

Agenda Item 9
Report PC20/21-26

Report to	Planning Committee
Date	10 December 2020
By	Director of Planning
Title of Report	The South Downs National Park Authority's response to Submission (Reg 16) consultation on the Rogate & Rake Neighbourhood Development Plan (RRNP)
Purpose of Report	To agree the content of the South Downs National Park Authority's (SDNPA) representation to the Independent Examiner

Recommendation: The Committee is recommended to agree the table of comments as set out in Appendix 2 of the report which will form SDNPA's representation to the Independent Examiner of the RRNP.

I. Introduction and Summary

- I.1 The SDNPA actively promotes and supports community led planning, particularly Neighbourhood Development Plans (NDP) where growth needs to be accommodated and planning issues exist. On adoption, NDPs form part of the development plan for the neighbourhood area, alongside strategic planning policies of the South Downs Local Plan (SDLP).
- I.2 Rogate Parish Council (RPC) is the 'qualifying body' with responsibility for preparing the Rogate and Rake Neighbourhood Development Plan (RRNP). RPC submitted the RRNP (**Appendix 1**) to the SDNPA for examination on 5 October 2020. An eight-week publicity period commenced on 19 October 2020 and runs until the 14 December 2020, during which time local residents and other stakeholders are invited to submit representations to the SDNPA. These representations will be collated and submitted to the Plan's Examiner.
- I.3 The progression of the RRNP to submission stage is to be welcomed and the SDNPA wishes to congratulate RPC and the Neighbourhood Plan Steering Group (NPSG) on reaching this milestone. It is the result of a considerable amount of hard work by the Parish Council and the wider community. The preparation of the RRNP has taken a considerable length of time with several delays occurring mainly due to circumstances beyond the control of the RPC / NPSG. The SDNPA would therefore like to commend all those involved for their patience and perseverance.
- I.4 The SDNPA's comments (**Appendix 2**) were prepared using input from SDNPA officers. They set out the proposed representation to be submitted to the examination of the RRNP.

2. Background

- 2.1 The RRNP covers the plan period 2020 to 2033 and has been prepared for the designated neighbourhood area, which follows the Rogate parish boundary. The area was originally designated by SDNPA in March 2013. The neighbourhood area was re-designated in 2020 following a small change to the Parish boundary. The designation map is attached as **Appendix 3**.
- 2.2 In 2012 RPC took the decision to prepare a NDP for the whole parish. A project manager was appointed and a team of volunteers formed a steering group to oversee the production of the NDP. Then followed an enquiry by design process comprising a series of public meetings, workshops and community survey to inform the initial drafting of the NDP. A Housing Needs Survey was also conducted in partnership with Chichester District Council identifying local housing needs, in particular, for younger households seeking affordable rented homes and first time buying opportunities as well as older people looking to 'right-size' to a 2/3 bedroom home within the parish.
- 2.3 An initial pre-submission consultation on a draft RRNP was conducted in 2015. This draft RRNP did not allocate sites and subsequently RPC decided to prepare a revised draft including sites for development. A second pre-submission consultation was carried out from June to August in 2017. The consultation was publicised on the village website, newsletter and through email to over 200 residents and local businesses on the RPC database. Copies of the RRNP were made available at the Rogate village shop, Rake Garden Centre and the Flying Bull PH. More details of the consultation process can be found in the [Consultation Statement](#).
- 2.4 In 2017 when RPC requested a screening opinion for Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA), the SDNPA screened out the need for HRA subject to mitigation measures to be included in the policies of the draft RRNP. In 2018 the Sweetman vs the Wind high court ruling determined that mitigation measures could not be included in a screening opinion. The RRNP therefore would need to be subject to an Appropriate Assessment, which also triggers the need for a SEA. The completion of these assessments has meant considerable delay to progressing the RRNP. The recommendations of the SEA/SA and HRA have been incorporated into the submission RRNP.
- 2.5 The [SDNPA response to the Pre-submission consultation](#) was agreed by Planning Committee following a site visit on 3 August 2017. The SDNPA response largely focused on local housing need, with clarifications sought on the evidence base. Concerns were also raised regarding the availability and respective constraints of the proposed sites for allocation. At the time of responding, the South Downs Local Plan (SDLP) was in draft form, nevertheless the SDNPA response highlighted areas of overlap and scope to align the RRNP with emerging SDLP policy.
- 2.6 The Submission version of the RRNP incorporates a series of amendments in response to the comments received from the SDNPA and other consultees during the pre-submission consultation. It is noted that the overall vision, objectives and policies have not changed significantly. The SDNPA formal representation to the RRNP submission consultation is relatively brief, given officers have worked closely with the NPSG over the years of plan preparation. However, some outstanding issues regarding the relationship between the RRNP and adopted policies of the SDLP (in particular Policies SD30/31, SD4/5 and SD41) are highlighted for consideration by the independent Examiner.
- 2.7 The SDNPA representation, together with any further changes agreed by the Planning Committee, will be submitted to the independent Examiner following approval at Planning Committee.

3. Submission and Examination

- 3.1 The SDNPA is required under the Town and Country Planning Act 1990 (as amended) to support communities in the preparation of NDPs, this includes taking the plan through the process of independent examination.

- 3.2 All representations made on the RRNP, including those of the SDNPA, are collated by the SDNPA and passed to an independent examiner to consider as part of the Examination of the RRNP. The independent Examiner for the Neighbourhood Plan is required to consider whether the RRNP meets the “Basic Conditions” set out in law under the Localism Act 2011. In order to meet the Basic Conditions, a Neighbourhood Plan must:
- Have regard to national policies and advice contained in guidance issued by the Secretary of State;
 - Contribute to the achievement of sustainable development;
 - Be in general conformity with the strategic policies of the development plan for the area;
 - Be compatible with EU obligations and human rights requirements; and
 - Be compatible with the requirements of Regulation 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017
4. **Rogate and Rake Neighbourhood Plan – SDNPA Submission response**
- 4.1 The SDNPA submission representation can be found at **Appendix 2**. The following key points and overarching issues are raised in the representation:
- It is recognised that drafting of the RRNP has occurred over a long period of time, much of which was prior to the adoption of the SDLP. This was a challenge given that the adopted Local Plan policy for the Parish at the time was largely out of date (Chichester Local Plan 1999) and policies for the SDLP were in draft form. There is, as a result, several overlaps between RRNP policies and adopted SDLP policies, and in a few instances potential conflicts between the two are identified.
 - Policy H4 is concerned with appropriate replacement or extension of existing dwellings. SDLP Policy SD30 sets specific requirements regarding the replacement of existing dwellings, limiting the additional floor area to approximately 30% compared to the existing dwelling, to reduce the loss of small homes in the National Park through replacement by substantially larger homes. In addition, Policy SD31 of the SDLP also sets a limit of approximately 30% additional floorspace for extensions, to avoid the over-extension of existing dwellings and the adverse impact that this has on the character and appearance of both settlements and the countryside. Both SD30 and SD31 are non-strategic policies of SDLP, such that where there is a conflict between a NDP policy and Local Plan policy, the most up-to-date policy takes precedence. The SDNPA queries whether it is the intention of the Parish Council to supersede the 30% limits of SD30/31 with the making of Policy H4 of the NDP?
 - Strategic Policies SD4 and SD5 of the SDLP require a landscape-led approach to the design and layout of all proposals in the National Park. It is considered that the inclusion of indicative layouts within the NDP for the site allocations could undermine good contextual design and the evidence base / landscape-led approach of the SDLP. It is therefore recommended the RRNP includes a red line boundary of the sites only. This is consistent with the approach to site allocations in the SDLP.
 - Policy EWI appears to allow for a wide range of development in the countryside and it is queried whether this is the intention of the Parish Council? It is suggested that cross references are made to Policies SD25 and SD41 of the SDLP to retain appropriate exceptions to development in the countryside.
5. **Planning Committee**
- 5.1 The SDNPA response to the Submission consultation of the RRNP is presented to Planning Committee as the NDP proposes a slightly higher level of development than set out in the SDLP. Policy SD26 of the SDLP sets a housing provision figure for Rogate of 11 new homes. Policy SD26 also supports NDPs that accommodate higher levels of housing than is set out in the policy where they meet local housing need and are in general conformity with the strategic policies of the development plan. The RRNP has sought to meet the housing needs of the community, especially for young people and older people wishing to remain in the

Parish. In response, the RRNP allocates sites to deliver up to 15 new homes, increasing the provision of suitable new homes for the community including the provision of affordable homes.

6. Next steps

- 6.1 If agreed the SDNPA response to the Submission consultation will be collated with all other representations and submitted to an independent examiner to be considered as part of the Examination of the Rogate and Rake NDP.

Stage	Timescale & further details
Examiner appointment	The Examiner is in the process of being appointed to examine the RRNP
Examination	Examination is expected to take 6-8 weeks including preparation and issuing of the final report.
Examiner issues final report	<p>The Examiner will make one of the following recommendations:</p> <ul style="list-style-type: none"> • The Neighbourhood Plan should proceed to Referendum, on the basis that it meets all legal requirements • The Neighbourhood Plan, as modified, should proceed to Referendum • The Neighbourhood Plan does not proceed to Referendum, on the basis that it does not meet the relevant legal requirements.
Decision on a Plan Proposal	If time allows ¹ , Planning Committee will be asked to consider the Decision Statement which sets out the modifications to be made to the plan in response to the Examiner's report.
Referendum	<p>Subject to a successful examination and the approval of the Decision Statement, there will be a referendum (held in May 2021 at the earliest) when the community are asked:</p> <p><i>“Do you want the South Downs National Park Authority to use the neighbourhood development plan for Rogate to help it decide planning applications in the neighbourhood area?”</i></p> <p>If over 50% of those who vote say yes, the RRNP will automatically become part of the Development Plan and the SDNPA is then under a duty to ‘make’ the neighbourhood plan within 8 weeks of the referendum.</p>

¹ Government regulations now require Decision Statements be published within 5 weeks of an Independent Examiner's report being issued. If there is insufficient time to take the Decision Statement to Planning Committee, it will be delegated to officers.

7. Other Implications

Implication	Yes/No
Will further decisions be required by another committee/full authority?	Yes – Agreement of the Decision Statement and agreement to ‘Make’ the RRNP at a subsequent Planning Committee if a Referendum is successful.
Does the proposal raise any Resource implications?	Yes - The SDNPA has invested staff resources in supporting the development of the RRNP by attending meetings and responding to queries. There has also been financial resource provided through the reallocation of the Government’s New Burdens funding and the allocation of SDNPA funding amounting to £17,480. This funding has contributed to the cost of undertaking SEA, HRA and early preparatory work. The SDNPA has claimed £10,000 in new burdens funding from CLG to date and should be able to claim £20,000 to cover the cost of the Examination and Referendum.
Has due regard been taken of the SDNPA’s equality duty as contained within the Equality Act 2010?	Due regard has been taken of the SDNPA’s equality duty as contained within the Equalities Act 2010. Rogate Parish Council who has the responsibility for preparing the neighbourhood plan have prepared a Consultation Statement demonstrating how they have consulted the local community and statutory consultees. One of the Basic Conditions which the RRNP is required to meet is to ‘Be compatible with EU obligations and human rights requirements’ therefore the Examiner will be required to check that the plan does not breach this condition.
Are there any Human Rights implications arising from the proposal?	None
Are there any Crime & Disorder implications arising from the proposal?	None
Are there any Health & Safety implications arising from the proposal?	None
Are there any Sustainability implications based on the 5 principles set out in the SDNPA Sustainability Strategy:	<p>Rogate Parish Council as the qualifying body with responsibility for preparing the neighbourhood plan must demonstrate how its plan will contribute to the achievement of sustainable development. This is set out in the Basic Conditions Statement. Please note that the sustainability objectives used by qualifying bodies may not be the same as used by the SDNPA, but they will follow similar themes.</p> <p>Strategic Environmental Assessment</p> <p>Rogate Parish Council has undertaken a SEA/SA in support of their NDP.</p> <p>Rogate Parish Council has undertaken a HRA in support of their NDP.</p>

8. Risks Associated with the Proposed Decision

Risk	Likelihood	Impact	Mitigation
The NDP does not meet the basic conditions	Low	Medium	SDNPA planning officers have been contributing to the preparation of the emerging RRNP and are comfortable that it meets basic conditions. This will be tested by the examination of the plan and should issues be identified there are a number of mechanisms available through which they can be addressed.
SDNPA not raising all areas of concern at this stage.	Low	Medium	Although the comments at this stage should relate only to the basic conditions, officers also take the opportunity to raise more detailed areas in order to add value to the plan or reduce any areas of conflict. It is up to the Examiner as to whether they consider them or not. However, it is hoped that this will produce a better quality plan.

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Appendices

1. Rogate & Rake Neighbourhood Plan – Submission version
2. SDNPA comments on the Submission version of the RRNP
3. Rogate Designated Neighbourhood Area Map

SDNPA Consultees Legal Services; Chief Finance Officer; Monitoring Officer; Director of Planning

External Consultees The Submission version of the RRNP is open to anyone to comment on. The SDNPA has publicised it and circulated to all known interested parties. Officers will coordinate all the responses and forward them to the Examiner.

Background Documents [SDNPA Response to the RRNP Pre-submission consultation](#)
[RRNP Basic Conditions Statement](#)
[RRNP Consultation Statement](#)
[RRNP Strategic Environmental Assessment / Sustainability Appraisal](#)
[RRNP Habitats Regulation Assessment](#)

ROGATE AND RAKE NEIGHBOURHOOD DEVELOPMENT PLAN 2020 – 2033

Submission Document – September 2020



GLOSSARY

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

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FOREWORD

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

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

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

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

Fundamentally, the Plan is part of the local land-use planning system and consequently is concerned with planning issues. The consultation process generated views on a wide range of topics many of which were outside the scope of a neighbourhood plan.

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

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

A further statutory consultation process including scrutiny by the SDNPA, a Habitats Regulations Assessment and a Strategic Environmental Assessment has resulted in additional changes to the Plan, now included in this document. This Submission Document was approved by the Rogate Parish Council on 8 October 2018. It will be examined by an independent planning inspector and there will then be a referendum in the parish to agree the Plan.

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

Steve Williamson
Rogate Parish Council

1. INTRODUCTION

1.1 Purpose

- 1.1.1 The purpose of the Neighbourhood Development Plan is to provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency over the Plan period, 2020 to 2033.
- 1.1.2 The Neighbourhood Development Plan (The Plan or R&RNDP) has been produced by Rogate Parish Council as the legal qualifying body under the powers granted to communities through the Localism Act 2011.

1.2 Document Structure

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

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

1.3 The Plan Area

- 1.3.1 The Plan covers the civil parish of Rogate which includes the villages of Rogate and Rake (majority), and the hamlets of Fyning, Hillbrow (part), Dangstein, Durford, Durleighmarsh, Hale Common, Harting Combe, Terwick Common, Tullecombe, Habin, and Langley.
- 1.3.2 Up and till 1 April 2019 the parish also included the north-eastern part of Nyewood (three dwellings) but on that date the boundary between Rogate Parish and Harting Parish was amended by Chichester District Council. Consequently, the designated R&RNDP area was also amended by SDNPA in September 2020 and the current area is shown in Figure 1.1 and the area of change in Figure 1.2. Consultations undertaken before 1 April 2019 covered the old designated area.
- 1.3.3 In the 2011 Census there were 1,556 residents in some 639 households.
- 1.3.4 Rogate parish is located within the South Downs National Park in the centre of the Western Weald. It is approximately 5 miles north to south, 3 miles east to west at its widest, covers approximately 9 square miles or 23 square km, and has a perimeter of about 16 miles. The Western Rother flows through the south of the parish and is the water course into which the parish area drains. The A272 crosses the parish from east to west, through the centre of Rogate village. Serving the linear settlement of Rake is the B2070 (old A3) which runs northeast and southwest along the western boundary of the parish, which is also the West Sussex County and Chichester District border. This boundary dissects some properties and separates some houses from their gardens.

Figure 1.1 Designated R&RNDP Area 2020

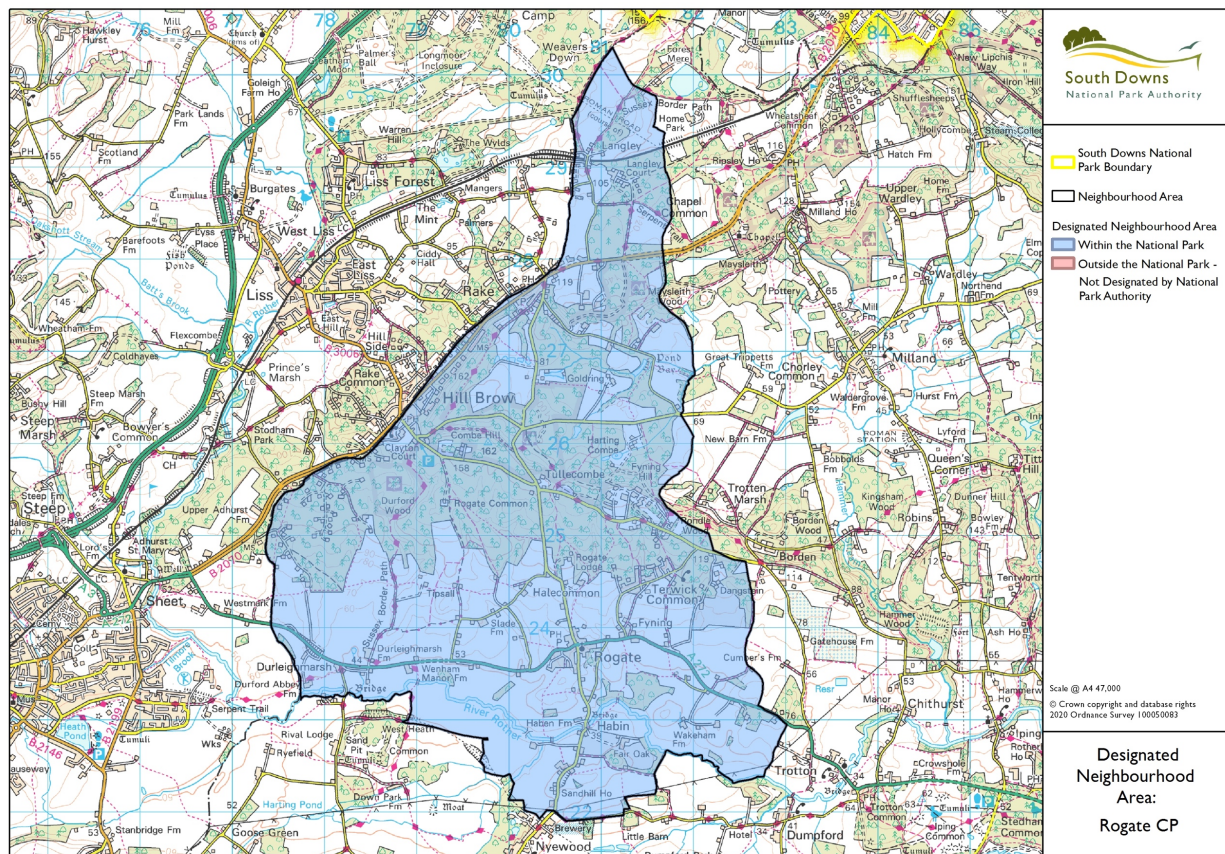
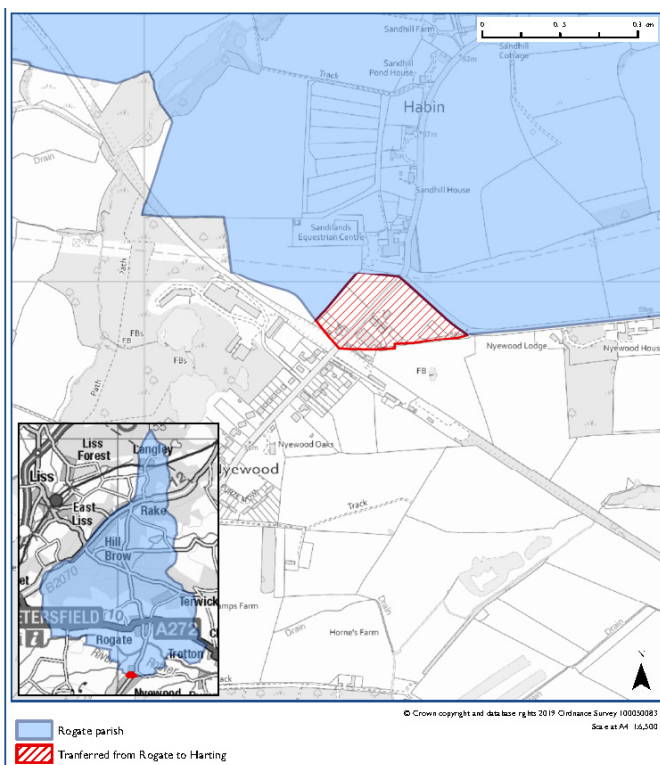


Figure 1.2. Boundary Change Area 2019



1.4 Planning Policy

- 1.4.1 The Plan carries significant legal weight. It has been prepared in accordance with relevant legislation—schedule B of the Town and Country Planning Act 1990, and the Neighbourhood Planning (General) Regulations 2012 as amended. It has regard to Policies contained in the NPPF and the accompanying guidance published by the Secretary of State.
- 1.4.2 As the parish lies within the South Downs National Park, the South Downs National Park Authority (SDNPA) is the local planning authority. The SDNPA developed its first Local Plan over the course of drafting the R&RNDP, and was adopted in July 2019 covering the period 2014-2033. Consequently, the South Downs Local Plan is the relevant Local Plan for the Rogate and Rake Neighbourhood Development Plan.
- 1.4.3 The National Planning Policy Framework (NPPF) includes policies that place greater restrictions in the National Parks than in the rest of the country. Paragraph 172 states: ‘Great weight should be given to conserving landscape and scenic beauty in National Parks ...which have the highest status of protection in relation to these issues.’ Paragraph 172 also confirms: ‘planning permission should be refused for major developments other than in exceptional circumstances and where it can be demonstrated the development is in the public interest.’
- 1.4.4 The UK Government’s Vision and Circular entitled English National Parks and Broads published by DEFRA states that National Parks should:
- a. Conserve and enhance the natural beauty, wildlife and cultural heritage of the Parks.
 - b. Promote opportunities for the understanding and enjoyment of the special qualities of the Parks by the public.
- 1.4.5 More specifically, the South Downs National Park’s special qualities are defined as having “diverse, inspirational landscapes and breath-taking views; tranquil and unspoilt places; a rich variety of wildlife and habitats including rare and internationally important species; great opportunities for recreational activities and learning experiences.” The remaining special qualities are: “an environment shaped by centuries of farming and embracing new enterprise, well-conserved historical features, a rich cultural heritage, distinctive towns and villages, and communities with real pride in their area.”
- 1.4.6 The SDNPA published a Partnership Management Plan (PMP) setting out a vision for the Park up to 2050 with guidelines, policies and actions supporting the delivery of this Plan. The SDNP Local Plan will be based on this framework.

1.5 The Development of the Plan’s Policies

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

7 Energy = E

8 Community Health, well-being and amenity = CH

1.6 Establishing the Plan

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

2. ROGATE and RAKE in 2020

2.1 Geography, Geology, History and Social Structure

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

at Knowles Meadow, Hillbrow; Terwick Rise, Terwick Common; and Parsonage, Rogate. In 1958 Sir Percy Wyndham died and the Rogate estate was broken up and sold to multiple new owners. New private housing was built along the London Road, Rake, and Fyning Lane, Rogate.

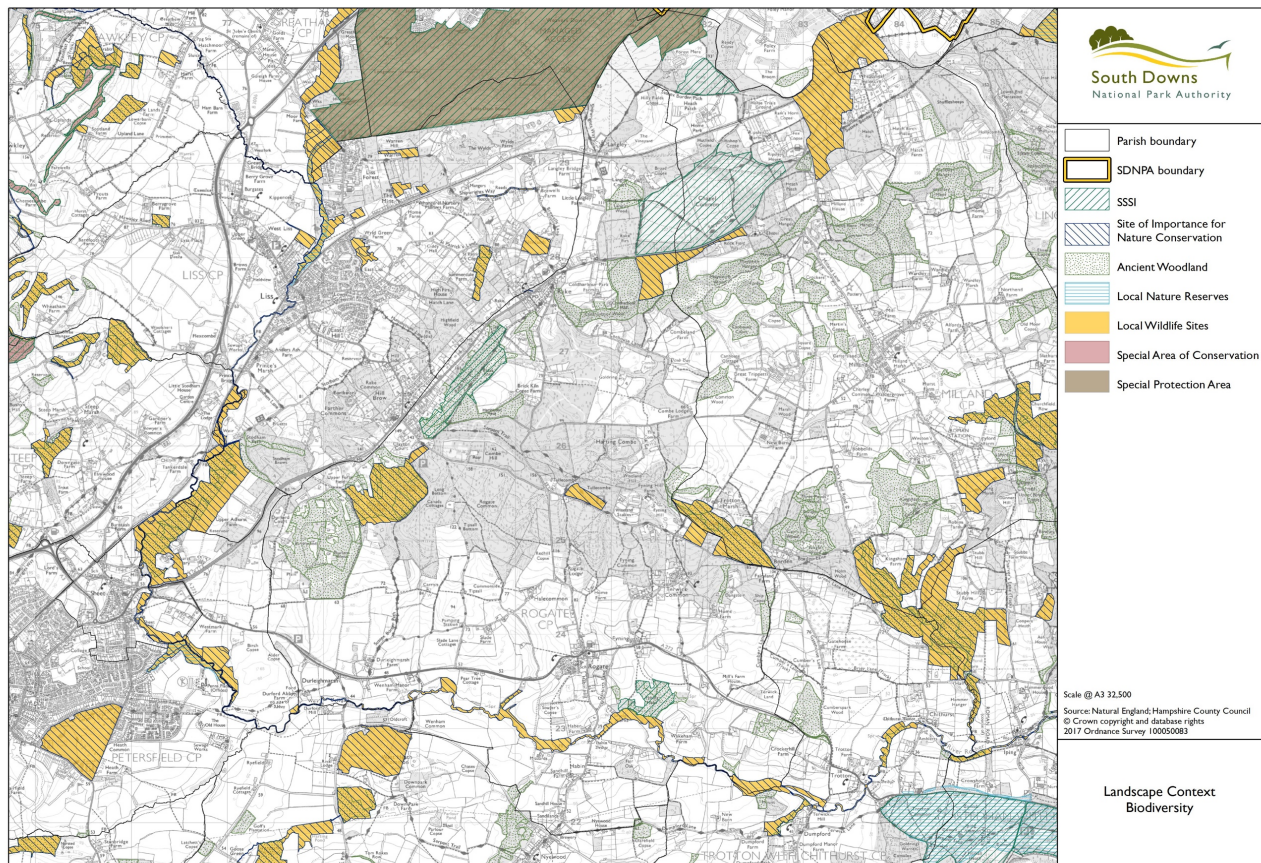
- 2.1.7 In the 1960s and 1970s Rogate village leaders decided not to have a gas supply connected and could not decide on a route for a by-pass. Now the A272, the most important main road running east-west through West Sussex north of the Downs, carries significant volumes of traffic through the narrow centre and Conservation Area of Rogate.
- 2.1.8 The population is 1556 in 639 households (2011 Census). Half the population is between the ages of 25 and 64 years (the most active ages). A quarter is over 65 years of age. With a quarter under 24 years of age, 17% are under 16 years of age and 8% between the ages of 17 and 24 years. About a quarter of households (c.180 households) are in Rogate village, about one third of households are in the part of Rake and Hillbrow in the parish (c.100 in each). The remaining households are in the hamlets of Fyning, Dangstein, Terwick Common, Tullecombe, and Fyning Lane (c.70), Durleighmarsh, Wenham Common and Slade Lane (c.50), Habin and Nyewood (part) (c.50), Durford Wood (c.40), Langley (c.30). Nearly two-thirds of those in Rogate village live on Parsonage and Hugo Platt.
- 2.1.9 Rake village lies on the old A3 London-Portsmouth trunk road linking the capital with the principal naval port and which had many turnpike and tolled sections. The village was an important staging post and there were once three coaching inns in the village. The A3 road was successively improved after the Second World War with dual carriageways either side of the village but no bypass; partly due to the local topography as the road sits on top of a narrow ridge. The village finally had a bypass when the longer Petersfield-Liphook bypass to the north and west opened in 1992.

2.2 Sustainability

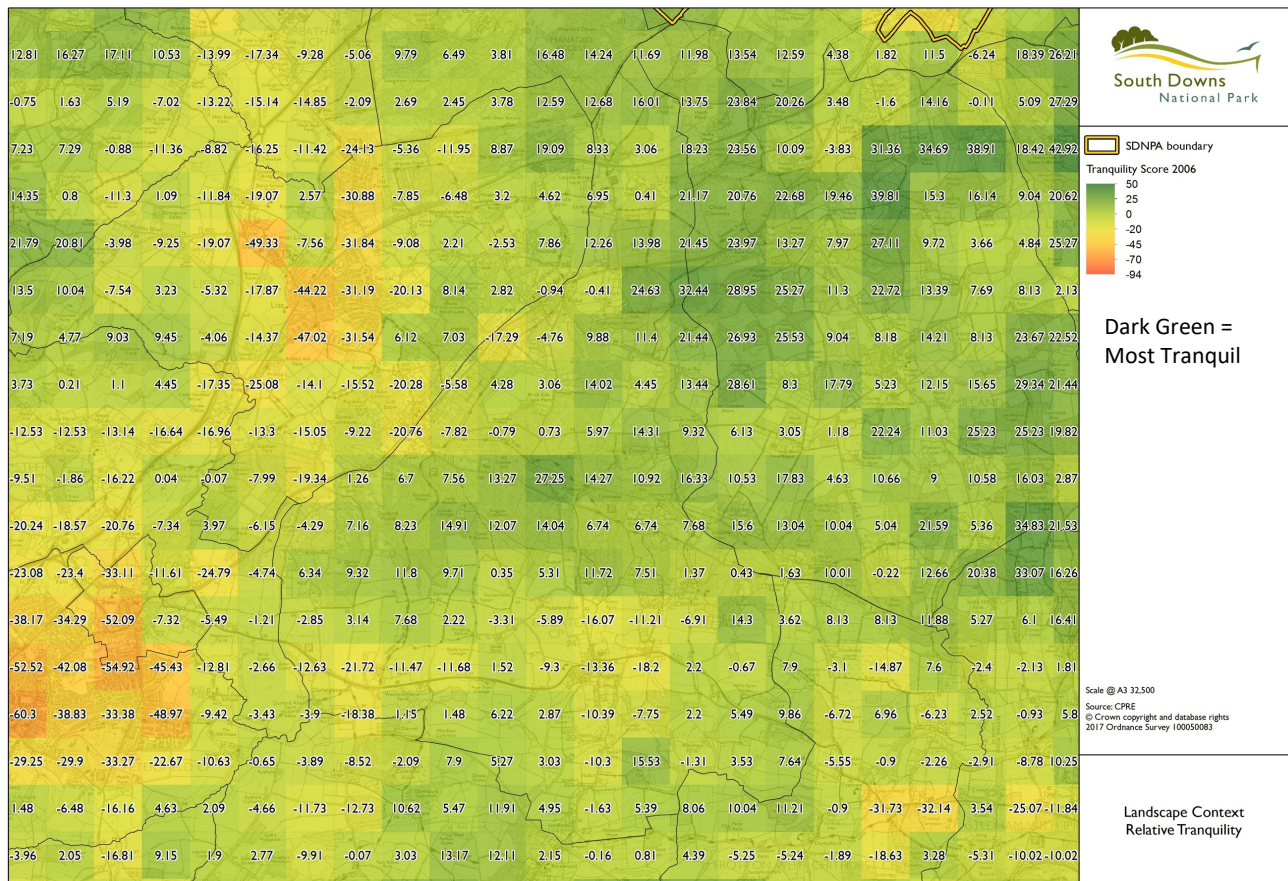
- 2.2.1 The NNPF defines sustainability as having three aspects: economic, social and environmental. To ensure the Rogate and Rake Plan achieves sustainable development the policies of the Plan have been assessed based on local Sustainable Development Indicators (SDIs). Reference to these will improve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

2.3 The Natural Environment

- 2.3.1 There are three Sites of Special Scientific Interest (SSSI) in the parish at Chapel Common, Rake Hanger and Fyning Moor, as well as Local Wildlife Sites (previously Sites of Nature Conservation Importance for (SNCIs)) at Durford Heath, the River Rother corridor and other small sites. These are shown in Figure 2.1 which also shows important areas of ancient woodland at Langley Wood, Rake Hanger, Hambledon Place, Pot Well, Coldharbour Wood, Harting Combe, Dangstein, Durford Heath, Durford Wood, Fyning Moor and Mizzards.

Figure 2.1 Ecological and Wildlife Designations

- 2.3.2 The varied soils from the sandy river bed to the greensand escarpments offer a wide range of habitats. There are threats from intensive farming, hedgerow removal, traffic, and other human disturbance but there is still an overall tranquillity (see Figure 2.2 overleaf) and sense of rural remoteness. The sense of tranquillity in the area is extremely important to the residents and one of the major characteristics that should be protected.
- 2.3.3 Woodland plants such as wild daffodils, snowdrops, bluebells and anemones flourish in the old woodlands; birds, butterflies and insects live in and near the river, on the marshes or 'moors' and on the old wooded and heathland commons. These habitats are accessed by a network of footpaths and bridleways. This is all highly valued by the community, and there was considerable interest in improving the footpath network, especially along the riverside.
- 2.3.4 Rogate parish rates highly as one of the most important dark night skies areas within the overall SDNPA Dark Night Sky designation.
- 2.3.5 Some of the special qualities of the parish are its old sandstone bridges at Habin and Durford (both Scheduled Monuments), the river, the old cottages built of local stone, the sunken lanes and many superb views of the Downs across un-developed countryside.

Figure 2.2 Local Tranquillity Indicators

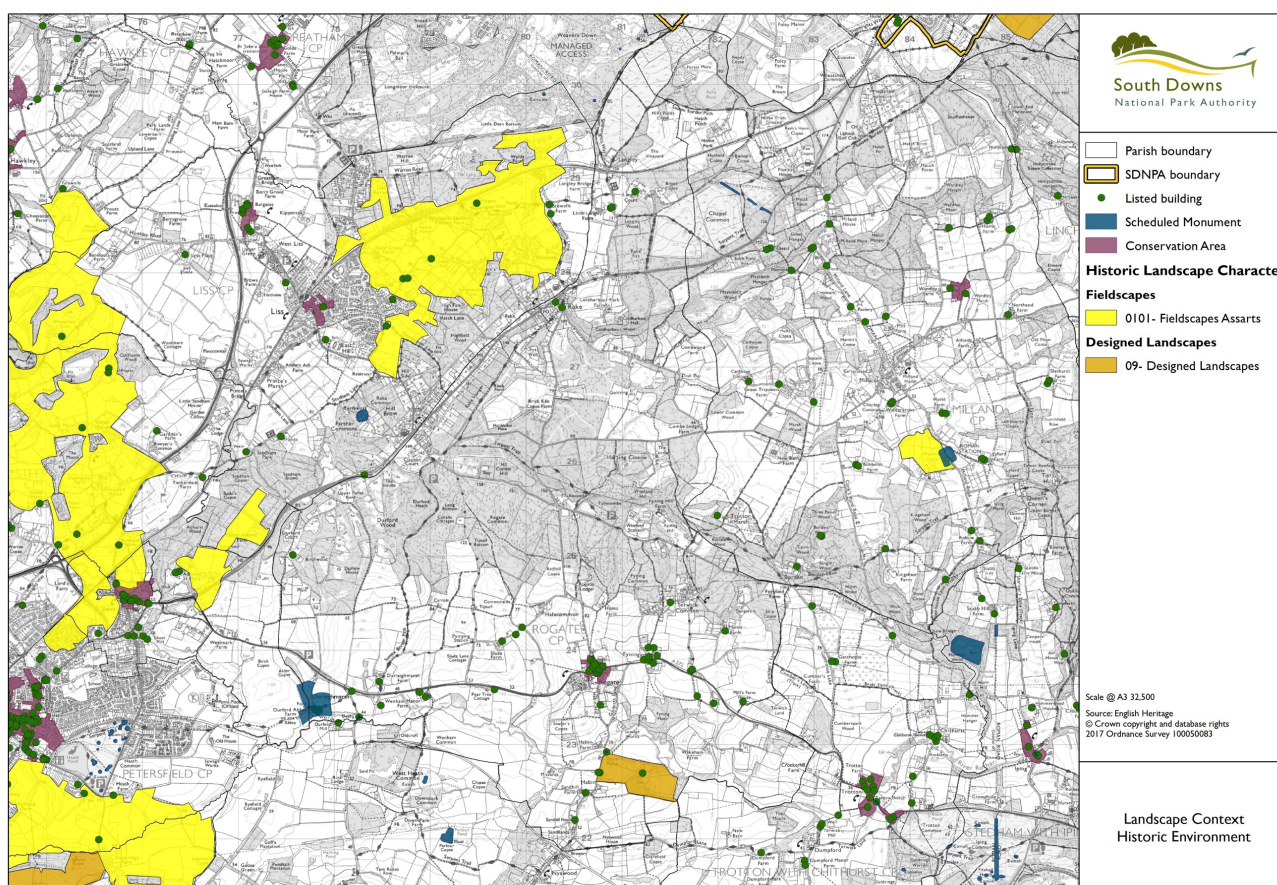
2.4 The Built Environment

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

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

- 2.4.4 The parish values its heritage assets. The centre of Rogate is a Conservation Area which was designated in November 1984. Its purpose is to conserve the recognisable character of the village centre and its environs, protecting the church and churchyard, the White Horse Pub and the eighteenth and nineteenth century houses and cottages.
- 2.4.5 The character and setting of the parish's listed buildings and Scheduled Monument are especially valued. In total, there are 58 Listed Buildings (including St Bartholomew's Church Rogate, War Memorial Rogate, St Peter's Church Terwick, Wenham Barn and The Bothy at Old Fyning House) and three Scheduled Monuments (Durford and Habin Bridges, Durford Abbey remains). In Rake, there is Coombe Farmhouse with the Tankerville Arms plaque. In addition, the White Horse pub is a significant feature of the village centre. These are shown in Figure 2.3 below.

Figure 2.3 Heritage Assets



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

2.5 Housing

- 2.5.1 Consultation suggests that there is little community enthusiasm for any significant increase in housing provision across the parish but there is a desire to see more two- or three-bedroom houses, flats or bungalows. At the same time, it is recognised that a neighbourhood plan must provide for the evolving needs of the community. A charitable trust runs 16 flats at East Lodge in Rogate for tenants that are independent but have sheltered housing status.
- 2.5.2 In June 2017, the Parish Council and Chichester District Council undertook a local Housing Needs Survey of the parish (see Consultation Statement Appendix 5).
- 2.5.3 In total 38% of households provided valid returns and the key findings are as follows:
- Local housing need for:
 - Market Housing
 - 3-8 Market purchased units
 - up to 6 Market rented units
 - equals up to 14 Market units
 - assume average of 8 Market units in total
 - Assisted Housing
 - 14-22 Affordable rented units
 - up to 10 shared ownership units
 - equals up to 32 Assisted units
 - assume average of 23 Assisted units in total
 - Most need is from:
 - Younger people want 1 bedroom flats and 2 bedroom houses
 - Downsizers wanting 1/2/3 bedroom bungalows
 - Development
 - 2 or more sites in both Rogate and Rake was supported by 87% of respondents
 - 55% (excluding nil responses) support between 10 and 20 units in total
 - overall average support is for 28 units in total
- 2.5.4 These are key findings and in line with responses from the community questionnaire. The SDNPA previously identified an appropriate level of new development would be 11--25 new homes over the time of the Plan and its Pre-Submission Local Plan includes an allocation of 11 units for the Rogate Settlement Area. However, the recent survey shows there is a need and support for more than those figures, possibly approaching 30 units.
- 2.5.5 In recognition of the other factors (eg Viewshed, Tranquillity and Habitat Connectivity) included in the SDNPA assessment, this Plan will work on a development figure of between 10 and 20 units on two sites across the parish.
- 2.5.6 The Housing Needs Survey identifies a need for new housing to provide one, two or three bedroom homes to meet local needs within the villages of Rogate and Rake. Additionally, the community considers ideally at least 50% of this housing should be classed as 'affordable'. As well as providing much needed starter homes, this would allow some residents to down-size and vacate family homes without leaving the area. Unfortunately, this appears contrary to the market strategy of most developers and private homeowners who are motivated to increase the size of properties.

2.6 Economy and Work

- 2.6.1 Historically the parish relied on agriculture, forestry and coppicing, woodland crafts, brick-making, and service for employment. Only a few residents are now employed in agriculture, but farming is still very important to the parish economy as it continues to occupy much of the land. Much of the agricultural work is seasonal using migrant labour. There are local specialities such as organic produce and asparagus, together with a farm shop and its 'pick-your-own' business.
- 2.6.2 According to the 2011 Census 67% of the 16-74 year olds were in employment, with more than half of those in professional and managerial positions. The 2007 Parish Plan listed 80 small businesses in the parish –accountants, electricians, a car dealership, nursing homes, a garden centre, B&Bs, and five dedicated multi-unit businesses as well as three pubs, and Rogate village shop and Post Office. Those who work in the service sector such as carers, cleaners and gardeners are often able to work from home.
- 2.6.3 There is community support for enhanced broadband provision and connectivity, provision for home-working and office accommodation in derelict or otherwise unused buildings.
- 2.6.4 Consultation and local surveys indicate that the Plan should support and maximise the sources of employment already in place as well as seek to attract new sources of employment that will suit the rural environment.

2.7 Transport

- 2.7.1 The A272, an east-west primary route, runs through the centre of Rogate where it intersects at the crossroads with a narrow lane, running north-south from Rake to South Harting. The width of the roads in the village centre means there are no continuous footpaths, limited village centre parking, and HGVs unable to pass each other. Even so the roads carry heavy traffic-- often too fast for the conditions outside the village.
- 2.7.2 B2070, formerly the A3 trunk road, cuts through Hillbrow and Rake and carries a significant volume of traffic, often at unacceptable speeds.
- 2.7.3 Narrow, unclassified country lanes—sometimes sunken lanes—link the surrounding hamlets to each other and the villages. Between Midhurst and Petersfield, the only north/south routes are Fyning Lane, Habin Hill and North Street, Rogate. Tractors and HGVs sometimes use these roads with no regard to the 6'6" width restriction signs. Generally, the volume and size of vehicles makes the rural lanes, including sunken lanes, hazardous for walkers, riders, and cyclists who are often trying to access the footpaths or bridleways. In the consultation questionnaire 79% of respondents expressed great concern about the safety of these road users.
- 2.7.4 West Sussex County Council Highways Department is responsible for the parish's highways (including footpaths and bridleways). Bus services are run by Stagecoach and Emsworth and District in West Sussex, and First Bus in Hampshire. A fast and regular train service is operated by SouthWest Trains out of Petersfield, Liss and Liphook stations.
- 2.7.5 The bus services are infrequent and difficult to access for the many residents who live some way from Rogate village centre. 54% of respondents felt the public transport links were inadequate, and 63% felt poorly served by the bus services.
- 2.7.6 The 2011 Census found only 8 of the 767 economically active 16-74 year olds travelled to work by bus and the 2007 Parish Plan recorded that only 15% of the parish population used the buses. Rogate has a service along the A272 and another along Fyning Lane. Rake has

no bus service. Few buses run after working hours or on Sundays. It is considered that the bus services which exist are vital but expensive and poorly scheduled.

- 2.7.7 Car parking is viewed as being inadequate to meet the peak demands; 48% of respondents expressed concern about parking in general and 70% stated on-street parking in Rogate at the shop and in Rake at the school was poor. St Bartholomew's Church, Rogate School and the Village Hall can generate significant parking problems when there are coinciding events taking place, often causing illegal and even dangerous parking.
- 2.7.8 Most commuters travel by car, or by car/ train from Petersfield, Liss or Liphook rail stations. London is just over an hour away by train. As well as serving commuters these transport links could bring more visitors to the area. Heavy reliance has to be placed on travel by car because of the settlement patterns of the parish, but this disadvantages those without a car, such as the less affluent, young adults and the elderly, and risks increasing their isolation.
- 2.7.9 A Parish Council working party, Rogate Appeal for Traffic Action (RATA) initiated a Shared Space traffic calming scheme for Rogate village that has been developed and implemented by WSCC. The objective of the scheme is to reduce traffic speeds and reduce the clutter of signs and road markings to make the area safer and more attractive for pedestrians and cyclists. It is intended to pursue a similar scheme for Rake.

3. VISION AND OBJECTIVES

3.1 includes 'includesThe Plan Vision

Our Vision:

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

3.2 Objectives of the Plan

Objective 1 S	Sustainability: To ensure new development is sustainable through maintaining and supporting the natural environment, natural resources, landscape and tranquillity of the parish.
Objective 2 NE	Natural Environment: To conserve and enhance heathlands, woodlands, hedgerows, wildlife habitats and species, water systems, natural and agricultural resources and cycles; including how they combine to form the characterising views and tranquillity of the parish.
<i>. Suggested texturak chnags to</i>	Built Environment: To retain, respect and strengthen the cultural heritage and rural character of the existing built form of settlements and their settings within the landscape whilst also encouraging high quality, including contemporary, designs, sustainable building practices and the use of local renewable materials.
Objective 3 H	Housing: To meet the changing housing needs of the community especially for young people and the elderly wishing to remain in the parish.
Objective 4 EW	Economy and Work: To support local enterprises and employment opportunities, including agriculture and horticulture, which contribute positively to the parish and are delivered without detriment to the local environment.
Objective 5 T	Transport: To enhance the attractiveness of walking, cycling and public transport use and to create a safe and efficient environment for all road users.
Objective 6 E	Energy: To reduce carbon emissions and encourage the use of sustainable building techniques and renewable energy sources wherever possible.

Objective 7 CH	Community Health, Well-Being and Amenity: To provide, maintain and improve access to the local countryside, public open spaces (POS), public footpaths and bridleways, outdoor and indoor recreational facilities, playgrounds and rivers, and all other means to support a diverse and mixed community.
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3.2.1 To ensure delivery of each of the objectives and the overall vision, the policies of this Plan described in the next chapter have been linked to each objective:

Objective		Statutory Planning Policy:	Community Projects
Objective 1 S	Sustainability	NE1, BE1, BE2, H1, H2, H3, H4, H5, H6, EW1, T1, T2, T3, CH1, CH2, CH3	
Objective 1 NE	Natural Environment	NE1, BE1, BE2, H4, T1, T2	CP1, CP2
Objective 1 BE	Built Environment	BE1, BE2, NE1, H6, T2, T3	
Objective 1 H	Housing	H1, H2, H3, H4, H5, H6 NE1, BE1, EW1, T2, T3	
Objective 1 EW	Economy and Work	EW1 H2	CP3
Objective 1 T	Transport	T1, T2, T3 NE1, BE2, H6, CH1, CH2	CP4, CP5, CP6
Objective 1 E	Energy	E1 BE1, EW1, T1	
Objective 1 CH	Community Health, Well-Being and Amenity	CH1, CH2, CH3 H2, H3, EW1, T1, T2, T3	CP7, CP8, CP9, CP10, CP11

3.3 Statutory Planning Policies

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

3.4 Community Projects

3.4.1 During the R&RNDP process many other issues have been identified through the assessment of objective evidence and consultation with parishioners that the Parish

Council is keen to see progressed. Many of these issues, however, do not fall within the remit of the statutory planning policies because they do not directly relate to development or the use of land where it requires planning permission. However, these issues remain important and in response each Objective in Chapter 4 includes related individual Community Projects that are grouped together in Chapter 5.

4. STATUTORY PLANNING POLICIES

4.1 Overview

- 4.1.1 The statutory planning policies have been designed to achieve the Objectives stated in Chapter 3. They have also been tested against all relevant national (NPPF) and local (SDNPA Local Plan Pre-Submission version) policies during their development to ensure compliance.

4.2 Sustainability

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

4.3 Natural Environment

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

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

Any new development must conserve and, wherever possible, enhance the natural environment and the characterising views identified in this Plan. This broad principle includes geology, geo-diversity, wetlands, water systems, heathland, open spaces, notable trees, landscape setting, overall tranquillity, dark night skies and characterising views of the parish.

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

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

Proposals should take account of the South Downs Tranquillity Study 2015 and the Dark Sky Quality Map and use them as a baseline from which to assess any changes that will result from the proposal. Development should also take account of National Planning Guidance on water supply, wastewater and water quality.

New and improved utility infrastructure will be supported in order to meet the identified needs of the community subject to other policies in the plan.

In the north of the parish, development proposals resulting in a net increase in residential units within 5km of any boundary of the Wealden Heath Phase II SPA will require a project-specific Habitats Regulations Assessment screening to determine whether a likely significant effect on the integrity of the site will result and any requirements for mitigation are identified.

Community Projects: Natural Environment

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

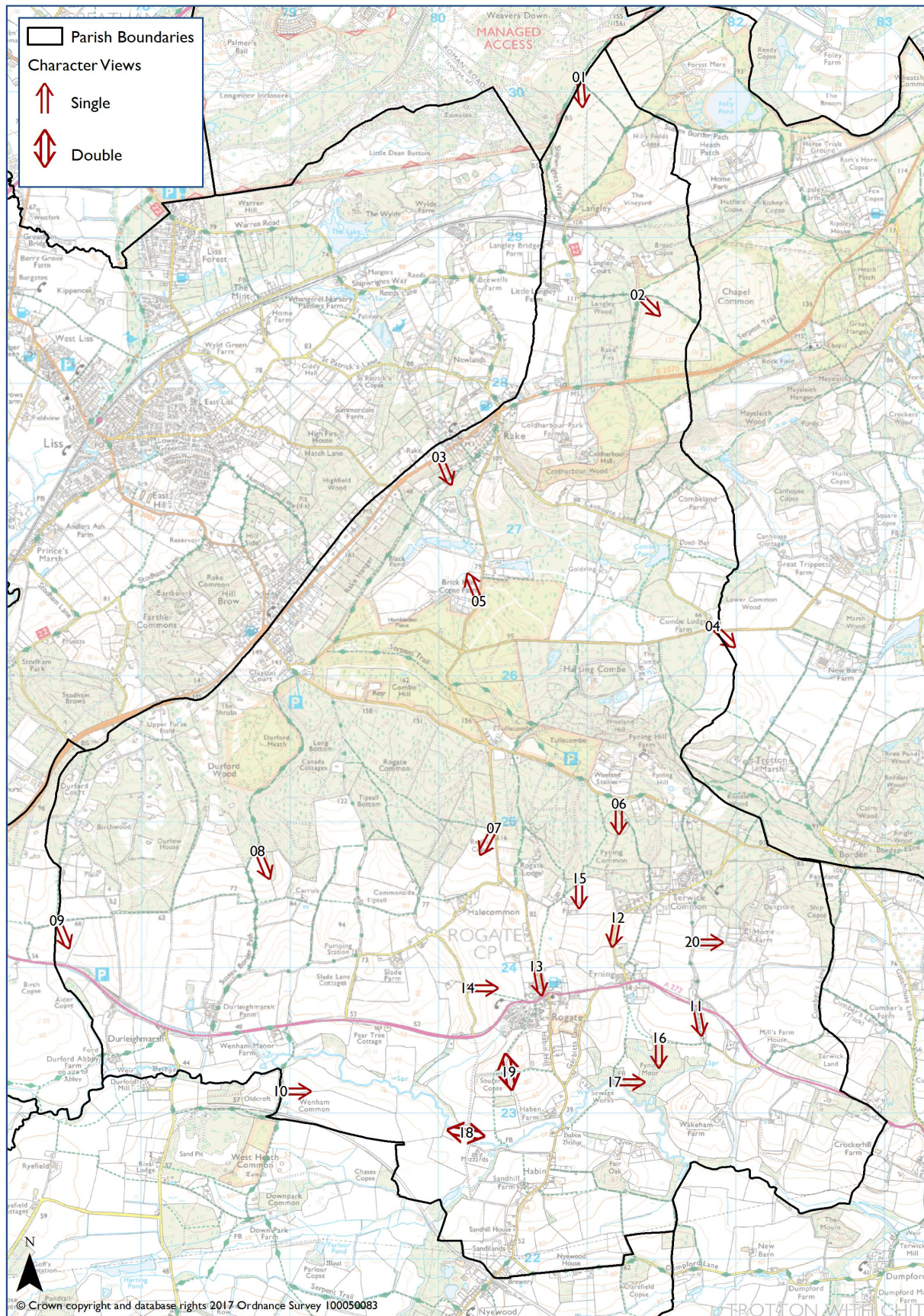
CP2: Support products and services derived from the natural environment of the parish and the avoid naturally scarce or polluting materials.

Characterising Views

- 4.3.2 The Natural Environment policies seek to conserve and wherever possible enhance the special characteristics of the area. In demonstration of these characteristics, a number of

views of special local significance within the parish have been identified to ensure that the character of Rogate and Rake that is recognised and loved by its residents is retained. See Figure 4.1 overleaf.

Figure 4.1 Characterising Viewpoints



1 North Langley (Shipwrights Way Bridleway 3684/1187 looking South)

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

4.4 Built Environment

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

Policy BE1: Locally Distinctive Design within the Parish

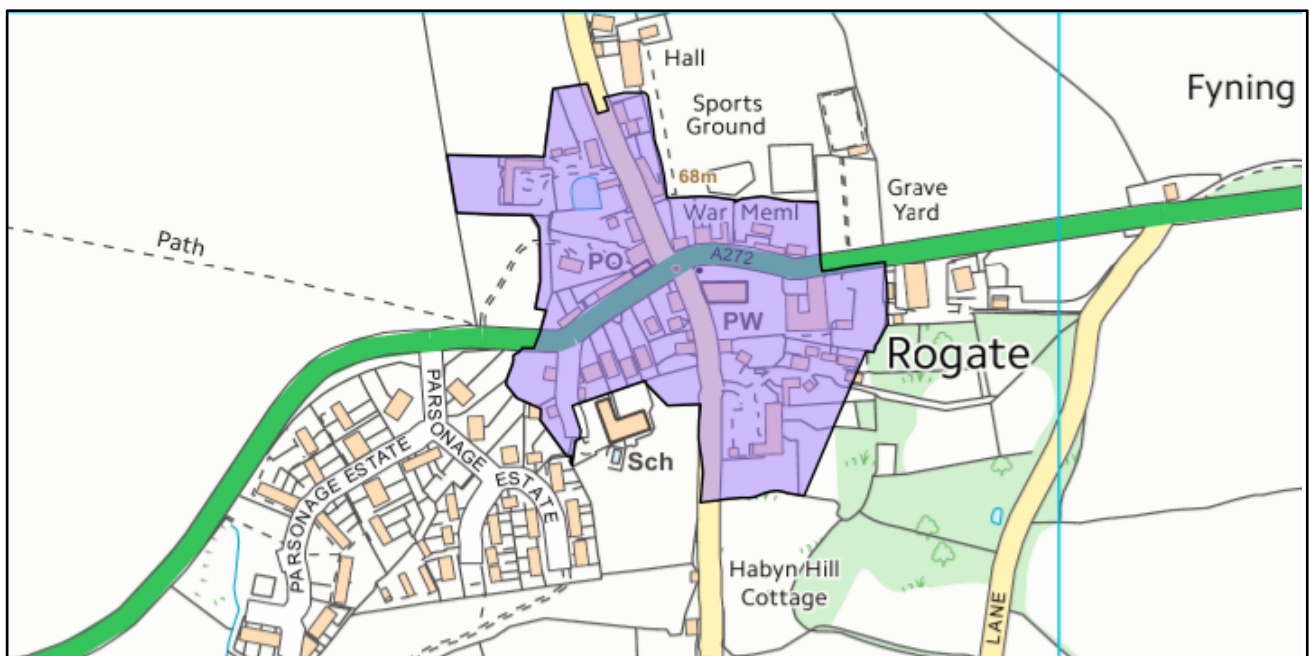
New development must be of high quality and delivered without permanent detriment to local environment, the setting of the Plan area and the Special Qualities of the South Downs National Park.

Design and Access Statements in support of a planning application must demonstrate that the proposal will include the following:

- a. high quality, which can include contemporary, architectural design, sustainable materials and build techniques, including where appropriate, opportunities for carbon reduction;
- b. with respect to dark night sky policies and especially within the Conservation Area, the avoidance of high-powered lighting or external security lighting, unprotected upward-facing fenestration, and large areas of glazing facing open countryside;
- c. a design that takes account of:
 - i. the immediate setting, the space between buildings, its orientation within the plot;
 - ii. the design, scale, roof structure and built form of any surrounding buildings;
 - iii. the treatment of boundaries, and any related village or hamlet setting;
 - iv. the architectural or historic importance of, and the conservation of the significance of, any historic dwelling;
 - v. the amenity of nearby properties and the local characterising views of parish identified in Policy NE1.

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

Figure 4.2 Rogate Conservation Area



Policy BE2: Conservation Area

Permission will only be granted for development either within, or within the setting of, Rogate's Conservation Area, if it can be demonstrated that it will conserve or enhance the character of the designation. In particular, proposals must take account of the following matters:

- a. Overall character of the Conservation Area, its layout, including public rights of way and through routes, and the relationship of the Conservation Area with the overall setting of the Rogate Settlement Area, the Plan area and the National Park;
- b. Historic patterns of thoroughfares and open spaces where these provide evidence of past ways of life within the village;
- c. Distinctive and locally specific character, including building materials, both within proximity to the site and elsewhere within the Conservation Area;
- d. The mix of building types and uses which is an important factor in characterising the Conservation Area;
- e. Use of locally distinctive building styles and materials, including reference to local facades and elevations, where they contribute to the special interest, character and appearance of the Conservation Area;
- f. Conservation and enhancement of the historic environment including both designated and non-designated heritage assets;
- g. The retention of existing trees and landscaping features, including other character-enhancing features such as walls, gateways and landmarks; and
- h. The retention of existing views, vistas and glimpses including but not only the defined characterising views identified in Policy NE1, that contribute to the character or interest value of the Conservation Area both from within and when viewed from the surrounding area.

4.5 Housing

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

retained for entrants to the housing market or residents wishing to downsize, and larger properties to remain available to allow mobility up the ladder.

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

Developments of:	Provision of Affordable Homes
1-3 Homes	Meaningful financial contribution negotiated case-by-case
4-5 Homes	1 Affordable Home
6-7 Homes	2 Affordable Homes of which at least 1 is a rented affordable tenure
8 Homes	3 Affordable Homes of which at least 1 is a rented affordable tenure
9 Homes	3 Affordable Homes of which at least 2 is a rented affordable tenure
10 Homes	4 Affordable Homes of which at least 2 is a rented affordable tenure
11+ Homes	Minimum of 50% Affordable Homes of which at minimum of 75% is a rented affordable tenure

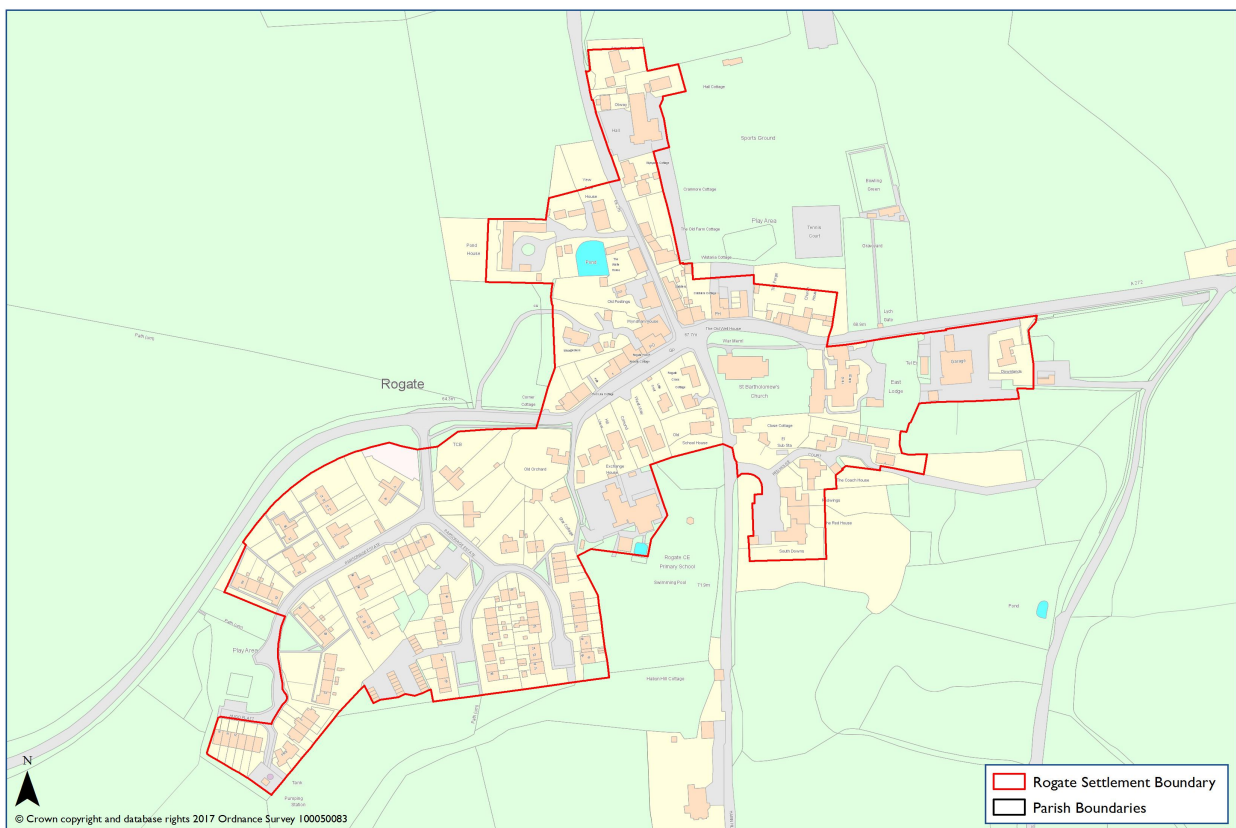
- 4.5.5 The Plan will adopt the SDNPA policy in force at the time for the proportion of affordable housing to be expected from new development.
- 4.5.6 The Community Land Trust model is likely to be an appropriate mechanism for the community to bring forward and finance appropriate development in the parish. This and other initiatives will be investigated by the parish over the life of the plan to help deliver affordable housing solutions that allow, in particular, the old and young of the Parish to remain in the area and to encourage local employment opportunities. Development within this model would be subject to viability and deliverability, and still be subject to the policies set out in this Plan.
- 4.5.7 Settlement Boundaries are a spatial planning tool used to direct development to the most sustainable locations while protecting the character of the countryside and villages. Only Rogate village has a defined Settlement Boundary and areas outside are open countryside.
- 4.5.8 As set out in South Downs Local Plan: Pre-Submission version Strategic Policy SD25: Development Strategy, the principle of development within the Settlement Boundary will be supported provided that it complies with other relevant policies. This Plan proposes a revised Rogate Settlement Boundary as shown in Figure 4.3 overleaf.
- 4.5.9 Development proposals will not normally be permitted outside of Settlement Boundaries and the countryside will be protected in accordance with other relevant policies. However, concentrating all the burden of new housing within the tightly drawn Settlement Boundary of Rogate is not desirable nor sympathetic to the Conservation Area that covers a large proportion of the village. This is especially so when there is also strong demand for housing in Rake.

4.5.10 Having undertaken a comprehensive review of potential development sites in the parish (ref Consultation Statement Appendix 11 Potential Development Sites Background Paper) it is concluded that there are circumstances, therefore, where new housing development could take place outside the Rogate Settlement Boundary. One such site that meets the requirements is proposed in Rake (see Policy H6) but there also may be Rural Exception Sites proposed during the life of the Plan. Rural Exception Sites must provide only affordable housing in perpetuity, be on sustainable sites that are located well in relation to the existing settlement and be the result of extensive community engagement.

Policy H1: Settlement Boundary

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

Figure 4.3 Rogate Settlement Boundary



Policy H2: Residential Development in the Open Countryside

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

- a. Sites Suitable for Development defined in Policy H6; or
- b. the development is a Rural Exception Site, the scale and location of which relates well to the existing settlements of Rogate, Hillbrow or Rake, thus providing affordable housing in perpetuity, possibly through a Community Land Trust, that meets a locally-identified need for such housing subject to viability and deliverability; or
- c. there is a demonstrated essential need to house a rural worker permanently either at or near their place of work. Such properties, if permitted, will be secured as rural worker housing in perpetuity; or
- d. where the residential development would represent the sensitive re-use of a heritage asset or would represent enabling development that ensures the retention and renovation of a heritage asset; or
- e. where the residential development would re-use existing redundant non-residential buildings and lead to an enhancement of the immediate setting; or
- f. where the residential development would be in accordance with NPPF Paragraph 55 enabling exceptional and innovative architectural designs;

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

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

- 4.5.14 The Plan seeks to support the SDNPA initiative to formulate Large Farm Plans and Whole Estate Plans that would cover controlled development of these types of area.
- 4.5.15 The following policies seek to encourage a flexible but realistic approach to the development of existing residential properties to ensure that a sufficient supply of all types of homes is delivered and maintained in the parish.

Policy H3: Conversion of Existing Residential Properties

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

- a. any conversion does not result in an unacceptable impact on amenity either to existing or future residents, including issues such as lack of privacy caused by overlooking of habitable rooms, cramped living conditions, lack of sufficient amenity space or lack of internal light;
- b. sufficient off-street parking and safe vehicular access to and from the public highway is available for each dwelling without any adverse landscape or visual impact;
- c. any conversion does not significantly alter the overall external appearance or historic fabric of the building, by way of materials, design, bulk or height, unless it can be successfully demonstrated that such amendments would improve the character of the building and its contribution to its setting; and
- d. any conversion, individually or cumulatively with other conversions, retains the architectural or historic importance of historic dwellings and does not result in significant adverse impact on the character of the area.

Policy H4: Replacement Dwellings, Extensions and Annexes

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

- a. is appropriate for the size of the plot and is an extension of a scale significantly less than the main building or is a replacement of a scale not significantly larger than the existing;
- b. meets the requirements in Policy BE1

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

- a. an extension or adaption of the main building; or
- b. conversion of an existing structure; and
- c. of a scale significantly less than the main building; and
- d. ancillary to the main residential property and will be conditioned to remain as such in perpetuity; and
- e. meets the appropriate requirements of Policy BE1

4.6 Allocation of Sites for Development

- 4.6.1 The SDNPA previously identified an appropriate level of new development would be 11--25 new homes over the time of the Plan and its Pre-Submission Local Plan includes an allocation of 11 units for the Rogate Settlement Area. However, the recent Housing Needs Survey (Section 2.5) shows there is a need and support for more than those figures, possibly approaching 30 units.
- 4.6.2 In recognition of the other factors (eg Viewshed, Tranquillity and Habitat Connectivity) included in the SDNPA assessment, this Plan will work on a development figure of between 10 and 20 units on two sites across the parish.
- 4.6.3 The allocation of land for housing is in addition to the homes that might come forward through 'windfall' development i.e. small sites which have not been specifically identified as available in the Local or Neighbourhood Plan process. They normally comprise previously developed sites that have unexpectedly become available.
- 4.6.4 The allocation of sites for development is a key part of the R&RNDP as it enables the local community to determine where and why development should and should not take place. The identification of sites has been a key part of the public consultations and discussions with SDNPA officers during the preparation of this Plan.

Policy H5: Local Housing Needs

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

- 4.6.5 The first site is within the Rogate Settlement Area and is currently used for car sales, maintenance and repair facilities and an adjoining bungalow. The business currently employs less than 10 people and similar services are available within the Plan area at London Road, Hillbrow; London Road, Rake, Canhouse Lane, Rake. The current owner of the business resides in the adjoining bungalow and is fully supportive of the R&RNDP proposals, having in the past considered redevelopment of the site and having stated that it remains a possibility within the Plan period.
- 4.6.6 The south west corner of the site (to the rear of the BT telephone facility) is directly adjacent to the Conservation Area and therefore any development of the site would be subject to the relevant Policy BE2. Any proposal to incorporate the BT site within a redevelopment would be welcomed.
- 4.6.7 Opposite the site, on the other side of the A272, there is a field used for pasture that would have originally (along with most of the farmland around Rogate) been part of the historic parkland of Rogate Lodge. Replacement of the garage development with a small sympathetic village housing scheme would enhance the views from the historic parkland as well as the entrance to the village from the east.

Policy H6: Allocation of Sites Suitable for Development

a. Renault Garage and Bungalow South of A272, Rogate:

- i. These two sites are within the Rogate Settlement Boundary and currently consist of car sales, maintenance and repair facilities and an adjoining bungalow. The two sites are within one ownership and could be developed separately or, preferably, at the same time;
- ii. The site has an initial slight incline away from the road and then a drop to its southern boundary. The Settlement Boundary in Policy H1 and shown in Figure 4.3 encompasses the whole site.
- iii. It is on the south side of the road where there is a footpath that must be maintained into the village centre and connecting with the wider public footpath network;
- iv. Part of the western site boundary adjoins the Conservation Area and Policy BE2 will apply to the whole site;
- v. Given the loss of employment from redevelopment of the site preference would be given to a redevelopment that included some employment activity;
- vi. Any use will be required to include off-road parking (Policy T2) and comply with Policy BE1.
- vii. SDNPA Local Plan requirements for affordable housing will apply;
- viii. The result of a capacity study into the feasibility of developing the two sites concluded that the site is suitable for up to 9 houses and either two flats or two workshops. The indicative layout is shown in Figure 4.4.

- 4.6.8 From the consultation process for this Plan it is clear that there is a widespread view that new development should not just be constrained to the small, tightly drawn area of the Rogate Settlement Area but should also include Rake.
- 4.6.9 Although Rake is broadly a linear development it centres on the Flying Bull pub, the garden centre and its café and the successful primary school. Within the village there is an unmet demand for smaller, ideally affordable, houses that would enable young people brought up in the area to stay and older people to downsize to a more manageable house.
- 4.6.10 The second proposed development site is on London Road, Rake and forms part of the unused sections of the extended garden of the Flying Bull pub. In order to provide sufficient rear garden to the proposed properties, the site extends into the field behind, also owned by the pub's owners but within the adjoining parish of Liss. The consultation process for this Plan has included Liss Parish Council including meetings with their neighbourhood plan team and Parish Council Chairman. In response to the formal Pre-Submission Consultation Liss PC responded with their full support for the R&RNDP policies.
- 4.6.11 The boundaries in the locality are currently mainly hedges with some small trees and this soft landscaped approach should be adopted for the side and rear boundaries of the site. A mature oak tree is just outside the proposed site on the eastern boundary and its root system will need to be protected.

- 4.6.12 The owners of the pub and field are aware of the R&RNDP proposals and have expressed their full support. The viability of public houses in the area is uncertain and recent changes in tenants at the Flying Bull have only increased that uncertainty. There is strong local support for the retention of the pub and providing the development opportunity will increase the viability of the pub and reduce that uncertainty.
- 4.6.13 With four dwellings the site is just large enough to guarantee provision of one affordable housing unit. Any CIL received should be allocated to support an affordable housing delivery elsewhere in the parish.

Policy H6 continued: Allocation of Sites Suitable for Development

b. Land on North side of B2070 London Road West of Flying Bull PH, Rake:

- i. The site encompasses the western unused portion of the Flying Bull pub's garden and includes part of the adjoining field to the rear – all of which is in the one ownership;
- ii. The site partially fills a gap in development on the north side of London Road and would complement a similar row of housing on the south side. The site is not in a Settlement Area and so Policy H2 will apply;
- iii. Currently the site has a mix of scrub and small trees. A mature oak tree is just outside the site's eastern boundary and will need its root system protecting.
- iv. Development proposals should be informed by the following evidence studies: Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan; and Archaeological Assessment (Policy NE1);
- v. Development proposals should include soft landscaped boundaries to the rear and side of the site and allow space on the western boundary for a footpath to connect London Road to the Village Hall grounds (Policy T1);
- vi. Any use will be required to include off street parking provision (Policy T2) and comply with Policy BE1;
- vii. SDNPA Local Plan requirements for affordable housing will apply;
- viii. Liss Parish Council will need to be consulted regarding any planning application;
- ix. The result of a capacity study into the feasibility of developing the site concluded that the site is suitable for 4 houses: two, 2-bedroom and two, 3-bedroom homes. The indicative layout is shown in Figure 4.5.

Figure 4.4 Renault Garage and Bungalow, Rogate Indicative Layout

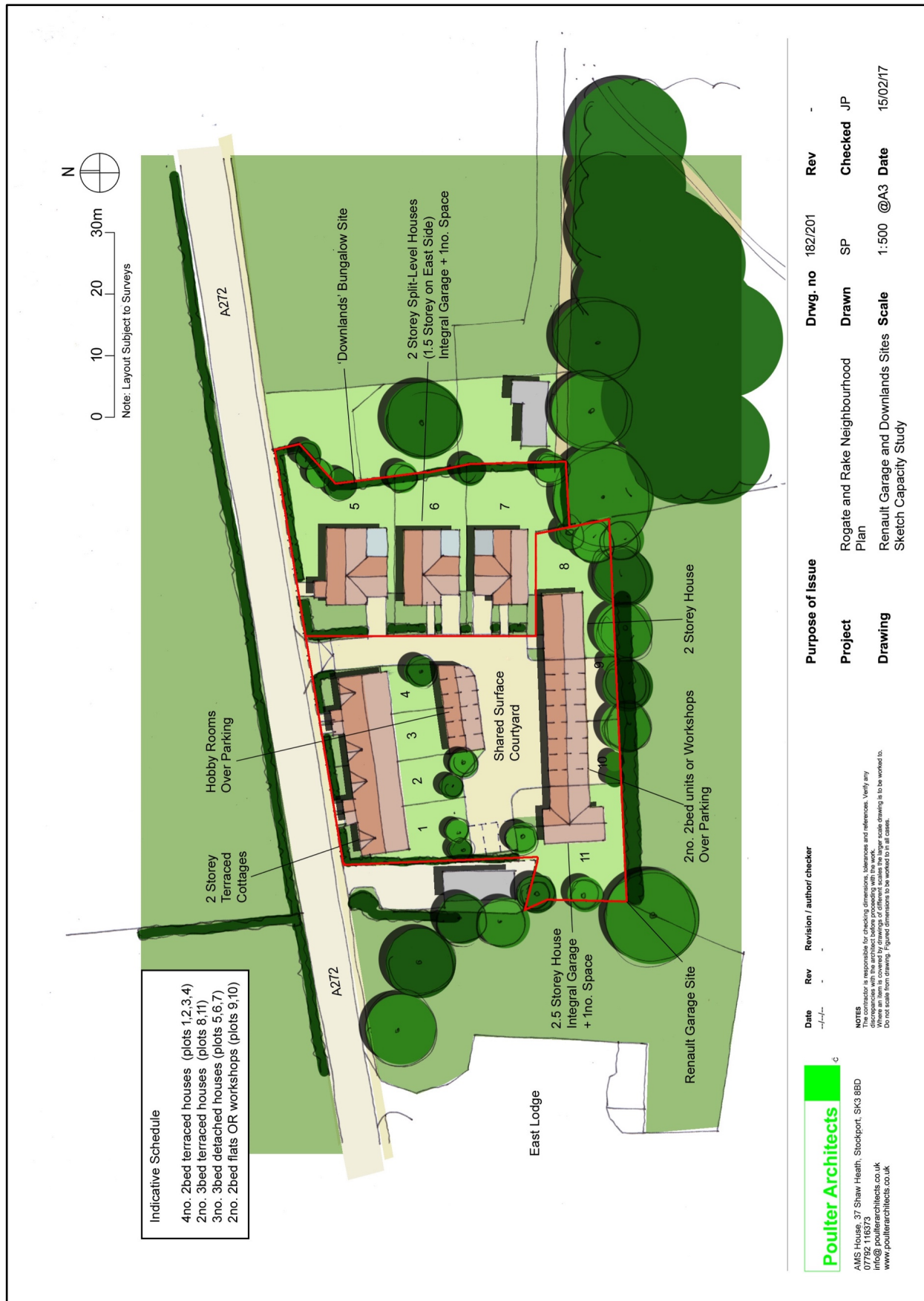


Figure 4.5 London Road, Rake Indicative Layout



4.7 Local Economy and Work

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

Policy EW1: Supporting the Rural Economy

In conjunction with Policies NE1, H2 and H3, development in the open countryside is restricted to proposals that demonstrate:

- positive and demonstrable benefits to sustaining the rural economy or
- the re-use or redevelopment of existing redundant buildings or
- form part of a SDNPA Large Farm Plan or Whole Estate Plan that would control development.

Community Projects: Local Economy and Work

CP3: Lobby for improved local broadband and telecom services.

4.8 Transport and Travel

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

to make more of the network, and access to existing and potential public transport services, through providing new linkages and enhancing these corridors wherever possible.

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

Policy T1: Encouraging Sustainable Travel

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

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

Policy T2: Safety

Design and Access Statements in support of a planning application must demonstrate that the proposal will not have a detrimental impact on the safety of road users including cyclists, pedestrians and horse riders; not significantly increase the volume of traffic; and not disturb the established tranquillity of the locality.

Policy T3: Parking

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

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

Community Projects: Transport and Travel

CP4: In partnership with WSCC, develop proposals to manage traffic flows and traffic speeds on the minor roads of the parish.

CP5: In partnership with WSCC, develop proposals to maintain and improve the parish's network of public footpaths, cycle ways and bridle paths.

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

4.9 Energy

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

Policy E1: Renewable Energy

Small scale renewable energy projects will be supported if they can be delivered without permanent detriment to the local environment and are commensurate with the special qualities of the National Park. In particular, this plan supports appropriate use of small solar panel installations and biomass energy systems subject to safeguards in Policies NE1, BE1 and BE2 .

4.10 Community Health, Well-Being and Amenity

Objective 8	CH <p>To provide, maintain, and improve the accessibility of the local countryside, public open spaces (POS), public footpaths and bridleways, outdoor and indoor recreational facilities, playgrounds and rivers and all other means to support a diverse and mixed community.</p>
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- 4.10.1 The NPPF states that Neighbourhood Plans should promote the retention and development of local services and community facilities in villages, such as local shops, schools, meeting places, sports venues, cultural buildings, public houses and places of worship. In addition, the NPPF places importance on the retention and enhancement of outdoor leisure facilities, Village Greens Local Green Spaces and public rights of way.
- 4.10.2 The key elements of a sustainable village community are its church, school, shop and pub. Rogate currently has all these although the pub is in jeopardy. Rake has not had a church but uses the nearby Milland church; the village lost its shop a few years ago; there is a thriving primary school; and the garden centre also provides a thriving cafe. Small rural village communities are at risk without the lifeblood of primary school-age children receiving vital learning in the rural tranquillity of a successful village school; further, they

have the enviable and much valued chance to benefit from the unique facilities of extensive open spaces and forest schools; and the ability to learn first-hand about local agriculture and forestry industries.

- 4.10.3 Within the R&RNDP area, Rogate and Rake CE primary schools are essential parts of the two villages. Both schools have proved their worth as a local education resource for the families in the villages as well as those from further afield seeking the unique education experience that only a small rural Church schools can provide. Both schools have increased their numbers and facilities. The community supports both schools and will strive to retain both to safeguard these key elements of a sustainable rural village.
- 4.10.4 Central to the aims of this Plan is its ability to identify local amenity and recreation needs, safeguard the facilities already in place that are of demonstrable community value and promote the provision of additional facilities in future. The following three policies seek to achieve these outcomes.
- 4.10.5 Chichester District Council maintains a statutory list of Assets of Community Value, comprising social, recreational and amenity facilities of demonstrable value to their host community. Currently, the White Horse pub house, Rogate is the only registered asset located within the Parish.

Policy CH1: Community Facilities

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

Community facilities in central and eastern sector –Rogate	Community facilities in western sector - Rake
Rogate Village Hall incorporating Youth Club and Heritage Centre	Just outside parish, Rake Village Hall
Rogate Recreation Ground, including club houses, pavilions, bowls green, tennis courts, basketball court, children's play area and proposed outdoor gym equipment	including tennis court, Community Orchard and children's play area
Primary School	Primary School
Village Shop and Post Office	Garden Centre and café
White Horse PH (registered Community Asset) - currently closed	Flying Bull PH with accommodation Jolly Drover PH with accommodation
Fyning Recreation Ground	Rake Recreation Ground
Terwick Woodland	Oliver's Piece

Policy CH2: Development of Community Facilities

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

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

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

The following public open spaces are held as important by residents for their recreational value and these will be protected from building development other than in very special circumstances (defined in NPPF) or restricted recreational use such as golf courses except where Policy CH2 applies.

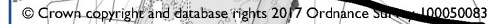
These are as follows:

Public Open Spaces in Parish	Ownership and Designations
Rogate Recreation Ground Rake Recreation Ground	Registered Charity, with the Village Hall Parish Council, registered Village Green (VG26)
Terwick Woodland Fyning Recreation Ground	Parish Council Parish Council, registered Village Green (VG24)
Oliver's Piece Garbetts Wood	Parish Council Woodland Trust
Hugo Platt play area and public open space	Hyde Martlett leased to Parish Council
Lupin Field, Terwick Durford Heath	National Trust National Trust
Chapel Common SPA, SSSI and SNCI	Private ownership, registered Common Land (CL27)
Weavers Down	Private ownership, Open Access land and registered Common Land (CL53 & CL61)

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

Local Green Spaces in Rogate Parish – see Figure 4.6

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



Community Projects: Community Health, Well-being and Amenity

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

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

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

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

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

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

5. COMMUNITY ASPIRATIONS

Community Projects: Natural Environment

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

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

Community Projects: Local Economy and Work

CP3: Lobby for improved local broadband and telecom services.

Community Projects: Transport and Travel

CP4: In partnership with WSCC, develop proposals to manage traffic flows and traffic speeds on the minor roads of the parish.

CP5: In partnership with WSCC develop proposals to maintain and improve the parish's network of public footpaths, cycle ways and bridle paths.

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

Community Projects: Community Health, Well-being and Amenity

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

6. IMPLEMENTATION

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

7. MONITORING AND REVIEW

- 7.1.1 The effectiveness of the Rogate and Rake Neighbourhood Development Plan will be monitored over the Plan period by the Parish Council in partnership with the SDNPA. The Parish Council may decide to review the Plan if:
 - a. It is considered by the Parish Council that the effectiveness of the Plan could be significantly improved by a partial or full review of the policies; or
 - b. Any future review of the South Downs National Park Local Plan results in a conflict with policies of the Plan to the extent that it is rendered ineffective; or
 - c. There is planning merit in producing a replacement Plan that encompasses a wider area, possibly in partnership with adjacent Parish Councils.

SDNPA response to the Rogate & Rake Neighbourhood Plan – Submission Document

Page number	Section	Comments	SDNPA Recommendation
		<p>General</p> <p>The SDNPA welcomes the submission of the Rogate & Rake Neighbourhood Plan (RRNP), and wishes to congratulate the Parish Council and Neighbourhood Plan Steering Group (NPSG) on reaching this milestone. We acknowledge that the process of preparing the RRNP and supporting evidence has taken a considerable length of time with several delays occurring mainly due to circumstances beyond the control of the Parish Council / NPSG. We would therefore like to commend all those involved for their patience and perseverance.</p> <p>The SDNPA provided detailed comments at the Pre-submission consultation in 2017 and we welcome the changes to the RRNP that have been made in response to these comments. We note that the overall vision, objectives and policies of the RRNP have not changed significantly since the pre-submission consultation. We therefore reiterate our original general comment on the plan which we consider to contain many good ideas. The Plan provides a supportive framework for landscape management and function both directly and indirectly. The Plan is also well presented, providing succinct contextual information on the parish and clearly drafted planning policies which can be used in the determination of planning applications.</p> <p>We recognise that drafting of the RRNP has occurred over a long period of time, much of which was prior to the adoption of the South</p>	

Page number	Section	Comments	SDNPA Recommendation
		Downs Local Plan. This was a challenge given that the adopted Local Plan policy for the Parish at the time was largely out of date (Chichester Local Plan 1999) and policies for the South Downs Local Plan (SDLP) were in draft form. There is, as a result, several overlaps between RRNP policies and adopted SDLP policies, and in a few instances we have identified potential conflicts between the two - we have highlighted these in our comments below.	
13	2.5.4	<p>For clarity, Policy SD26 of the South Downs Local Plan (SDLP) identifies a housing provision of 11 new homes in Rogate during the plan period 2014-2033. SD26(4) states 'NDPs that accommodate higher levels of housing than is set out [in the policy] will be supported by the National Park Authority providing that they meet local housing need and are in general conformity with the strategic policies of the development plan.'</p> <p>It is noted that preparation of the RRNP has been informed by a Local Housing Needs Survey undertaken in 2017, which identified a local housing need of up to 14 market homes and up to 25 affordable homes. It is also noted that the Housing Needs Survey identifies a need for smaller 1-3 bedroom sized homes. This concurs with the purpose of Strategic Policy SD27 of the SDLP</p>	None
22	Policy NE1: Conserve, Protect and Enhance the	We note and welcome the inclusion of policy text here requiring project-level Habitats Regulations Assessment for development proposals within 5km of the Wealden Heath Phase 11 SPA. This reflects the outcome of the Habitats Regulations Assessment of the RRNP.	No further changes requested.

Page number	Section	Comments	SDNPA Recommendation
	Natural Environment	Further minor amendments made to this policy in response to our Reg 14 Pre-submission comments are also welcome.	
26	Policy BE1: Locally distinctive design within the Parish	<p>Objective 3 BE could be clarified to state 'use of renewable building materials found in the local area'</p> <p>We would also recommend the following amendment to the policy criterion c.iii to make it more effective for development management purposes:</p> <p>c. iii. the treatment of boundaries <u>is appropriate for its location and respects the village or hamlet setting</u></p> <p>The addition of criterion (b) since the pre-submission draft is welcome given the quality of dark night skies in the neighbourhood area. The supporting text could also helpfully refer to the quality of dark night skies to give this criterion some context. The parish is within the dark sky core of the International Dark Sky Reserve and contains some of the darkest night skies of the National Park.</p>	<p>Revise objective and policy wording</p> <p>Include details of the quality of dark night skies in the supporting text</p>
27	Policy BE2: Conservation Area	We welcome the inclusion of reference to the setting of the Conservation Area and locally distinctive building materials in this policy.	No further changes requested.
28	Housing Para. 4.5.3	Reference to the NPPF should be updated to paragraph 61 which refers to the size, type and tenure of housing needed for different groups in the communities being reflects in policies.	Update NPPF reference.
28	Housing	We note that the provision of affordable homes is an important element of what the RRNP seeks to achieve. Given that the South	Delete table at paragraph 4.5.4.

Page number	Section	Comments	SDNPA Recommendation
	Para. 4.5.4	Downs Local Plan is now adopted we would recommend deleting the table in paragraph 4.5.4 (which we also note contains an error in the first row – meaningful financial contributions are sought on sites with gross capacity for 3 homes).	
28	Housing Para. 4.5.6	The SDNPA strongly encourages the involvement of community-led housing organisations who are looking to create permanently affordable housing needs. To achieve this aim, the SDNPA makes available modest financial grants towards the cost of affordable homes delivered via community led housing groups (which includes Community Land Trusts).	None
28	Para 4.5.8	Reference to the SDLP should be updated to state the SDLP is adopted as of July 2019.	Update reference to the SDLP.
30	Policy H2: Residential Development in the Open Countryside	The NPPF has been updated since this policy was drafted. Criterion f should refer to paragraph 79 of the NPPF. We reiterate our comments raised at Reg 14 consultation that Policy H2 re-emphasises much of the protection already afforded by national policy and SDLP policy. This additional layer may be unnecessary, risks creating confusion and may in places be in conflict with higher level policy, thereby undermining the level of protection afforded.	Reconsider whether this policy is necessary. .
27	Policy H4: Replacement Dwellings,	Policy H4 is concerned with appropriate replacement or extension of existing dwellings. SDLP Policy SD30 sets specific requirements regarding the replacement of existing dwellings, limiting the additional floor area to approximately 30% compared to the existing dwelling, to	Consider the relationship between Policy H4 and Policies SD30/31 of the SDLP.

Page number	Section	Comments	SDNPA Recommendation
	Extensions and Annexes	<p>reduce the loss of small homes in the National Park through replacement by substantially larger homes.</p> <p>Policy SD31 of the SDLP also sets a limit of approximately 30% additional floorspace for extensions, to avoid the over-extension of existing dwellings and the adverse impact that this has on the character and appearance of both settlements and the countryside.</p> <p>Both SD30 and SD31 are non-strategic policies of SDLP, such that where there is a conflict between a NDP policy and Local Plan policy, the most up-to-date policy takes precedence. We consider Rogate Neighbourhood Area could lose the 30% limits of SD30/31 with the making of NDP and policy H4 and query whether this is the intention of the Parish Council?</p>	
29-32	Policy H6: Allocation of Sites Suitable for Development	<p>Strategic Policies SD4 and SD5 of the SDLP require a landscape-led approach to the design and layout of all proposals in the National Park. Whilst we appreciate that the indicative layouts in the RRNP may have been included to demonstrate how a certain quantum of development could be achieved on the sites allocated, their inclusion could undermine good contextual design and the evidence base / landscape-led approach for well-designed places. We therefore recommend the plan includes a red line boundary of the sites only. This is consistent with the approach to site allocations in the SDLP.</p>	Remove indicative layouts and include red line boundary of site allocations only.

Page number	Section	Comments	SDNPA Recommendation
		<p><u>H6 (a) Renault Garage and Bungalow South of A272, Rogate</u></p> <p>We welcome the changes made to this policy in response to our pre-submission comments.</p> <p>The rear boundary of the site is a historic landscape feature and we request specific reference to conserving this in the policy.</p> <p>Reference in criterion viii to an indicative layout should also be removed.</p> <p><u>H6(b) Land on north side of B2070 London Road west of Flying Bull PH, Rake</u></p> <p>During the Regulation 14 consultation we raised a number of concerns with this site including the loss of trees, the site's elevated position next to the B2070 London Road, and the inclusion of proposed gardens extending beyond the designated Neighbourhood Area.</p> <p>We acknowledge that amendments have been made to the policy criteria which go some way towards addressing these concerns. Nevertheless, the site has a series of constraints which will need to be carefully addressed in any future planning application.</p> <p>Given the comments above regarding removal of indicative layouts in the NDP, we consider the criteria of the policy should be clearer in requiring development to be set back from the London Road and provision made for a soft landscaped area along the frontage.</p>	<p>Include reference to the historic field boundary.</p> <p>Remove reference to indicative layout.</p> <p>Include requirement for soft landscaping on frontage of the site.</p>

Page number	Section	Comments	SDNPA Recommendation
		<p>We note a new requirement for a footpath connecting with village hall grounds, this should be secured through a suitable planning obligation.</p> <p>The second proposed allocation is in Rake and responds to community feedback that development should not be considered in this part of the parish also. It should be noted that Rake is not identified as a settlement in Policy SD25: Development Strategy of the SDLP and it does not have a housing provision figure set in Policy SD26. The allocation would not therefore contribute to meeting the housing provision figures set in SD26 for Rogate although it is noted that site H6 (a) is expected to meet the housing provision for Rogate.</p>	
37	Policy EWI: Supporting the Rural Economy	<p>We consider that Policy EWI appears to allow for a wide range of development within the countryside and query whether this is the intention of the RPC? We suggest a cross reference to strategic Policy SD25 Development Strategy of the SDLP to ensure that appropriate exceptions to development in the countryside are retained.</p> <p>The use of the word “redevelopment” is unclear – e.g. does this support demolition of redundant farm buildings and erection of newbuild in their place? Policy SD41 of the SDLP sets detailed requirements regarding the conversion of redundant agricultural or forestry buildings in the countryside, providing support for the rural economy whilst protecting and enhancing the character of the countryside. We’d recommend cross-reference to Policy SD41 in criterion (b).</p>	Clarify intention and wording of policy and relationship with Policy SD41 of the SDLP.

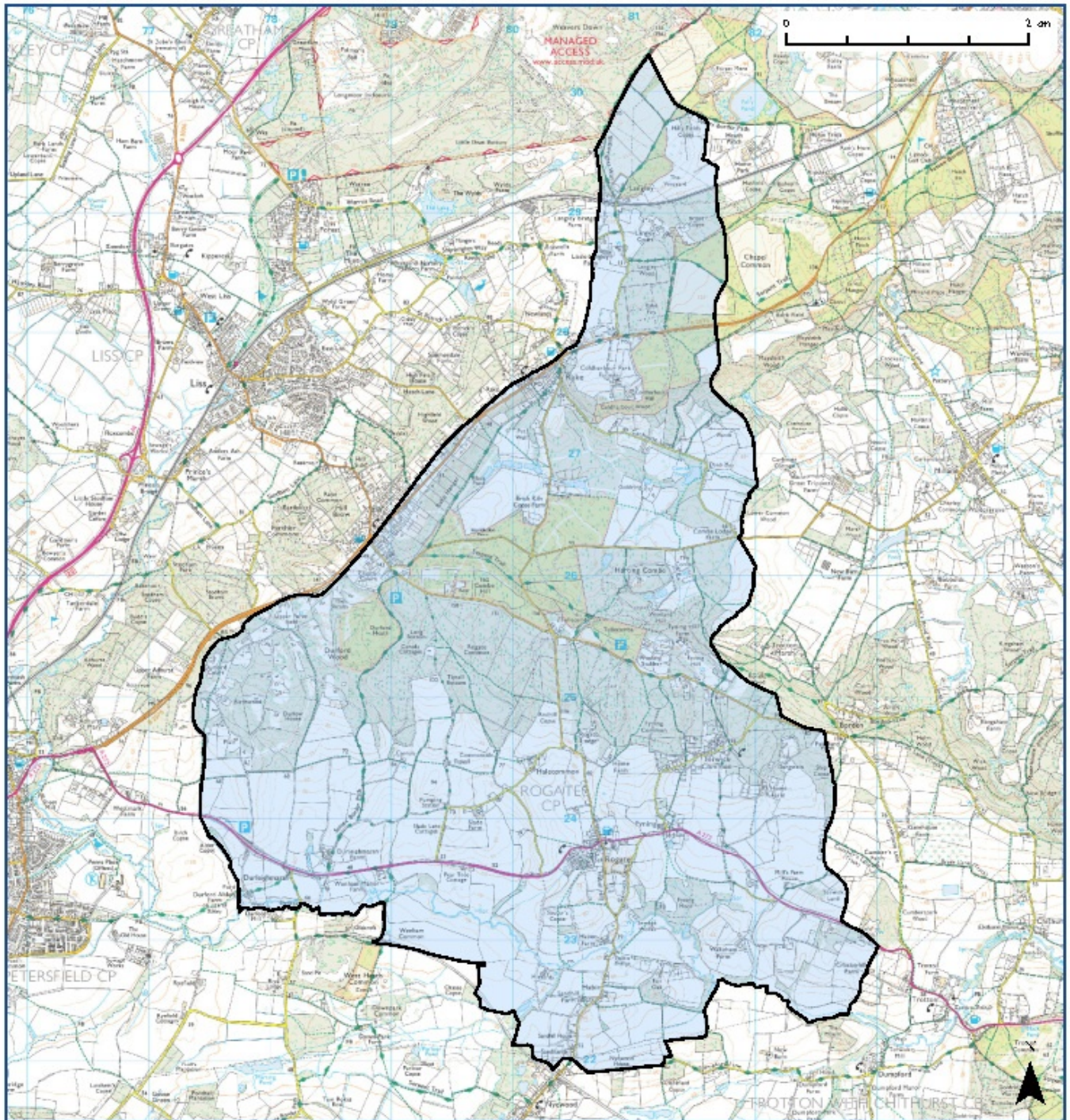
Page number	Section	Comments	SDNPA Recommendation
38	Policy T1: Encouraging Sustainable Travel	We welcome the change to this policy in response to our previous comments in regard to any adverse impact international nature conservation designations.	None.
38	Policy T3: Parking	To note, the SDNPA has recently consulted on a draft Parking SPD for the National Park.	
40	Policy CHI: Community Facilities	Suggest that the term 'supported' rather than 'encouraged' is more appropriate in the context of development management.	Amend policy wording.
42	Policy CH3: Public Open Spaces, Village Greens and Local Green Space	<p>We understand the intention of this policy is to identify public open spaces of local value to residents. In addition, particular open spaces are identified as demonstrably special to the local community and are to be designated as Local Green Spaces in accordance with paragraphs 99 and 100 of the NPPF.</p> <p>The SDNPA is supportive of the principle of Local Green Space designations. We are mindful, however of the criteria of the NPPF that states LGS designation should only be used where green space is demonstrably special to the local community and holds a particular local significance and that designating land as LGS should be consistent with the local planning of sustainable development. In light of this, the independent examiner may come to a view that one or more of the proposed sites do not meet the tests of the NPPF. The SDNPA will</p>	

Page number	Section	Comments	SDNPA Recommendation
		duly consider any such recommendation the examiner decides to make.	
46	6. Implementation	<p>We note the addition of reference to the use of Community Infrastructure Levy under paragraph 6.1.4</p> <p>Para 6.1.2 should state that planning decisions will be made in accordance with the Development Plan unless material considerations indicate otherwise. Once made, the RRNP and SDLP will form the Development Plan for the Rogate neighbourhood area</p>	<p>None</p> <p>Amend text in reference to the making of planning decisions.</p>
	SEA / SA	A Sustainability Appraisal incorporating Strategic Environmental Assessment has been completed to support the preparation of the RRNP. This includes an appraisal of the key environmental constraints at each development site considered in the preparation of the RRNP, and potential effects that may arise as a result of development at these locations. The assessment concludes that the RRNP is likely to lead to a series of long term positive effects. Some minor negative effects were also identified, but given the scale of the proposals, these negative effects are however likely to be insignificant.	The conclusions of the SEA/SA are noted.
	HRA	A Habitats Regulations Assessment has been undertaken, including Appropriate Assessment of expected likely significant effects to European Sites due to air quality, recreational pressures and urbanisation issues. The HRA concludes that the appropriate safeguarding policies exist within the SDLP and RRNP, therefore, no adverse effect would occur on the integrity of European Sites.	The conclusions of the HRA are noted.

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**SOUTH DOWNS
NATIONAL PARK**

Designated Neighbourhood Area: Rogate CP



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Scale at A4 1:45,200

- Designated Neighbourhood Area
- Within the National Park

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