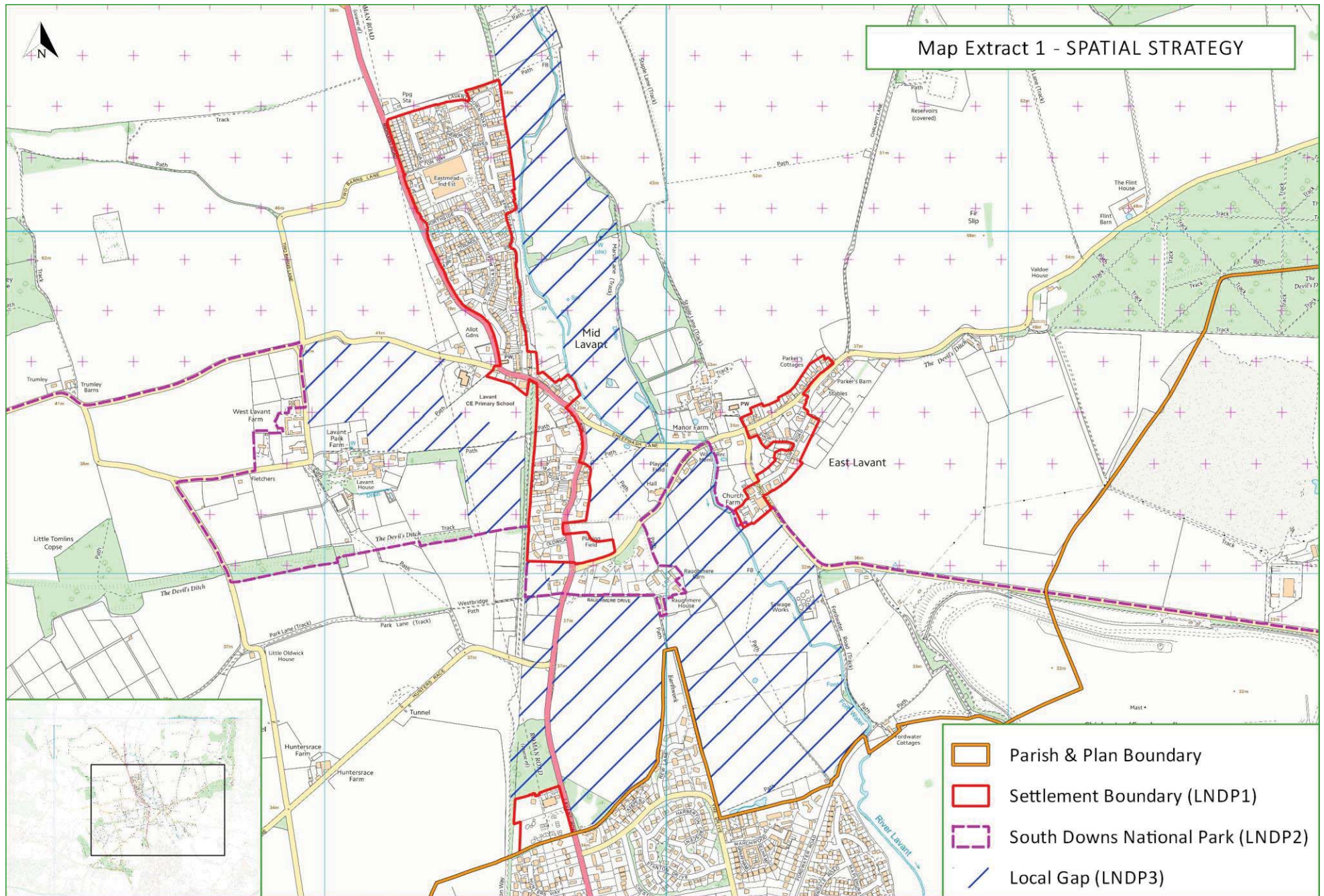
- 1) Are located within a Settlement Boundary;
- 2) Do not diminish the gaps between East Lavant, West Lavant, Mid Lavant and Chichester;
- 3) Respond to the individual identities of East Lavant, West Lavant, and Mid Lavant;
- 4) Protect and where possible enhance local habitats, flora and fauna.
- 5) Do not have a detrimental impact on the predominantly open and undeveloped landscape setting of the village (which provides a gateway to the SDNP) or the National Park;
- 6) Are in accordance with the Development Plan.

Land outside of the settlement boundary is considered to be countryside and development will only be allowed if it is the subject

of a specific policy in this neighbourhood plan or can demonstrate a need to be located in the countryside, as set out in national and local policies.

Justification

- 5.03 Sustainable development is at the heart of National Planning Policy and the LNDP. There are three dimensions to sustainable development; an economic role, a social role and an environmental role. Locally, all three dimensions are important. Consultation with the local community has identified a significant desire to preserve our unique natural, built and historic environment that consists of three individual settlements, surrounded by rural land. This spatial strategy provides locally specific emphasis in support of sustainable development.
- 5.04 A settlement boundary review has been carried out in accordance with the SDNPA methodology. This has resulted in the boundary being slightly expanded in Mid Lavant and new boundaries being created around most of East Lavant, and an area near Chichester.



SCALE: 1:15,000 | Contains OS data © Crown copyright [and database right] (2016) | © Lavant Parish Council

- 5.05 Land outside the Settlement Boundary is classed as ‘Countryside’. CDCLP (2015) Policy 45 & 46 address development in the Countryside outside the National Park. Within the National Park the SDNP Preferred Options 2015 contains a range of policies that would apply (once adopted) including policies SD35 *Rural Exception Sites*, SD27 *Sustaining the Rural Economy*, SD47 *Farm Diversification*, SD49 *Conversion of Redundant Agricultural Buildings*.
- 5.06 The three settlements within the parish have unique identities and development should respond to the settlement in which they are located as described in Section 4. A key objective of this plan is to protect, enhance and conserve the special qualities of the South Downs National Park, in particular historic and valuable views, biodiversity, wildlife and cultural heritage and the natural environment, both habitats and landscapes. The parish benefits from acting as the gateway to the National Park from the south in this area and it is imperative that development does not threaten the key qualities of the park that make it special.
- 5.07 Whilst this policy provides the spatial strategy for the plan, it is important to remember that all relevant policies contained within this plan should be considered when proposing or determining a development proposal.

POLICY LNDP2 – South Downs National Park

- 5.08 It is important that development on the land near the SDNP does not detract from the enjoyment of the National Park’s special qualities by residents and members of the public. These special qualities include:
- 1) Diverse, inspirational landscapes and breathtaking views.

- 2) A rich variety of wildlife and habitats including rare and internationally important species.
- 3) Tranquil and unspoilt places.
- 4) An environment shaped by centuries of farming and embracing new enterprise.
- 5) Great opportunities for recreational activities and learning experiences.
- 6) Well-conserved historical features and a rich cultural heritage.
- 7) Distinctive towns and villages, and communities with real pride in their area

POLICY LNDP2 – South Downs National Park

All development (both inside and outside the South Downs National Park where it affects its setting) must conserve and enhance the special qualities and essential characteristics of the National Park. In particular development should not adversely affect the views towards and out of the National Park by virtue of its location, scale or design.

The assessment of development proposals except residential extensions or other minor development should demonstrably refer to the South Downs Integrated Landscape Character Assessment 2011 or subsequent revisions of that document.

Justification

- 5.09 Much of the parish lies within the setting of the SDNP, with 78% contained within the park itself. The area of the Parish adjacent to the boundary of the SDNP makes a valuable contribution to the setting and special qualities of the Park.

- 5.10 As such, development outside the National Park which has an impact on its setting could have a detrimental impact on the qualities identified above. Ensuring all development proposals have regard to these special qualities and the South Downs Partnership Management Plan 2014-2019 will ensure any impacts are acceptable.
- 5.11 It is important that the historical (relatively) arbitrary boundary does not result in the parks special qualities being diminished and that all proposals within the parish are subject to the same level of scrutiny with regard to impacts on the Park.

POLICY LNDP3 – Local Gaps

- 5.12 Lavant is characterised by its three unique settlements of East Lavant, Mid Lavant and West Lavant. Whilst today these settlements fall within a single parish it is important to maintain the separate historic identities of each settlement and to prevent their coalescence with Chichester.

POLICY LNDP3 – Local Gaps

Development proposed within a Local Gap, as designated on the LNDP Map, must comply with the following criteria to be acceptable:

1. Diminution of the gap must not visually, perceptually or physically lead to coalescence of settlements (A Landscape and Visual Impact Assessment must demonstrate no diminution in openness of and views from the local gaps.)
2. Important trees and hedgerows and key landscape features must be retained as part of any development proposal.

Proposals for the use of a Local Gap for outdoor sport and recreation and other community uses will be supported unless the use will have a significant detrimental impact on the openness of the Local Gap and wider landscape. Any structures associated with the outdoor sport and recreation and other community uses must satisfy the criteria above.

Justification

- 5.13 Lavant is characterised by green spaces and a feeling of spaciousness both in the central core and within local gaps which separate the settlement boundary from the potential for peripheral sporadic ribbon development along the main village approach road from Chichester, also within the local gaps separating areas of development within the village.
- 5.14 These local gaps are an important and distinctive feature of the village character and provide a physical and visual break between the Lavant settlement area and outlying development. The gaps that have been identified are:
- (i) **West – Mid Lavant**
There is a physical and visual gap created by a maintained agricultural field between West Lavant and the Primary School situated in Mid Lavant. This area is used informally by dog walkers and contains a footpath which gives access to the Centurion Way
 - (ii) **Mid – East Lavant**
Created by the River Lavant which runs along the Eastern boundary of Mid Lavant and several fields which are used for grazing cattle. This physical and visual gap valued by the community for its wildlife, biodiversity and the informal

leisure opportunities it offers alongside the River and the footpath along Marsh Lane. Visually the gap provides views to the Trundle and down into /over East Lavant.

(iii) Chichester – Mid Lavant

Appeal decision (APP/L3815/A/13/2200123) acknowledged that the ‘Strategic Gap’ prevented the coalescence of Chichester and Lavant. In addition this is not just a separating wedge of undeveloped land but the transition from suburb to secluded Village.

POLICY LNDP4 – Delivering New Homes

5.15 There is a comparatively high degree of market pressure in Chichester⁶ due to a combination of under-delivery of housing against targets and proximity to London. In 2014 Chichester District was the third worst area in England for affordability of housing; average house prices are 17.9 times average earnings; three times the National Average.⁷;

5.16 Chichester District is also in the worst band for the proportion of second homes as a percentage of all homes. New-build two bedroom properties in Lavant are being marketed for £305,000 (August 2015), making them unaffordable as an entry property for young people joining the housing market.

⁶ <http://www.chichester.gov.uk/studies#housing> The Assessment of Housing Development Needs Study: Sussex Coast April 2014 although this refers to Chichester District. It is assumed that it covers the entire District even those areas where the South Downs National Park Authority is the planning authority.

⁷ National Housing Federation, “Rural Housing: Countryside in Crisis”(2014)

5.17 It is therefore essential that this plan provides a good supply of new houses over the plan period.

POLICY LNDP4 – Delivering New Homes

The Lavant Neighbourhood Plan makes provision for approximately 75 new dwellings on allocated sites and small scale housing sites over the plan period.

The allocated sites are:

LNDP20 – Land adjacent Pook Lane

LNDP21 - Church Farm Barns, East Lavant

LNDP22 - Eastmead Industrial Estate, Mid Lavant

LNDP23 - Maddoxwood House, Lavant

The above sites are identified in the LNDP Map and are consistent with the spatial strategy for the parish over the next 15 years.

Justification

5.18 A community-wide housing needs survey⁸ was carried out in May 2014 by the LNDP in collaboration with the Parish Council and Chichester District Council (CDC) housing officers. The response rate was 45% of all Lavant dwellings. It identified a housing need of 55-89 dwellings within the next 10 years.⁹ After consideration the SG

⁸ See Consultation Statement for further information.

⁹ CDC Analysis of Housing Needs Survey www.lavantparishcouncil.co.uk/neighbourhood-plan

determined that a target of 75 dwellings over the 15 years of the LNDP was an appropriate number.

(known as ‘windfall allowance’). SDNPA have advised that there is strong evidence that there has been consistent delivery on windfall sites as a proportion of total dwellings.

- 5.19 Information from CDC housing register combined with the survey produced an evidenced number of those in housing need through the life time of the plan.
- 5.20 This approach highlighted the number of residents who have or will have a need for housing and who fall into the CDC low priority category. As such they are very unlikely to get access to affordable housing and cannot afford to buy.
- 5.21 In order to calculate the required build numbers the ‘need’ was compared with anticipated supply from new build – “Roman Fields” and Housing Association modelled stockturn (based on recent historical actual stock turn).
- 5.22 A number of sites have been assessed for their development potential and the full assessments can be found in the evidence base¹⁰. This assessment considered availability, designation constraints, landscape impacts, suitability, community views, sustainability and deliverability.
- 5.23 The allocations identified in this policy will provide approximately 75 new dwellings over the plan period and are available, suitable and deliverable.
- 5.24 If there is a shortfall of dwellings against our target of 75 there is provision within the SDNPA Strategic Policy (paras 7.36 and 7.37) to take into consideration previously unallocated or identified land

¹⁰ Assessment of Potential Development Sites (Lavant Parish Council 2015) – see www.lavantparishcouncil.co.uk

6.0 GENERAL DEVELOPMENT PRINCIPLES

POLICY LNDP5 – High Quality Design

- 6.01 Lavant as a parish is well established terms of density, scale, building styles and materials. The Community wish to see new development enhance this further and to respect the existing buildings, particularly those that have historical significance.
- 6.02 It is important to ensure this natural evolution of an integrated community can continue in a sympathetic way.

POLICY LNDP5 – High Quality Design

New residential developments must be of high quality design and respond to and integrate with the local landscape and built environment. In Lavant this means proposals will be supported where they meet all of the following criteria:

- 1) Reflect the scale, character and historic context of existing buildings in the immediate vicinity.
- 2) Enhance/improve the local character and quality of an area.
- 3) Not deviate from established building lines and arrangements of front gardens, walls, railings or hedges where it is necessary to maintain the existing character of the immediate locality. Where a new boundary treatment is proposed it should reflect other boundary treatments in the immediate vicinity.
- 4) Use building and landscaping materials externally that are characteristic of Lavant (primarily brick/flint work walls, timber

cladding, timber windows, clay tiled roofs and lead flashings) and are of a quality and life expectancy that match or complement the existing palette.

- 5) Incorporate Sustainable Urban Drainage Systems.
- 6) Incorporate and integrate sufficient external amenity space, refuse and recycling storage and car/cycle parking to ensure a high quality streetscape

Justification

- 6.03 High quality design is central to the NPPF and England's desire for sustainable development. However, perceptions of what high quality design is varies from place to place and even two villages close together can have distinctively different aspirations in terms of design. It is therefore important for Lavant to set out what constitutes high quality design locally.
- 6.04 This policy seeks to ensure that new development will reflect and where possible enhance the traditional design of buildings typical of this part of Sussex. The introduction of contemporary and innovative materials and design will be supported where positive improvement to housing can be robustly demonstrated without detracting from the visual character of the village and the immediate environment.
- 6.05 The range of buildings in Lavant demonstrates its historical timeline over many centuries using local materials and traditional design. In many instances properties have demonstrated their flexibility to accommodate various family sizes over time.
- 6.06 Most dwellings have two storeys with walls of red brick. Older properties utilise a mix of brick, flint and stone. There is some painted

render with contrasting brick detail and some stained boarding. Roofs are mainly gabled and hipped in red/ brown clay or manmade tiles. There is some use of grey slate. There is a range of pitches with some barn construction, mainly in converted farm buildings.

- 6.07 Windows vary according to the style of the property and the character of the area and most common are sash and casement but with some larger glazed doors. There is limited use of dormers and some roof lights where attics have been converted into living accommodation.



Development should respect Lavant's rich historic environment

POLICY LNDP6 – Development Principles

- 6.08 This plan recognises that new development will occur within the LNDP period. In addition, buildings are continually evolving, being adapted to modern standards and expanding to provide additional space.
- 6.09 This plan seeks to ensure that this can occur in a sympathetic way over the plan period.

POLICY LNDP6 – Development Principles

Development proposals will be supported where they meet all of the following criteria:

- 1) Be of a scale, form, density, character and appearance that is complementary to (but need not replicate) the surrounding built environment. This can include the use of contemporary and innovative materials and design where appropriate. Particular attention to details such as scale, size, shape of windows, roof shapes and pitch, tiling materials, brickwork colour and texture.
- 2) Ensure neighbouring properties maintain a good standard of amenity.
- 3) Protect or enhance nearby designated heritage assets and their settings.

Justification

- 6.10 This policy sets the general principles that all new development should adhere to within the parish wherever it is located. The need to reflect the surrounding area and protect the amenity of neighbours has been expressed through consultation exercises; as is the need to protect our unique heritage.
- 6.11 The Housing Needs Survey¹¹ has identified that a range of dwellings is required locally in the coming years. It is acknowledged that developers will often seek to provide large homes as these can attract higher values, this policy therefore seeks to ensure that all developments with 2 or more dwellings will provide a mix of housing to meet the local need.
- 6.12 It is also accepted that larger unallocated residential developments within the Settlement Boundary may come forward. These may be considered appropriate where they are not on Local Green Space or Local Community Space and are well integrated with the fabric of existing buildings

¹¹ Housing Needs Survey 2015 – see www.lavantparishcouncil.co.uk

POLICY LNDP7 – New Dwelling Size & Tenure

- 6.13 This plan provides for the target of 75 new dwellings on allocated sites in accordance with the Housing Need Survey undertaken, this is set out at policy LNDP4.
- 6.14 Whilst providing the quantum of new homes needed is important, it is equally important that these homes meet the needs of the parish.

POLICY LNDP7 – New Dwelling Size & Affordable Housing

New Dwelling Size

Proposals for 3 or more new dwellings will only be considered acceptable where they provide a range of dwelling sizes to meet local need.

Affordable housing

Affordable housing will be provided in accordance with policies set by the appropriate Local Planning Authority.

Justification

- 6.15 The housing needs survey carried out in May 2014 has identified a housing need of 55-89 units within the next 10 years of which:
- 23 – 39 are market housing (sale & rent).
 - 32 – 50 are affordable housing.
- 6.16 This survey also identified a need for smaller properties partly as a result of an ageing population but also due to young family household needs. The key family formation group (23-32 years of age) significantly underrepresented at only 9% of the population compared to 14% for the whole of England. Affordable housing

should be 1 bedroom flats and 2 bedroom houses and there is a need for first time buyer accommodation in the form of 2 bedroom houses & some 3 bedroom houses.

- 6.17 This policy seeks to ensure that the identified need across the Parish is delivered.



Contemporary design that complements older buildings within Lavant will be supported.

POLICY LNDP8 - Dark Night Skies

- 6.18 A key characteristic of the rural character of Lavant are dark nights. The area currently enjoys limited light pollution and local communities are keen to prevent the introduction of unnecessary light pollution in a dark rural area.

POLICY LNDP8 - Dark Night Skies

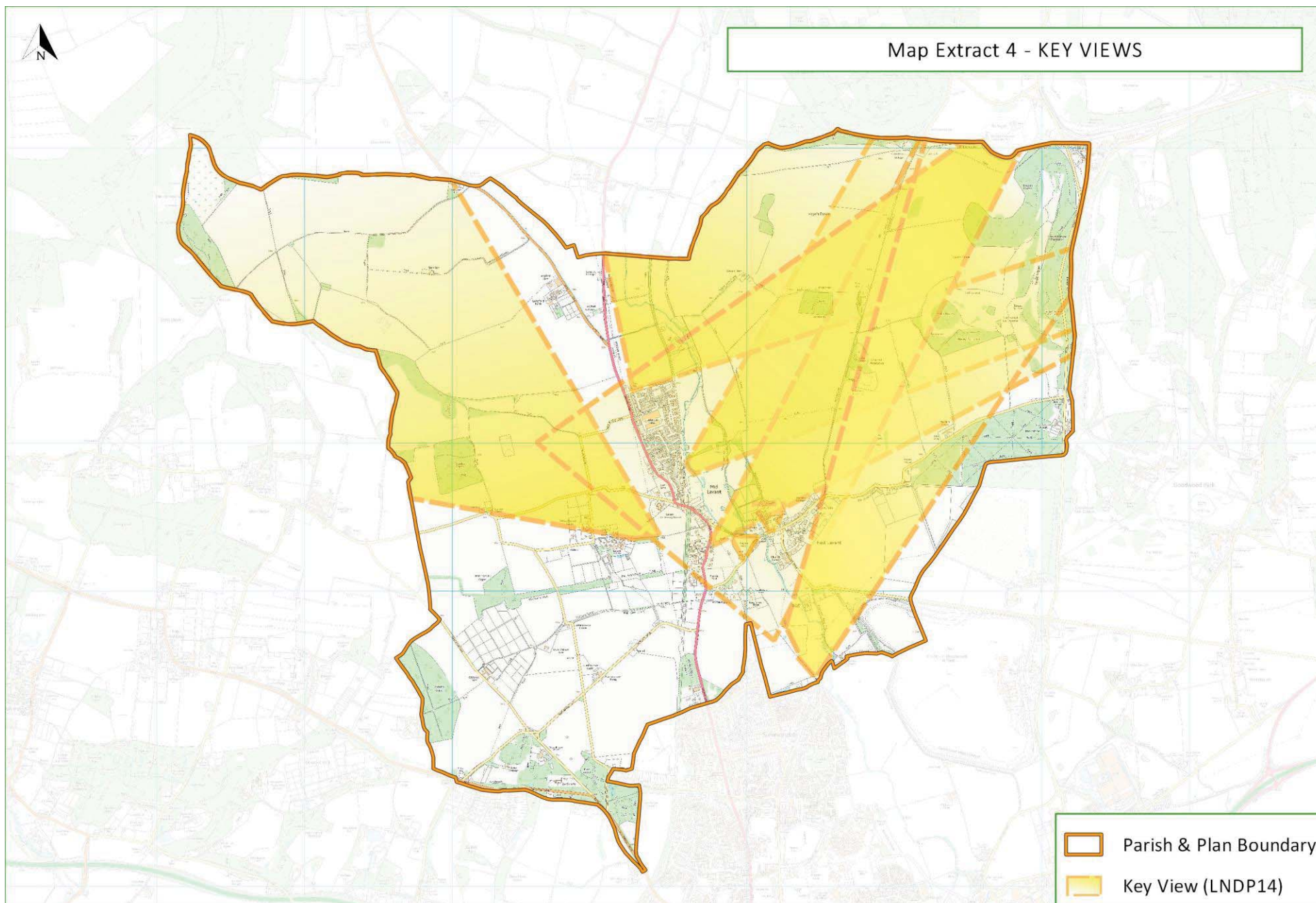
All development proposals must take account of the importance of dark skies across the parish and those that include external light fittings will be expected to demonstrate that the chosen light fittings minimize light pollution.

Unless it is a requirement of a statutory body all new roads built as part of a development must not feature street lighting.

Justification

- 6.19 The current street lighting in the Parish was provided when no thought was given to light pollution or energy efficiency. The NPPF paragraphs 95 and 97 support a low carbon future by reducing unnecessary energy use. As such, all developments within the Parish should not feature street lighting unless it is required to mitigate a potential road safety hazard, and in this situation support will only be given to minimal lighting and lighting design suitable for a rural village.
- 6.20 The creation of artificial light is a factor that threatens the survival of protected and threatened local wildlife and tranquillity. Outside lighting needs to be regulated (where planning permission is

required) to be neighbourly in its use. This can be achieved by ensuring lighting is deflected downwards rather than outwards or upwards, that it is switched off at midnight at the latest and that movement-sensitive triggers are regulated to reduce illumination periods to a minimum. This is particularly important at non-residential locations such as equine establishments.



POLICY LNDP14 - Landscape Character and Key Views

- 8.08 A special quality of the Parish is its landscape character. This is made up of agricultural land and rolling topography with the steep sided valley of the Lavant and the ridge of the chalk downs open spaces. Hedgerows, woodland, trees, verges, ditches, hills, and varied habitats and a winterbourne river are also key features across the area. Development should seek to retain this.

POLICY LNDP14 - Landscape Character and Key Views

Where development has a harmful impact on landscape character or open views the development will not be permitted unless the proposal can demonstrate mitigation can be achieved on the land within the applicant’s control and will reduce any harm to an acceptable level.

Applications other than residential extensions and alterations and other minor development must be supported by a landscape assessment in accordance with the “*Guidelines for Landscape and Visual Impact Assessment 2013*” or updated versions of it. Such an assessment should be proportionate to the proposed scale of development and the degree and extent of any likely impacts on the landscape.

Justification

- 8.09 Avoid any loss or diminution of significant views that currently provide open field aspects or views from the village or its open spaces.

- 8.10 The local community identified a number of important views during the consultation process. Whilst some look into and around the parish, the majority look north towards/through the SDNP and towards the Trundle and Kingley Vale, both landmarks of the SDNP that hold significant landscape and historic value to the Lavant community and visitors to the area.

- 8.11 Various additional views were suggested as part of the pre-submission and where considered by the SG, the final list of views identified as significant are on the LNDP Map and consist of:

- KEY VIEW 1** Views of East Lavant and the Trundle from the Earl of March and across the Village Green.
- KEY VIEW 2** Views of the Downs and along the Lavant Valley from Lavant Down Road.
- KEY VIEW 3** Towards the Trundle from Churchmead.
- KEY VIEW 4** Towards Kingley Vale from the field between West Lavant and the Primary school.
- KEY VIEW 5** Towards Kingley Vale from West Lavant.
- KEY VIEW 6** Towards St Mary’s Church East Lavant from Pook Lane.
- KEY VIEW 7** Towards Lavant from the Trundle
- KEY VIEW 8** View from the footpath north of Summersdale towards Lavant and the Trundle.
- KEY VIEW 9** View over the “Amphitheatre” from the Centurion Way where Kingley Vale is visible in the distance.

POLICY LNDP15 – Floodplain & Reducing Flood Risk

- 8.12 One of the main natural features within the parish is the River Lavant which has a seasonal flow from the National Park south towards the coast.
- 8.13 The low-lying areas adjacent to the river are liable to flooding during periods of high rain partly as a consequence of greater flood relief operations higher up the valley. This results in higher volumes of water discharging down the river valley in a shorter time.

POLICY LNDP15 – Floodplain & Reducing Flood Risk

LNDP15a - Floodplain

No development should take place in areas at risk from flooding on the Flood Map, unless it can be shown that there are no sites where it would be possible to locate that development, in an area at lower flood risk. If having adopted a sequential approach, it shows the development must be sited in a flood risk area, then it must be designed to be flood resilient and resistant and have a safe means of escape. The need for a sequential test does not apply to changes of use or residential extensions.

LNDP15b – Reducing Flood Risk

All development proposals on undeveloped land (i.e. greenfield) must demonstrate that there will be no net increase in surface water run-off from the application site as a result of the development.

All development proposals on previously developed land (i.e. brownfield) must demonstrate that surface water run-off from the application site as a result of the development will be as close as

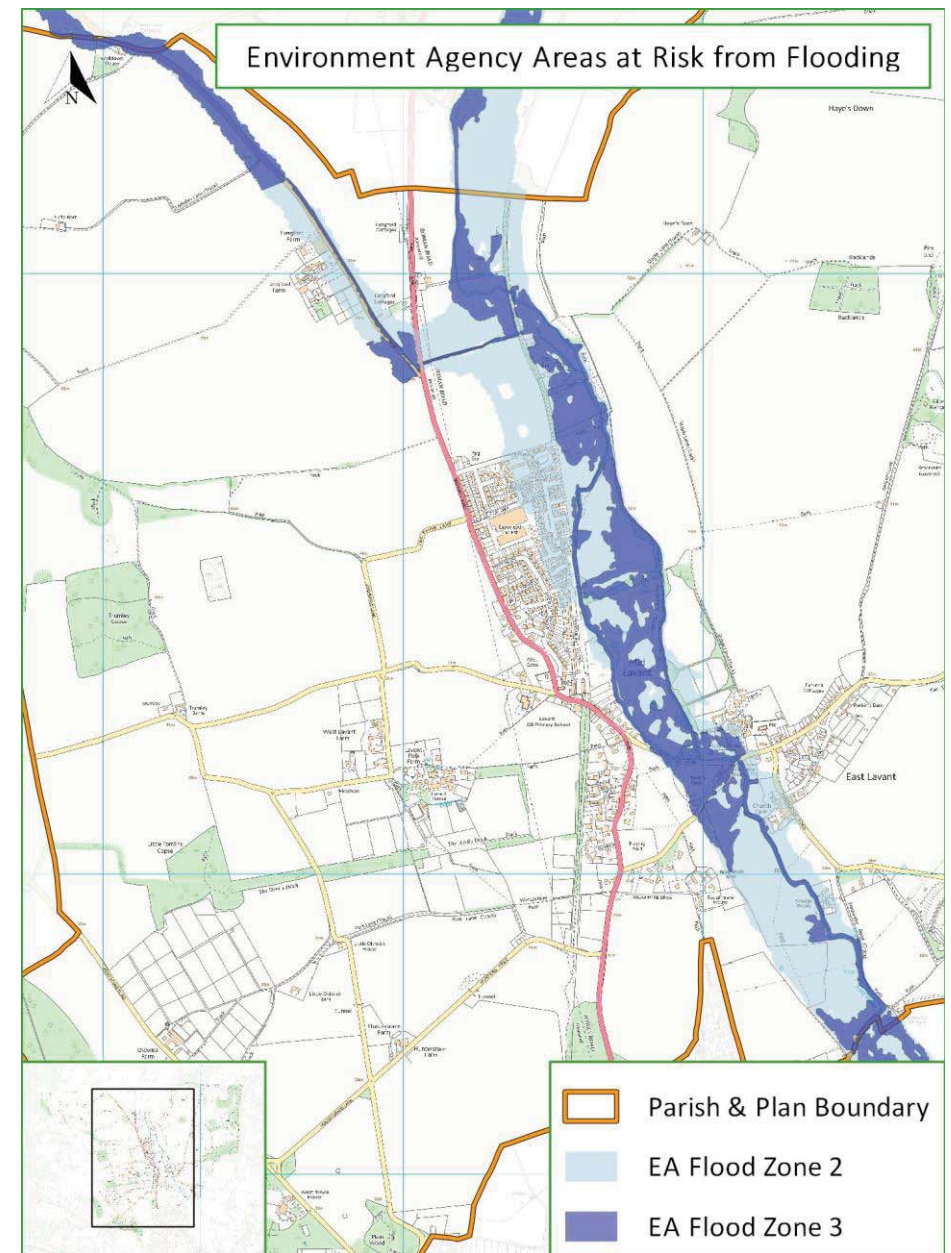
reasonably practical to the greenfield run off rates from the development for the same rainfall event but should never exceed the rate of discharge from the site prior to its redevelopment.

Justification

- 8.14 The River Lavant has flooded many times. Recently the worst of which were in 1960/61, 1994, 2000/1, 2011/12 and 2013/2014. Historical evidence of these floods are documented within the evidence base (see Historical Flooding Evidence) which demonstrates the extent of the floodplain¹³.
- 8.15 The Environment Agency produce flood maps that indicate the probability of river flooding, ignoring the presence of any defences that may exist. This identifies much of the area adjacent to the river as being in Flood Zones 2 or 3. In these areas the NPPF states that the Sequential Test should be used to steer new development to areas *‘with the lowest probability of flooding’*, and failing that test an Exception Test may be applied. It is clear that *‘Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding’*.
- 8.16 It is clear that this plan seeks to provide for sustainable development over the plan period. By ensuring that only essential infrastructure and community / recreational can come forward in this area when there are no other alternatives helps the plan achieve this.

¹³ Floodplain defined as an area of low-lying ground adjacent to a river, formed mainly of river sediments and subject to flooding.

- 8.17 New developments tend to lead to increase in surface water run-off from roofs and impermeable surfaces (e.g.: tarmac paths/roads). This results in rainwater travelling to the river quicker, resulting in shorter lag times and greater peak river discharge. Ensuring new developments do not increase surface water run-off rates will ensure that they do not contribute to greater floods in future years.
- 8.18 New developments to include an integrated Green Infrastructure approach to surface water drainage which incorporates an assortment of above ground flood prevention measures (e.g. rain gardens, swales, green roofs and ditches) that should all be consistent with local landscape character.



SCALE: 1:25000 | Contains OS data © Crown copyright [and database right] (2016) | © Lavant Parish Council | Environment Agency Flood Mapping updated every 3 months - for up to date mapping please visit <https://flood-map-for-planning.service.gov.uk/>

POLICY LNDP16 – Microgeneration and Renewable Energy

- 8.19 Climate change poses a global challenge for which we are all responsible. At a local level the impacts of climate change could have lasting impacts upon the environment and landscape.

POLICY LNDP16 –Microgeneration & Renewable Energy

Proposals that include the installation of renewable energy generation equipment will be supported where:

- 1) It is to provide energy for local dwelling(s), businesses or proposed by a local community group
- 2) It is proportionate to the scale of the building(s) or development it is intended to serve
- 3) The siting, scale and design of the energy generating infrastructure will not compromise the amenity of the nearby community
- 4) It will not significantly detract from the rural, visual and historic character of the surrounding area.

Justification

- 8.20 Central to the NPPF is the concept of sustainable development and central to this is the need to mitigate and adapt to climate change.
- 8.21 Microgeneration technologies are increasingly used to produce clean electricity and heat from renewable sources. The installation of these across the parish are supported.
- 8.22 Ensuring that proposals for, or that includes, this type of development comply with the criteria as set out in this policy will

ensure that they do not have a negative impact on the parish's special qualities as set out earlier in this document.

POLICY LNDP17 - Conserving and enhancing local heritage assets

- 8.23 It has become clear through consultation exercises that Lavant's heritage is important to people that live and work in the community. Local buildings and their relationship with the landscape contributes to the unique nature of the three settlements.
- 8.24 There are many designations put in place at the national and international level such as Listed Buildings, Scheduled Monuments and others that already provide protection for the country's most valued assets. It is not appropriate to duplicate national policy in this plan.
- 8.25 However there is a desire to give additional protection to local buildings and features which significantly contribute towards our local heritage. Local assets have been assessed in our evidence base and those assets considered worthy of local protection are included in the policy below.

POLICY LNDP17 - Conserving and enhancing local heritage assets

Development proposals will be supported where they protect and enhance the local distinctiveness and character of the parish and heritage features

All proposals that have the potential to directly impact the asset

10.0 NEW HOUSING DEVELOPMENT

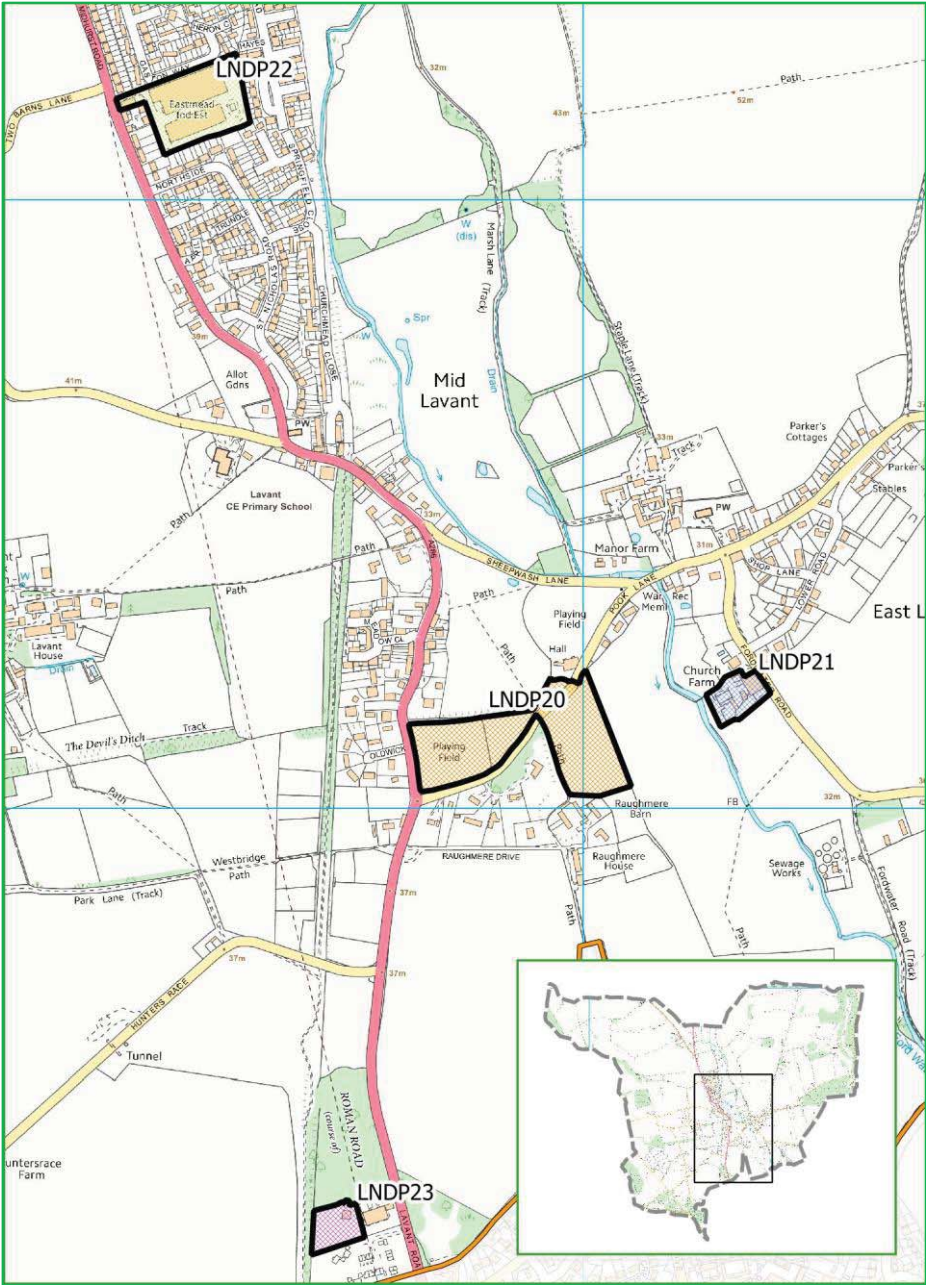
10.01 The policies within this section relate to the provision of new housing across the parish. In particular they relate to sites that have been identified as being suitable for housing development and the provision of housing through small scale housing development.

10.02 The identified sites have been identified following extensive consultation with the local community, landowners and assessment by the SG. This process is set out within the *Assessment of Potential Development sites* report contained within the evidence base supporting this plan.

10.03 Five policies provide for new residential over the plan

Policy Ref.	Site Ref.	Name	Location
LNDP20	Site 3	Land adjacent Pook Lane	Mid Lavant
LNDP21	Site 4	Church Farm Barns	East Lavant
LNDP22	Site 7	Eastmead Industrial Estate	Mid Lavant
LNDP23	Site 11	Maddoxwood House	Lavant
LNDP24	n/a	Small Development Sites	n/a

10.04 Regardless of the policies in this section, development proposals that come forward on allocated sites should not only adhere to the relevant policy but also all other planning policies in the Development Plan. That includes policies within this plan as well as those set out by the relevant Local Planning Authority and Central Government.



- 9.08 It is therefore prudent to ensure that any future development provides adequate off road parking to meet the needs of that development.

POLICY LNDP19 – Residential Off-Road Parking

New residential development must include provision for adequate off-road parking spaces including garages as set out below.

In new developments, every dwelling will provide within its curtilage (or within the development) 2 parking spaces or 1 parking space per bedroom, whichever is greater.

Where practical development proposals affecting existing dwellings should also comply with the above.

Whilst tandem parking is allowed (two spaces one behind the other, including garage space/s), three or more spaces one behind the other are not permitted.

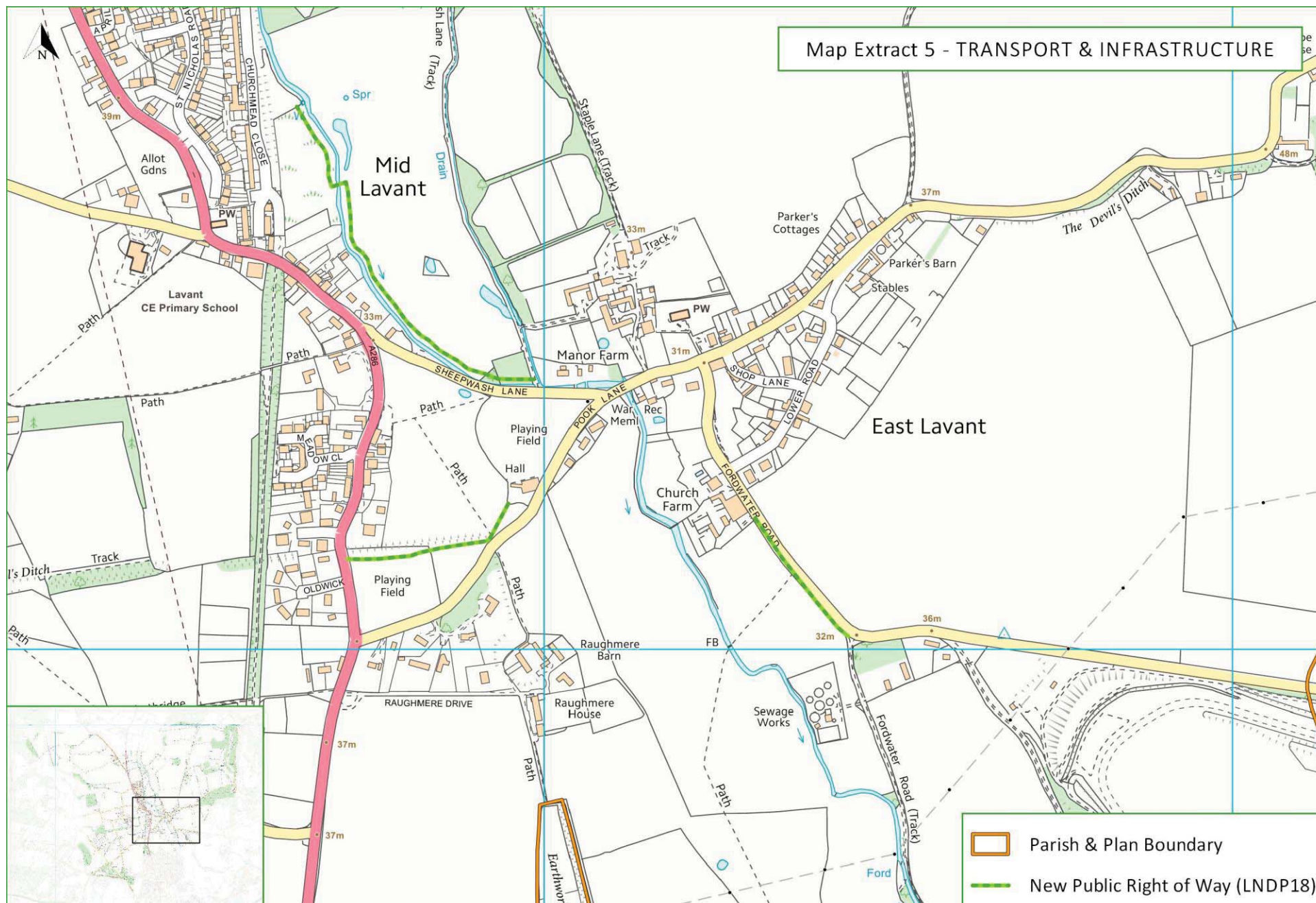
Justification

- 9.09 The 2011 Census data in the table below shows that only 10.1% of households had no car or van (compared to 15.6% across Chichester District), 46.5% of households have one car or van and 43.5% of households have 2 or more vehicles. At the 2011 Census there was an average of 1.54 vehicles per household in the parish, an increase from 1.41 vehicles per household at the 2001 census. This trend is expected to continue into the future.

	Households with no cars or vans	Households with 1 car or van	Households with 2 cars or vans	Households with 3 cars or vans	Households with 4 or more cars or vans	Average number of cars per household
ENGLAND	25.8%	42.2%	24.7%	5.5%	1.9%	1.16
West Sussex	17.8%	43.4%	29.2%	6.9%	2.7%	1.34
Chichester District	15.6%	42.0%	30.8%	8.0%	3.6%	1.44
Lavant Parish	10.1%	46.5%	31.7%	8.2%	3.5%	1.54

- 9.10 The Chichester District Local Plan 1999 (relevant to the area of Lavant within the National Park) contains no saved policies relating to parking provision for residential properties. The position of the Chichester Local Plan 2014-2029 (relevant to the area of Lavant within Chichester District) and the emerging South Downs National Park Local Plan which is at the Preferred Options stage is set out below:

- (i) The Chichester Local Plan: Key Policies 2014-2029 Policy 39 (Transport, Accessibility and Parking) states that *‘The level of car parking provision should be in accordance with current West Sussex County Council guidance. This, together with residential parking and the level of cycle parking, will be*



assessed on a flexible site by site basis depending on the provision of public transport and access to local facilities.’ The current guidance issued by West Sussex County council is contained within its *Guidance for Car Parking in New Residential Developments September 2010*.

- (ii) The SDNPA Preferred Options 2015 Policy SD44 states that development proposals should ‘*provide an appropriate level of private cycle and vehicle parking to serve the needs of that development in accordance with the appropriate adopted parking standards for the locality. Further guidance will be provided in a parking standards SPD.*’ According to this document the current timetable is not due for adoption until 2017 and the SPD will be prepared after adoption.

9.11 The *Guidance for Car Parking in New Residential Developments September 2010* provides a set of principles upon which the quantum of parking required can be identified. It also provides a calculator upon which the ‘*parking demand*’ can be established. This calculator uses the 2001 Census data as a baseline, and therefore does not take into account the latest data as set out above and the increase in cars per household. It is therefore right to ensure new development in the parish responds to the increase in vehicles per household.

9.12 The last new development in Lavant, Meadow Close, was considered by developers and CDC Planners to have adequate parking but has since proved wholly inadequate for the current residents and their needs. This lack of vision regarding this aspect contributes significantly to the pavement parking concerns on the A286. In addition it has detracted from the well-being and neighbourliness of the cul-de-sac.

9.13 Whilst this policy seeks to vary the requirements of the Local Plan, the provision of parking should not be considered a strategic matter

and therefore the Neighbourhood Development Plan has the ability to take precedence over existing non-strategic policies in the Local Plan for that neighbourhood where they are in conflict (see NPPF para 185). In addition, Schedule 9 Part 2(6) of the Localism Act 2011 makes clear that if a policy in the development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to become part of the development plan.

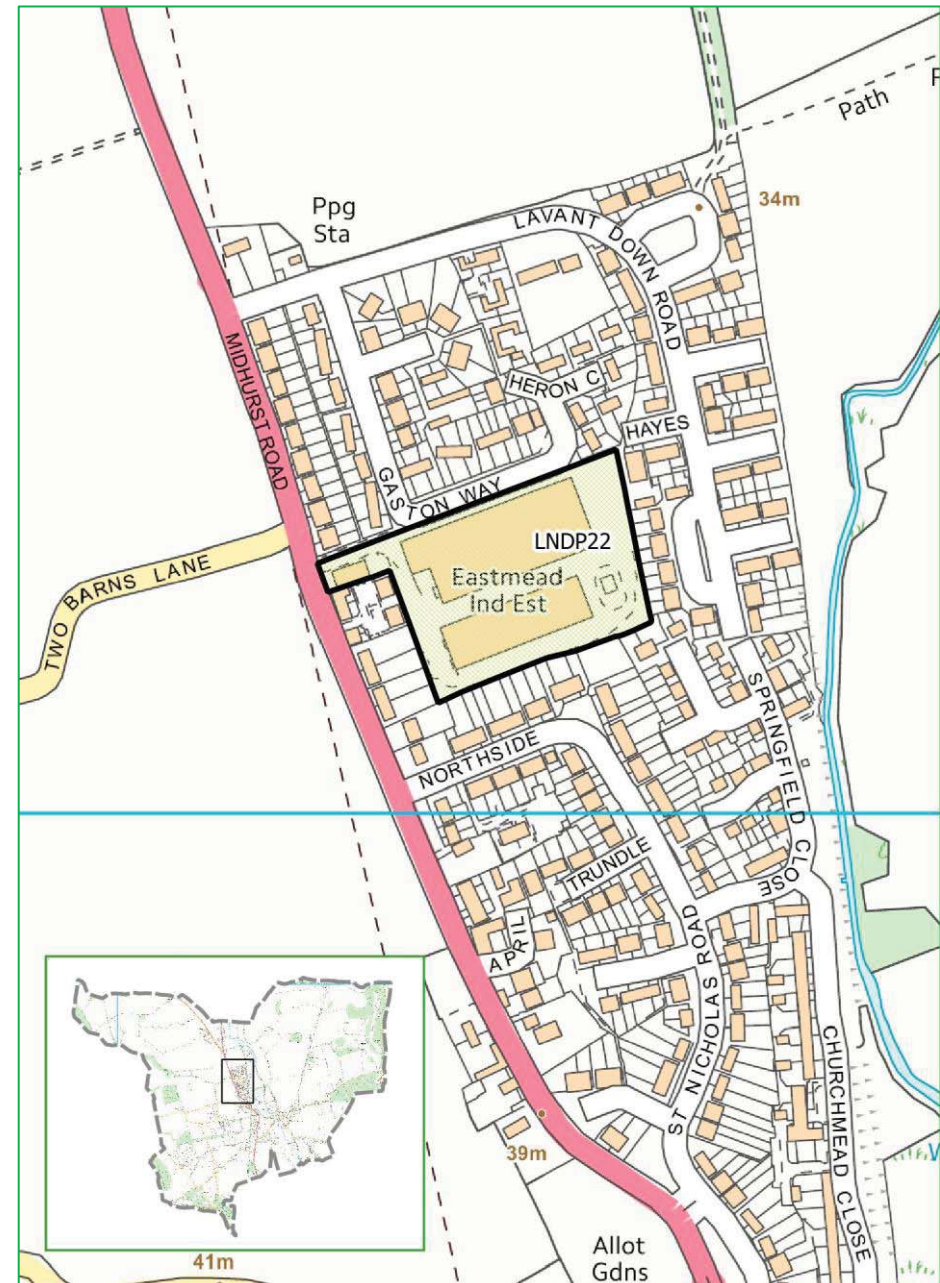
9.14 Tandem parking layouts are often used by developers to provide off-road parking in developments. This is when one car is to park in front of the other, often along a drive or where a garage/carport is at the end of a drive. Whilst these layouts provide the theoretical quantum of spaces required they are often underused as one car is blocked in when two cars are parked. This leads to an increase in vehicle movements on/off the drive, often into the highway, or one space is not used with the occupants preferring to park one car on the road. This increases hazards and risk to both pedestrians and vehicles using the highway.

POLICY LNDP22 – Eastmead Industrial Estate

- 10.11 As a brownfield site this site was strongly supported during consultations with the Community for redevelopment for mixed use. The industrial estate is rundown and only partially occupied. The buildings, some of which date back to 1938, are no longer fit for purpose. The roads around the site are not suitable for modern articulated lorries and their construction and waste water runoff causes flooding to the east of the site.
- 10.12 The site has the potential to attract external funding (e.g. the Coast 2 Capital growth fund), which if successfully applied for would further enhance the affordability of the employment element of development on this site.
- 10.13 The site has direct access onto the A286 at the northern end of Mid-Lavant, surrounded by housing on all four sides, and fits all the key criteria put forward during the village consultations, the Assessment of Potential Development Sites report. The following benefits and issues associated with developing the site have been identified:

BENEFITS:

- (i) Brownfield Site – Low occupancy and set to fall further as buildings no longer fit for purpose.
- (ii) Redevelopment of this site would add to the visual appeal of a Downland village.
- (iii) Direct access on to A286 and public transport.
- (iv) Potential easy access to public footpath network.
- (v) Regenerated mixed use site can provide more local employment than currently, as well as affordable dwellings.



- (vi) The site is ideally located to support CDCs economic development vision for the area, by providing space for start-up or incubator units for new business.

ISSUES:

- (i) Access onto the A286, due to the blind spot looking north caused by cars parked on the pavement along Yarbrook.
- (ii) Possible migration of on street parking to new developed area.
- (iii) Loss of designated employment space.
- (iv) Flooding particularly in north-east corner.
- (v) Buildings contain asbestos.
- (vi) Potential ground contamination.
- (vii) A connection to the nearest point of adequate capacity in the sewerage network will need to be made, as advised by the service provider.

POLICY LNDP22 – Eastmead Industrial Estate

This site is allocated for mixed use development comprising B1 (Business) and C3 (Dwellinghouses) uses. The precise mix is to be determined by a viability assessment including a realistic allowance for any public-sector grant funding agreed between SDNPA and the owner/developer as part of any planning application.

In addition to according with the policies contained within the development plan, development of this site will accord with the following criteria:

- 1) The new development should seek to realise the maximum viable employment potential as determined by the viability assessment and thus maintain the sites ongoing ability to

contribute to the wider Chichester economy

- 2) The employment space will be provided at the western end of the development, avoiding the need for good vehicles to travel through residential area.
- 3) The employment space will provide units for incubator or start up businesses.
- 4) As a large site this requires an imaginative and inspirational concept design that strikes the correct balance between open space and built development.
- 5) The housing development element of the site should be focused on a central open amenity space.
- 6) The development will need to provide a connection to the nearest point of adequate capacity in the sewerage network, as advised by the service provider.
- 7) The layout of the development must be planned to ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes.