

Report to	Planning Committee
Date	12 August 2021
By	Director of Planning
Title of Report	Making of the Rogate and Rake, Westbourne and updated Aldingbourne Neighbourhood Development Plans
Purpose of Report	To make the Rogate and Rake, Westbourne and updated Aldingbourne Neighbourhood Development Plans part of the South Downs National Park Authority's (SDNPA) statutory Development Plan

Recommendation: The Committee is recommended to:

- 1) Note the outcomes of the Rogate and Rake and Westbourne Neighbourhood Development Plan Referendums;**
- 2) Agree to make the Westbourne and updated Aldingbourne Neighbourhood Development Plans part of the Development Plan for that part of the Parish within the South Downs National Park.**
- 3) Agree to make the Rogate and Rake Neighbourhood Development Plan part of the SDNPA's Development Plan for the parish of Rogate and Rake.**

This report to Planning Committee is a combined report for the making of three Neighbourhood Development Plans (NDP): Rogate and Rake, Aldingbourne and Westbourne. Once made, there will be a total of 39 made NDPs in the National Park.

I. Introduction and Summary

- I.1 Rogate Parish Council, Aldingbourne Parish Council and Westbourne Parish Council are the 'qualifying bodies' with the responsibility for preparing their individual NDPs:
 - Rogate and Rake Neighbourhood Development Plan (RRNDP)
 - Updated Aldingbourne Neighbourhood Development Plan (ANDP)
 - Westbourne Neighbourhood Development Plan (WNDP)
- I.2 **Table I** below sets out when each NDP was designated by the South Downs National Park Authority (SDNPA) and by the other Local Planning Authority (LPA) where relevant.

Table One: Main Dates and NDP Summaries

NDP	Designation Date (SDNPA)	Designation Date (other LPA)	Plan Period	Local Planning Authorities	NDP Lead LPA
Rogate and Rake	14 March 2013	N/A	2021-2033	SDNPA	SDNPA
Aldingbourne Update	7 November 2013	7 November 2013	2019-2031	Arun District Council / SDNPA	Arun District Council
Westbourne	27 November 2013	3 December 2013	2017-2029	Chichester District Council / SDNPA	Chichester District Council

- I.3 If a Neighbourhood Area is split between the SDNPA and a neighbouring LPA then both Authorities must designate the area. The dates that each plan were designated are set out in **Table 1**. RRNDP was only designated by the SDNPA, as the Neighbourhood Area is wholly within the SDNP. Maps of the designation areas are attached as **Appendix 1** to this report
- I.4 Two of the NDP's in this report: the Westbourne and updated Aldingbourne NDPs are split between the SDNPA and a neighbouring LPA namely Chichester and Arun District Councils respectively. When a neighbourhood plan is partially within the National Park but the main settlement is outside the SDNP, the other LPA will be the Lead Authority. This means they will take responsibility for key milestones such as the Regulation 16 consultation and appointing an examiner. With these NDPs the SDNPA is a statutory consultee.
- I.5 Rogate and Rake NDP is wholly within the SDNP and therefore was support for the NDP was led by officers at the SDNPA.
- I.6 Due to the Covid-19 pandemic, the Government updated the Neighbourhood Planning Regulations on all referendums in March 2020. Part 3 Regulation 13 stated that any NDP referendum that would take place during the relevant period affected will be held in May 2021. These regulations have now been superseded and two of the NDPs in this report were able to go to referendum on the dates set out below. The Examiner for updated Aldingbourne NDP concluded that the modifications made in the review of the Aldingbourne NDP did not necessitate a community referendum and the ANDP could be made by the relevant LPAs following the examination and publication of the LPA's Decision Statement.
- Rogate and Rake NDP 01 July 2021
 - Updated Aldingbourne NDP N/A
 - Westbourne NDP 29 July 2021
- I.7 The Rogate and Rake NDP, Westbourne NDP's and updated Aldingbourne NDPs are now part of the Development Plan for the National Park and the SDNPA are required to take a decision to formally 'Make' the NDPs within eight weeks of a successful referendum, unless to do so would breach, or would otherwise be incompatible with any EU obligation or any of the Conventions Rights (within the meaning of the Human Rights Act 1998).

2. Background and Key Milestones

- 2.1 **Table 2** sets out the key milestones for consultations, examination, decision statement and referendum for all the NDPs in this report.
- 2.2 SDNPA officers have provided comments under delegated powers to the Pre Submission and Submission consultation of the Westbourne NDP. Comments on the RRNDP were approved by the SDNPA Planning Committee. Following the SDNPA comments the Qualifying Bodies considered whether to modify their NDP to take into consideration the

comments of the SDNPA when updating the NDP for Submission to the LPA (Regulation 15).

- 2.3 Officers were consulted on the Strategic Environmental Assessment screening for the review of Aldingbourne NDP. Whilst it was not considered that there were likely significant effects on the setting of the National Park, the likely effect on protected bat species was highlighted. Further to this, a Habitats Regulations Assessment and SEA was undertaken for the ANDP Review. No further comments of note were made on the ANDP review as either the issues were not of relevance to the National Park or were dealt with adequately within the plan.

Table 2: Consultation, Examination and Referendum dates

Neighbourhood Plan	Regulation 14 Consultation	Regulation 16 Consultation	Independent Examiner	Date of receiving Examiner's report	Date of Decision Statement	Date of Referendum
Aldingbourne Update	1 September – 9 October 2020	4 February – 1 April 2021	Arun DC appointed Mr Christopher Lockhart-Mummery	May 2021	June 2021 Decision Statement	N/A
Rogate and Rake	20 June – 18 August 2018 SDNPA comments	19 October – 14 December 2020 SDNPA comments	SDNPA appointed Mr John Slater	February 2021	April 2021 Decision Statement	1 July 2021
Westbourne	26 February – 22 April 2016 SDNPA comments	12 June – 24 July 2017 SDNPA comments	Chichester DC appointed Mr Jeremy Edge	March 2021	June 2021 Decision Statement	29 July 2021

2.4 Rogate and Rake NDP (2019-2031)

The RRNDP covers the parish of Rogate which includes the main village of Rogate, part of Rake settlement and a number of small hamlets. The parish is wholly within the SDNP in the centre of the Western Weald. The western boundary of the parish is also the West Sussex County and Chichester District boundary.

The RRNDP covers, but is not limited to policies on the natural environment and locally distinctive design, the allocation of two sites for approximately 11 new homes, supporting the rural economy and encouraging sustainable travel. Detailed SDNPA comments have been made throughout the preparation of the RRNDP and have been supportive of the Parish's approach to address local housing needs and prepare locally distinctive policies on design, views and open spaces, amongst other matters.

2.5 Updated Aldingbourne NDP (2019-2031)

Aldingbourne Parish is in Arun District with two small areas of the Aldingbourne Neighbourhood Area, within the north of the parish, situated within the SDNP.

The first ANDP was made in 2016. A review of the ANDP commenced in 2019 to bring it into line with the Arun Local Plan adopted in 2018. The ANDP allocates one site for 38 homes (outside the SDNP). In addition the Plan covers, but is not limited to: affordable homes, green infrastructure and ecosystem services, protection of watercourses, non-designated heritage assets and the protection of bat habitats. Whilst the amendments did not affect policy relating to land in the SDNP it is notable that additional evidence was compiled to support a policy on protected biodiversity corridors which are sought to improve biodiversity in the Parish and provide important connections with the National

Park.

2.6 **Westbourne**

The Westbourne NDP (WNDP) covers the parish of Westbourne, and includes the village of Westbourne and the smaller hamlet of Woodmancote. These settlements are outside the SDNP, with the northern rural third of the parish within the National Park. The WNDP allocates 28 new homes, agreed by CDC. None of the three allocated sites are within the SDNP or close to the National Park Boundary.

The WNDP covers, but is not limited to: housing allocations, Gypsy, Traveller & Travelling Show people pitches, non-designated heritage assets, biodiversity corridors and ecological networks. At Regulation 14, officers raised concerns regarding the landscape impacts of one of the housing allocations, which was subsequently revised to include retention of hedgerows. At Regulation 16, recommendations were made relating to the Gypsy and Traveller policy to make it consistent with South Downs Local Plan policy.

2.7 **Referendum results**

Referendums took place in July with the following results:

- **Rogate & Rake**

Turn out = 19.4%

Votes & % in favour = 188 (79%)

Votes & % against = 51 (21%)

- **Westbourne**

Turn out = 19.4%

Votes & % in favour = 330 (94%)

Votes & % against = 22 (6%)

3. **Making of the Rogate & Rake, Westbourne and updated Aldingbourne Neighbourhood Development Plans**

- 3.1 The enactment of the Neighbourhood Planning Act 2017 now means that a Neighbourhood Plan automatically becomes part of the Development Plan following a successful referendum. However, the Local Planning Authority (LPA) has a statutory duty to 'make' a neighbourhood plan, within eight weeks of a referendum, if more than half of those voting have voted in favour of the plan. The LPA is not subject to this duty if (and only if) the making of the plan would breach, or would otherwise be incompatible with, any EU obligation or any of the Convention Rights (within the meaning of the Human Rights Act 1998)

Rogate & Rake NDP

- 3.2 The Examiner concluded that the RRNDP with modifications met these legislative obligations/rights. No information has subsequently arisen to suggest the making of the RRNDP would be in breach with or incompatible with the legislation.
- 3.3 The RRNDP is now part of the Development Plan for the Rogate Neighbourhood Area, along with the South Downs Local Plan and relevant minerals and waste plans. The RRNDP is consistent with the South Downs Local Plan.

Updated Aldingbourne NDP

- 3.4 The Examiner concluded that the ANDP with modifications met these legislative obligations/rights. No information has subsequently arisen to suggest the making of the ANDP would be in breach with or incompatible with the legislation.
- 3.5 The ANDP is now part of the Development Plan for that part of the parish of Aldingbourne located within the SDNP along with the South Downs Local Plan. The ANDP is consistent with the South Downs Local Plan.

Westbourne NDP

- 3.6 The Examiner concluded that the WNDP with modifications met these legislative obligations/rights. No information has subsequently arisen to suggest the making of the WNDP would be in breach with or incompatible with the legislation.
- 3.7 The WNDP is now part of the Development Plan for that part of the parish of Westbourne located within the SDNP along with the adopted South Downs Local Plan. The WNDP is consistent with the South Downs Local Plan.

Other LPA Making of the Plans

- 3.8 Arun District Council took the decision to make the Aldingbourne NDP at Full Council on 14 July 2021.
- 3.9 Chichester District Council are taking the decision of making the Westbourne NDP to Cabinet on 7 September and at Full Council on 21 September 2021.

4. Planning Committee

- 4.1 The updated Aldingbourne NDP and Westbourne NDP have not previously been presented to Planning Committee and all SDNPA responses to the plans during their preparation have been dealt with through delegated powers by officers. Members have been updated on the Plans through the half yearly NDP Update to Planning Committee.

5. Next Steps

- 5.1 The Neighbourhood Planning Regulations 2012 (as amended) require LPAs to publish a statement setting out their decision to make an NDP and reasons for making that decision. This statement should be published as soon as practical after the decision is taken to make the NDP. This report forms that SDNPA Regulation 19 'Decision Statements' for these NDPs.
- 5.2 Following the 'making' of the Rogate & Rake, Westbourne and updated Aldingbourne NDPs, copies of the NDP's will be made available to the Development Management teams at the South Downs National Park Authority and Chichester and Arun District Council respectively. The policies maps will also be entered onto the relevant electronic mapping systems.

6. Other Implications

Implication	Yes/No
Will further decisions be required by another committee/full authority?	No
Does the proposal raise any Resource implications?	<p>Updated Aldingbourne NDP: As Arun District Council is the lead authority for the ANDP, the SDNPA has not incurred any direct costs, only officer time, relating to this plan, and SDNPA are not eligible to apply for New Burdens funding for this NDP.</p> <p>Westbourne NDP: As Chichester District Council is the lead authority for the WNDP, the SDNPA has not incurred any direct costs, only officer time, relating to this plan, and SDNPA are not eligible to apply for New Burdens funding for this NDP.</p> <p>Rogate & Rake NDP: To date, SDNPA has spent £5,225 on the Examination. The Referendum costs are yet to be received from Chichester District Council. Having published a Decision</p>

	<p>Statement for the NDP, the SDNPA has been able to claim £20,000 under New Burdens Funding.</p> <p>Once a NDP is made, a parish council is entitled to 25% of Community Infrastructure Levy (CIL) collected from development within the neighbourhood area, as opposed to the capped 15% share where there is no NDP. The Parish Council can choose how it wishes to spend these funds on a wide range of matters, which support the development of the area.</p>
Has due regard been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010?	Yes, each of the qualifying bodies prepared a Consultation Statement to support the submission version of the NDP, setting out how all sections of the local community (people who live, work or carry out business in the neighbourhood area), including hard to reach groups, have been engaged in the plan's production.
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
<p>Are there any Sustainability implications based on the 5 principles set out in the SDNPA Sustainability Strategy:</p> <ol style="list-style-type: none"> 1. Living within environmental limits 2. Ensuring a strong healthy and just society 3. Achieving a sustainable economy 4. Promoting good governance 5. Using sound science responsibly 	<p>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. The examiner who assessed the plan considered that it met the requirements if a number of modifications were made. 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>Aldingbourne</p> <p>ADC and SDNPA determined that an environmental assessment of the ANDP was required. A copy of the full Environmental Assessment can be found here.</p> <p>Rogate & Rake</p> <p>SDNPA determined that an environmental assessment of the RRNDP Plan was required. A copy of the full Environmental Assessment can be found here.</p> <p>Westbourne</p> <p>CDC and SDNPA determined that an environmental assessment of the WNDP was required. A copy of the full Environmental Assessment can be found here.</p>

7. Risks Associated with the Proposed Decision

Risk	Likelihood	Impact	Mitigation
A legal challenge to a NDP can be launched by way of judicial review within six weeks of the LPA publishing a decision to make the NDP.	Low	Medium	Officers at SDNPA are satisfied the Rogate & Rake, Aldingbourne and Westbourne NDPs meet the legal requirements. Given that they have been through the correct statutory process, including Examination and Referendum where required, the Authority is obliged to “make” the plan unless making the plan would breach, or would otherwise be incompatible with, any EU obligation or any of the Convention Rights (within the meaning of the Human Rights Act 1998)

TIM SLANEY

Director of Planning

South Downs National Park Authority

Contact Officer: Amy Tyler-Jones

Tel: 01730 819272

email: amy.tyler-jones@southdowns.gov.uk

Appendices

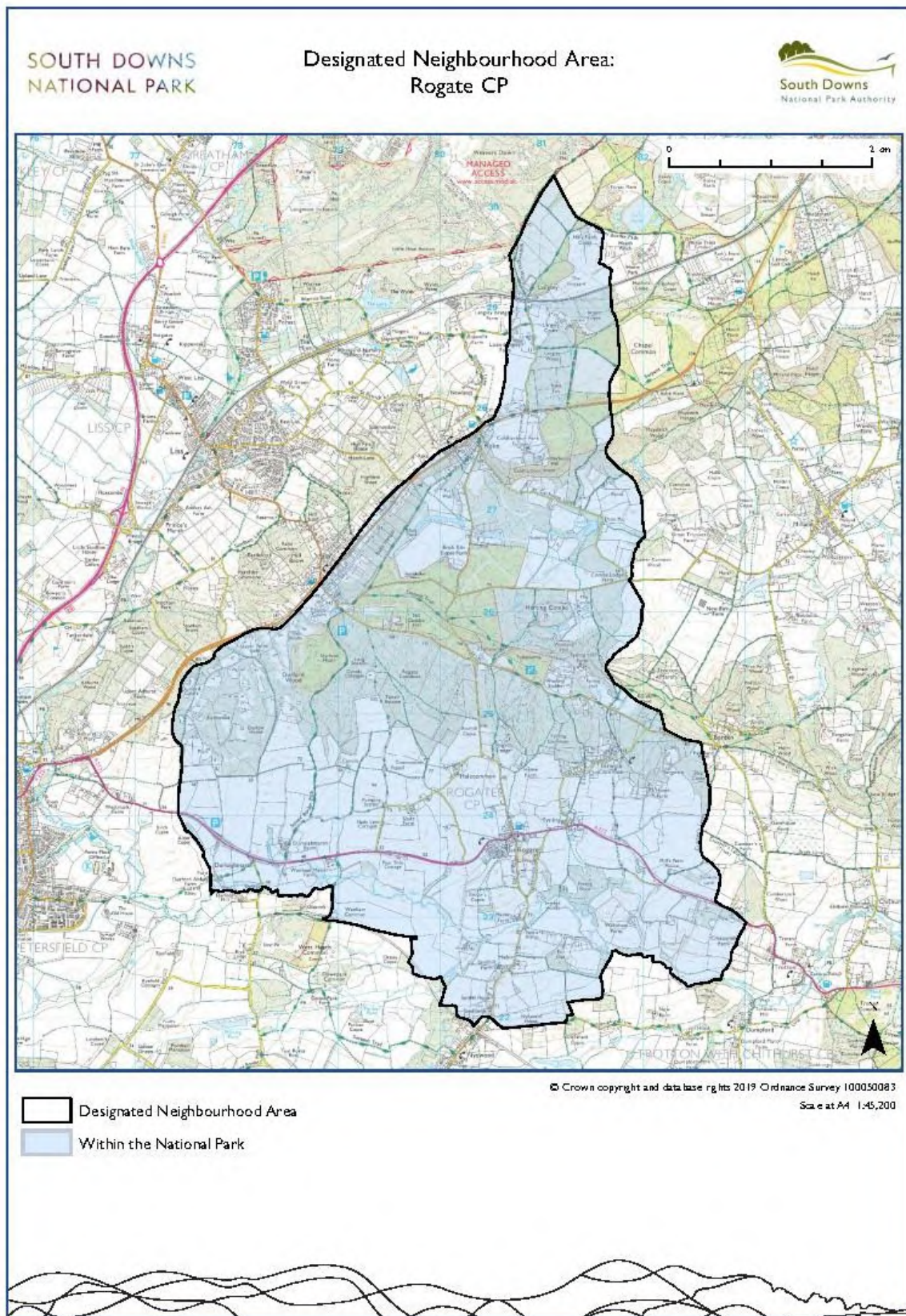
1. [Rogate Neighbourhood Area](#)
2. [Rogate & Rake NDP – Referendum version](#)
3. [Aldingbourne Neighbourhood Area](#)
4. [Aldingbourne Neighbourhood Development Plan – Post Examination version](#)
5. [Westbourne Neighbourhood Area](#)
6. [Westbourne Neighbourhood Development Plan – Referendum version](#)

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

External Consultees None

Background Documents [Rogate & Rake NDP Decision Statement](#)
[Aldingbourne NDP Decision Statement](#)
[Westbourne NDP Decision Statement](#)

Rogate Neighbourhood Area



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. South Downs National Park Authority, Licence No. 100050083 (2012) (Not to scale)

ROGATE AND RAKE NEIGHBOURHOOD DEVELOPMENT PLAN 2021 – 2033

Referendum Version – March 2021



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
NPPF	National Planning Policy Framework
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
SDLP	South Downs Local Plan
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

TABLE OF CONTENTS

TABLE OF CONTENTS	3
FOREWORD	5
1. INTRODUCTION	6
1.1 Purpose	6
1.2 Document Structure	6
1.3 The Plan Area	6
1.4 Planning Policy	8
1.5 The Development of the Plan's Policies	8
1.6 Establishing the Plan	9
2. ROGATE and RAKE in 2021	10
2.1 Geography, Geology, History and Social Structure	10
2.2 Sustainability	11
2.3 The Natural Environment	11
2.4 The Built Environment	13
2.5 Housing	15
2.6 Economy and Work	16
2.7 Transport	16
3. VISION AND OBJECTIVES	18
3.1 The Plan Vision	18
3.2 Objectives of the Plan	18
3.3 Statutory Planning Policies	19
3.4 Community Projects	19
4. STATUTORY PLANNING POLICIES	20
4.1 Overview	20
4.2 Sustainability	20
4.3 Natural Environment	20
Policy NE1: To Conserve, Protect and Enhance the Natural Environment	21
Community Projects: Natural Environment	21
4.4 Built Environment	24
Policy BE1: Locally Distinctive Design within the Parish	24
Policy BE2: Conservation Area	25
4.5 Housing	26
Policy H1: Settlement Boundary	27
Policy H2: Residential Development in the Open Countryside	28
Policy H4: Replacement Dwellings, Extensions and Annexes	29
Policy H3: Conversion of Existing Residential Properties	29
4.6 Allocation of Sites for Development	30
Policy H5: Local Housing Needs	30
Policy H6: Allocation of Sites Suitable for Development	31
Policy H6 continued: Allocation of Sites Suitable for Development	32
4.7 Local Economy and Work	35
Policy EW1: Supporting the Rural Economy	35
Community Projects: Local Economy and Work	35
4.8 Transport and Travel	35
Policy T1: Encouraging Sustainable Travel	36
Policy T3: Parking	36
Policy T2: Safety	36
Community Projects: Transport and Travel	37
4.9 Energy	37

Policy E1: Renewable Energy	37
4.10 Community Health, Well-Being and Amenity	37
Policy CH1: Local Green Spaces	38
Policy CH2: Community Facilities.....	39
Policy CH3: Development of Community Facilities.....	39
Community Projects: Community Health, Well-being and Amenity	42
5. COMMUNITY ASPIRATIONS.....	43
Community Projects: Natural Environment.....	43
Community Projects: Local Economy and Work.....	43
Community Projects: Transport and Travel	43
Community Projects: Community Health, Well-being and Amenity	43
6. IMPLEMENTATION	44
7. MONITORING AND REVIEW.....	44
Figure 1.1 Designated R&RNDP Area 2020	7
Figure 1.2 Boundary Change Area 2019	7
Figure 2.1 Ecological and Wildlife Designations.....	12
Figure 2.2 Local Tranquillity Indicators	13
Figure 2.3 Heritage Assets	14
Figure 4.1 Characterising Viewpoints	23
Figure 4.2 Rogate Conservation Area	25
Figure 4.3 Rogate Settlement Boundary	27
Figure 4.4 Renault Garage and Bungalow, Rogate Allocated Site	33
Figure 4.5 London Road, Rake Allocated Site.....	34
Figure 4.6 LGS1 Rogate Recreation Ground Figure 4.7 LGS2 Terwick Woodland	40
Figure 4.8 LGS3 Garbetts Wood Figure 4.9 LGS4 Hugo Platt Open Space	40
Figure 4.10 LGS5 Oliver’s Piece Figure 4.11 LGS6 Lupin Field.....	40
Figure 4.12 LGS7 Fyning Moor Figure 4.13 LGS8 Fyning Recreation Ground	41
Figure 4.14 LGS9 Rake Recreation Ground.....	41

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, included in the Submission Document which was approved by the Rogate Parish Council on 8 October 2018 and subjected to Regulation 16 consultations between 19 October and 14 December 2020. That document together with all the consultee responses has been examined by an independent planning inspector. This document incorporates our responses to the Examiner's Report and was approved by RPC on 8 March 2021 and SDNPA on 15 April 2021. On 1 July 2021 there will 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 the initial 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, 2021 to 2033.
- 1.1.2 The Neighbourhood Development Plan (also referred to as 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 2021
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 southwest to northeast along the western boundary of the parish, which is also the West Sussex County and Chichester District border.

Figure 1.1 Designated R&RNDP Area 2020

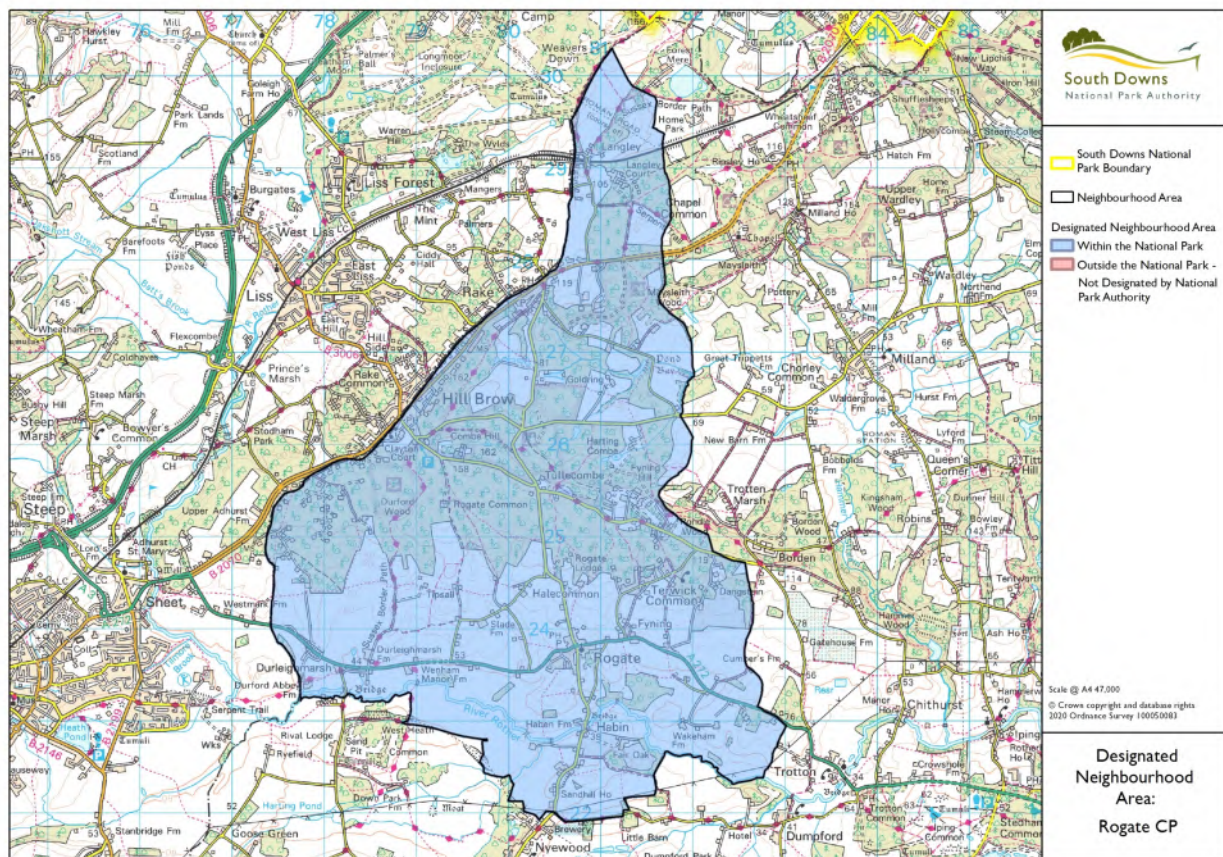
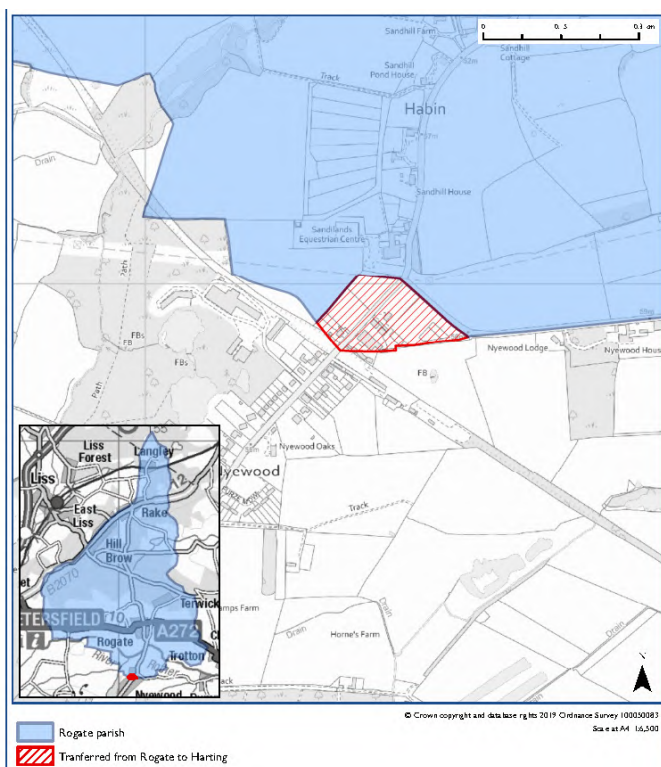


Figure 1.2 Boundary Change Area 2019



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 National Planning Policy Framework (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 it 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 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 also 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 the SDNP Local Plan.

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 for the environment and the community. The Plan focuses on eight 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. A website (initially rogateandrakeplan.co.uk and latterly as part of rogateparishcouncil.gov.uk) has been consistently updated with all documentation.

2. ROGATE and RAKE in 2021

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 boundary impacts on Rake where the village is cut in two. 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 - 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 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 brickmaking, 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 parish 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 London 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. Subsequently the road was designated B2070.

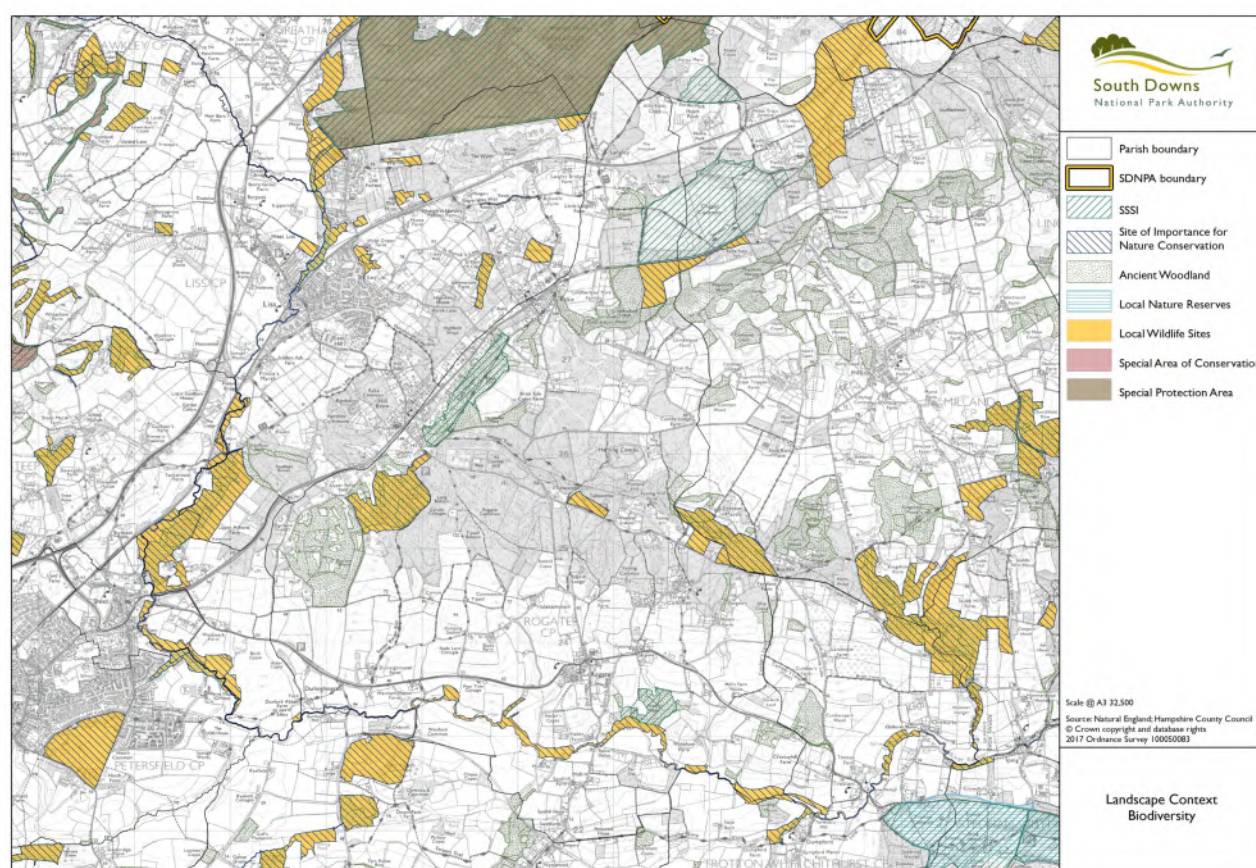
2.2 Sustainability

- 2.2.1 The NPPF 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 homeworking should reduce the need to travel.

2.3 The Natural Environment

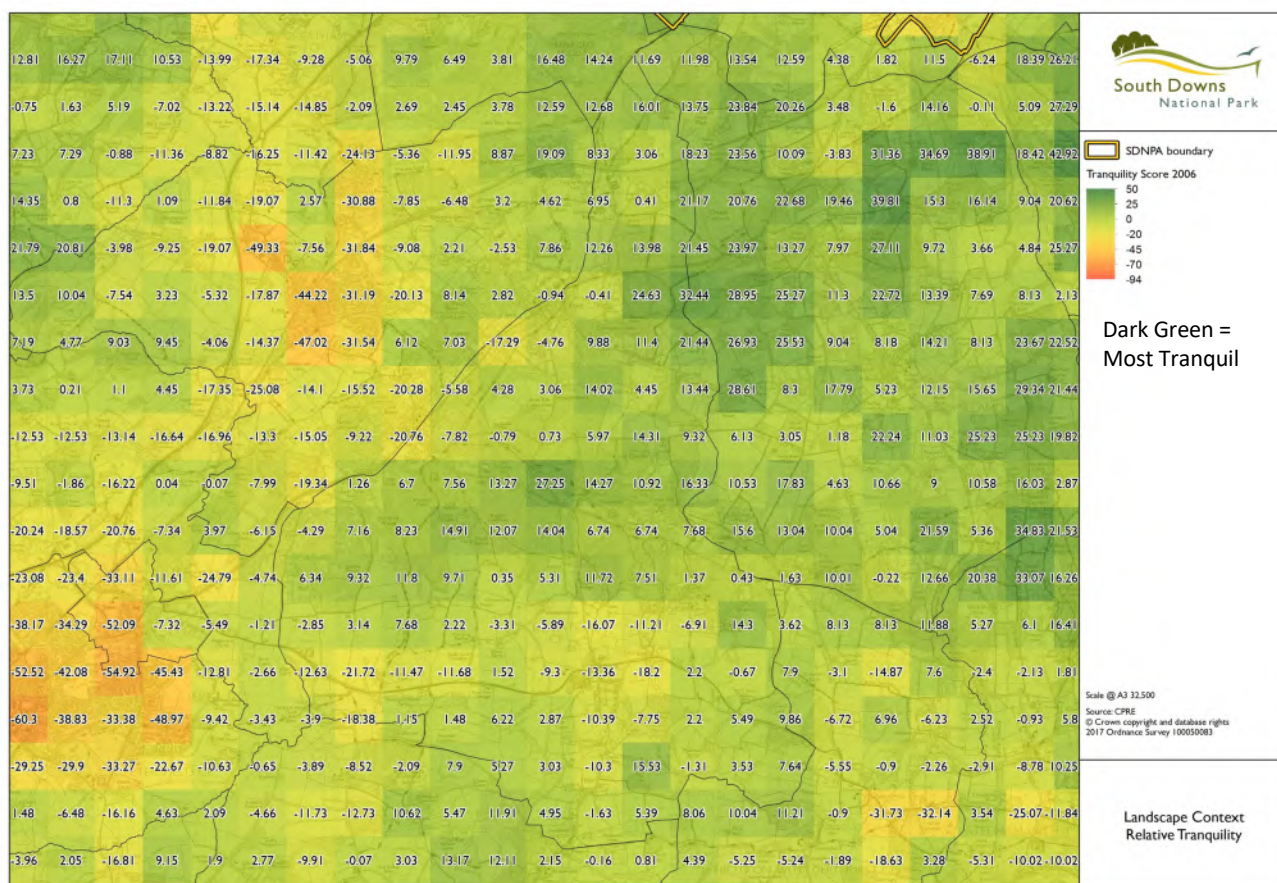
- 2.3.1 There are three Sites of Special Scientific Interest (SSSI) in the parish at Chapel Common, Rake Hanger and Fyning Moor, as well as Local Wildlife Sites (previously Sites of Nature Conservation Importance for (SNCIs)) at Durford Heath, the River Rother corridor and other small sites. These are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



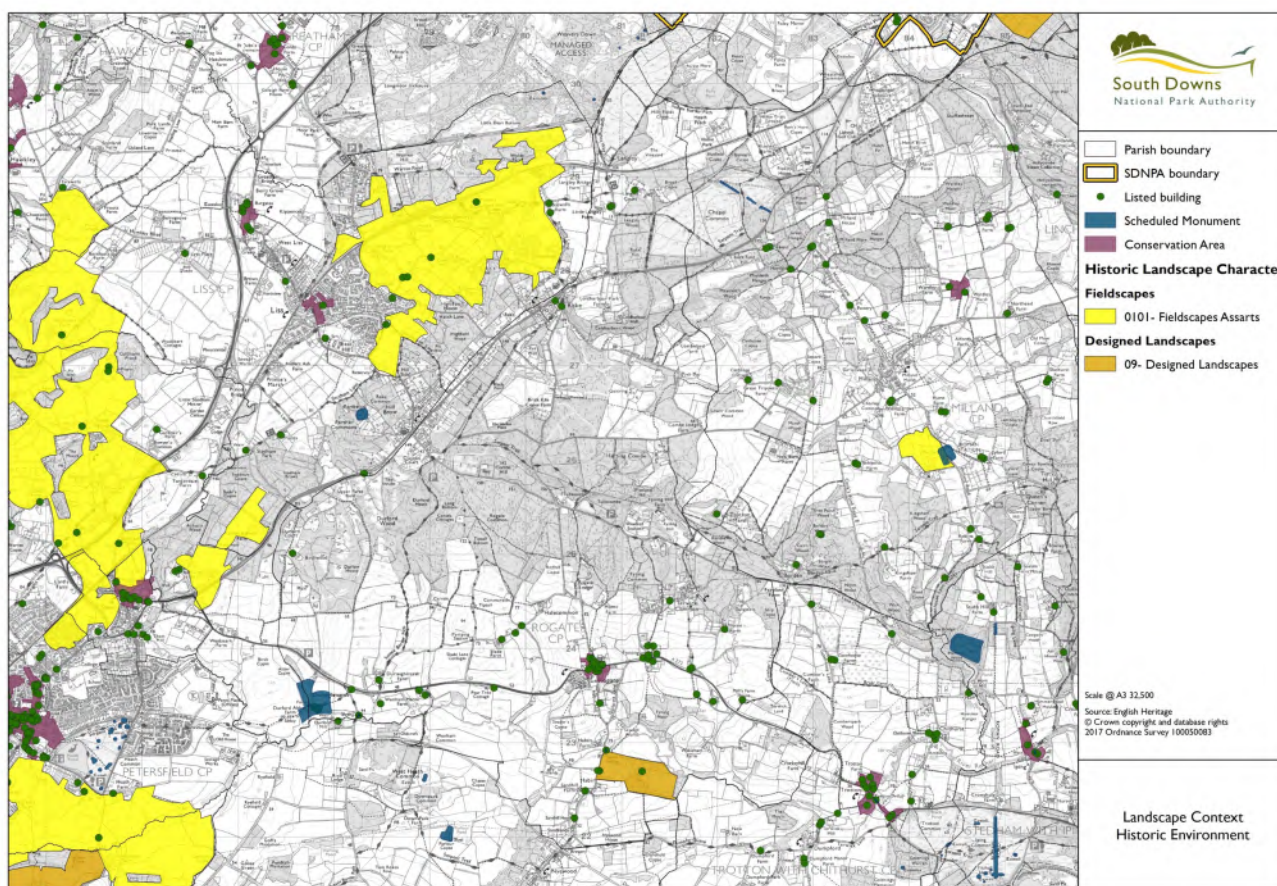
2.4 The Built Environment

- 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 Local Plan includes a provision of approximately 11 units for the Rogate Settlement Area. However, the recent survey shows there is a need and support for more than those figures, possibly twice as many.
- 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, brickmaking, 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 village shop and Post Offices in Rogate and Rake. Those who work in the service sector such as carers, cleaners and gardeners are often able to work from a home base.
- 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 are 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 similar volume of traffic to the A272, 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 in North Street. 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. In recent years the level of financial support for the bus services has been vulnerable to budget cuts by WSCC.
- 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. 54% of respondents felt the public transport links were inadequate, and 63% felt

poorly served by the bus services. 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. A similar scheme for Rake is due to be implemented in 2021.

3. VISION AND OBJECTIVES

3.1 The Plan 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.
Objective 3 BE	Built Environment: To retain, respect and strengthen the cultural heritage and rural character of the existing built form of settlements and their settings within the landscape whilst also encouraging high quality, including contemporary, designs, sustainable building practices and the use of building materials found in the local area.
Objective 4 H	Housing: To meet the changing housing needs of the community especially for young people and the elderly wishing to remain in the parish.
Objective 5 EW	Economy and Work: To support local enterprises and employment opportunities, including agriculture and horticulture, which contribute positively to the parish and are delivered without detriment to the local environment.
Objective 6 T	Transport: To enhance the attractiveness of walking, cycling and public transport use and to create a safe and efficient environment for all road users.
Objective 7 E	Energy: To reduce carbon emissions and encourage the use of sustainable building techniques and renewable energy sources wherever possible.
Objective 8 CH	Community Health, Well-Being and Amenity: To provide, maintain and improve access to the local countryside, public open spaces (POS), public footpaths and bridleways, outdoor and indoor recreational facilities, playgrounds and rivers, and all other means to support a diverse and mixed community.

- 3.2.1 To ensure delivery of each of the objectives and the overall vision, the policies of this Plan described in the next chapter have been linked to each relevant 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 2 NE	Natural Environment	NE1, BE1, BE2, H4, T1, T2	CP1, CP2
Objective 3 BE	Built Environment	BE1, BE2, NE1, H6, T2, T3	
Objective 4 H	Housing	H1, H2, H3, H4, H5, H6 NE1, BE1, EW1, T2, T3	
Objective 5 EW	Economy and Work	EW1 H2	CP3
Objective 6 T	Transport	T1, T2, T3 NE1, BE2, H6, CH2, CH3	CP4, CP5, CP6
Objective 7 E	Energy	E1 BE1, EW1, T1	
Objective 8 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) 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.
----------------------	--

- 4.2.1 It is specifically acknowledged that several documents such as SDNPA's 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.
-----------------------	---

- 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 must not adversely affect 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.

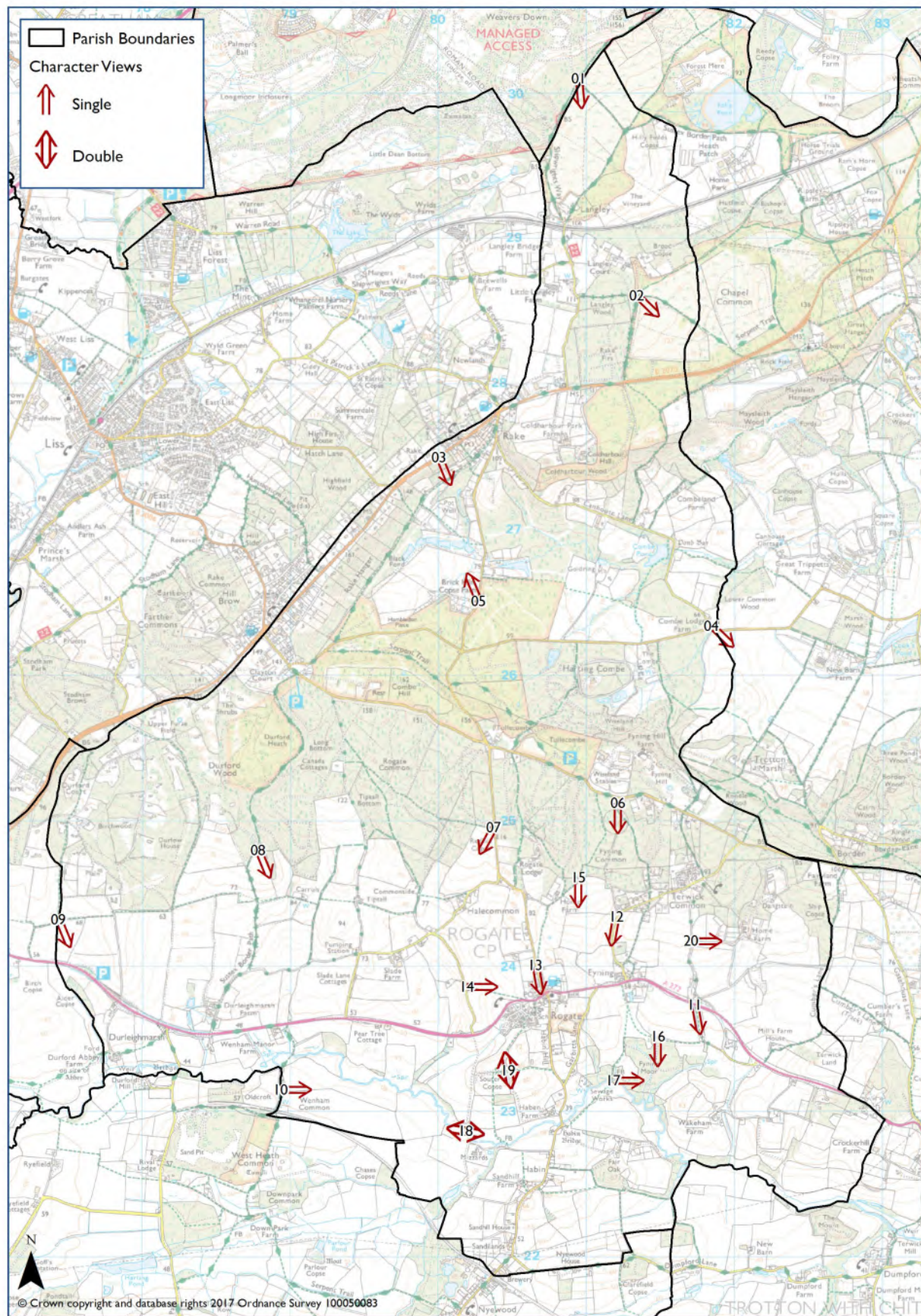
CP2: Support products and services derived from the natural environment of the parish and the avoid naturally scarce or polluting materials.

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 the list below and Figure 4.1 overleaf.

- 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 North Street (Rogate /Rake road, asparagus field looking South)
- 8 Southern edge of Durford Wood (Bridleway 3290-1 looking South)
- 9 South of Durford Court (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)
- 20 Dower House (A272) to Terwick Common (Track looking East)

Figure 4.1 Characterising Viewpoints



4.4 Built Environment

Objective 3 BE	<p>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 building materials found in the local area.</p>
-----------------------	---

- 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 policy as set out in SD8 of SDLP and especially within the Conservation Area, the avoidance of external high-powered lighting, and unprotected upward facing fenestration;
- 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 appropriate for its location and the 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 which are affected by the proposed development.

- 4.4.4 The only Conservation Area in the parish covers the centre of Rogate broadly within the Settlement Boundary (Figure 4.3) as shown in Figure 4.2.

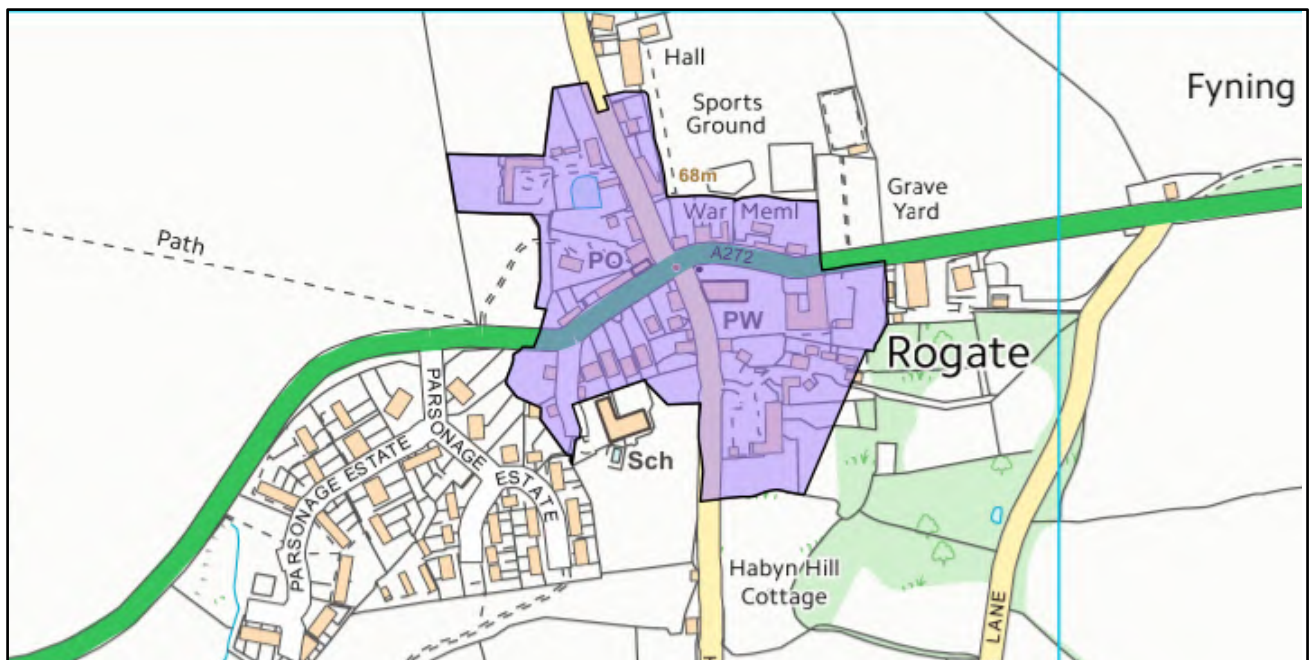


Figure 4.2 Rogate Conservation Area

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.
----------------------	--

- 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 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 61. 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 these are covered in the SDLP Policy SD28: Affordable Homes, summarised as:

Developments of:	Provision of Affordable Homes
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 a minimum of 75% is rented affordable tenure

- 4.5.5 The Community Land Trust model is likely to be an appropriate mechanism for the community to bring forward and finance appropriate development in the parish. This and other initiatives will be encouraged over the life of the plan to help deliver affordable housing solutions that allow 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.
- 4.5.6 Only Rogate village has a defined Settlement Boundary.
- 4.5.7 As set out in South Downs Local Plan 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

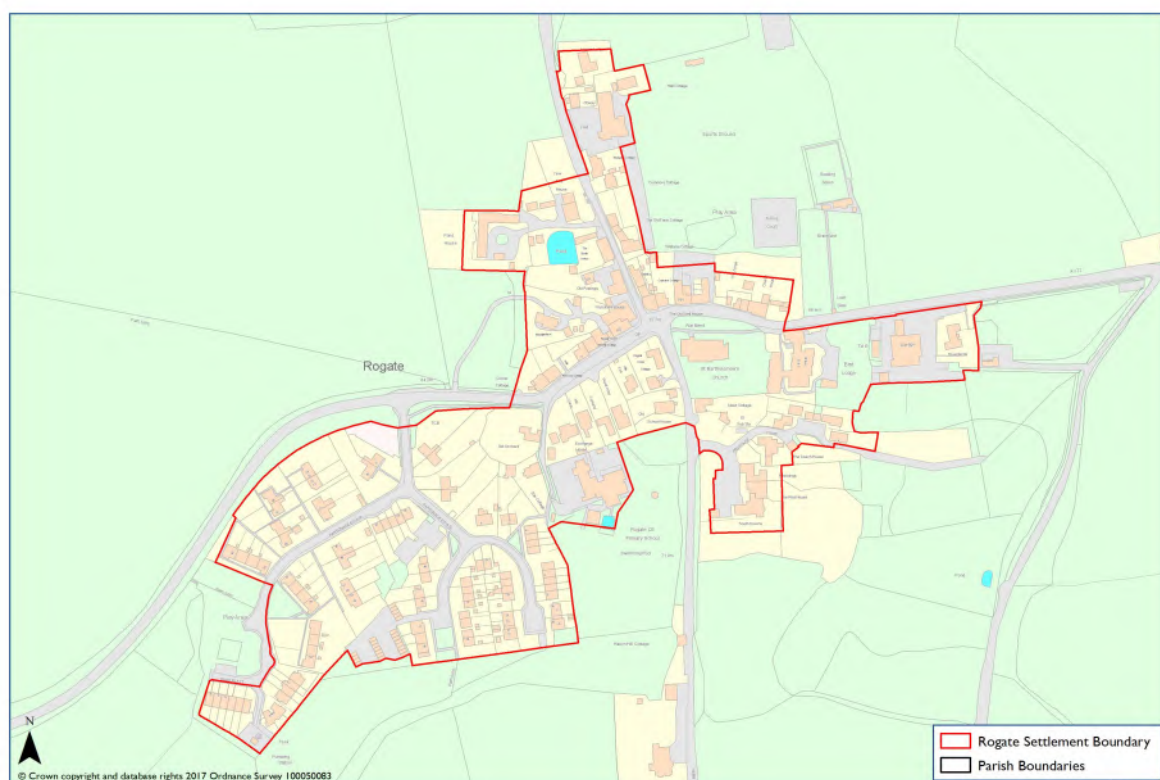
determined using the SDNPA Settlement Boundary Review Methodology. The proposed Rogate Settlement Boundary is shown in Figure 4.3 below.

- 4.5.8 Development proposals will not normally be permitted outside of the Settlement Boundary 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 sympathetic to the Conservation Area that covers a large proportion of the village. It also does not recognise the strong demand for housing in Rake.
- 4.5.9 This situation is covered in the SDLP SD26: Supply of Homes, which states that NDPs that accommodate higher levels of housing than is set out in SD26 will be supported providing that they meet a local housing need and are in general conformity with other policies.
- 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 the SDLP.

Figure 4.3 Rogate Settlement Boundary



- 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.

Policy H2: Residential Development in the Open Countryside

Areas outside the Rogate Settlement Boundary are 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. is a Rural Exception Site, the scale and location of which resulted from consideration of all reasonable options, is the most suitable for landscape and ecosystems, relates well to the existing settlements and landscape in Rogate, Hillbrow or Rake, provides affordable housing in perpetuity, possibly through a Community Land Trust, that meets a locally identified need, design and layout subject to viability and deliverability; or
- c. there is a demonstrated essential need to house agricultural and forestry workers 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 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 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 79 enabling exceptional and innovative architectural designs.

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

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 building;
- 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 conversion of an existing structure; and
- b. of a scale significantly less than the main building area; and
- c. ancillary to and dependent functionally on the main residential property and will be conditioned to remain as such in perpetuity; and
- d. 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.
- 4.6.5 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 development that would produce a net increase of at least 13 homes during the plan period at two allocated development sites.

Policy H5: Local Housing Needs

Developments on the allocation sites set out in Policy H6 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.

- 4.6.6 The **first allocated development site** is at the Renault Garage, within the Rogate Settlement Area and currently used for car sales, maintenance and repair facilities, along with 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 and 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.
- 4.6.7 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.
- 4.6.8 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 (long since demolished). Replacement of the garage development with a small sympathetic village housing scheme would enhance the views from this 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:

The two sites shown in the indicative layout in Figure 4.4, are allocated for a residential development for approximately 11 residential units, preferably developed comprehensively, or alternatively the two sites could be developed separately, subject to compliance with all relevant policies set out in this plan or the South Downs Local Plan. A reconfiguration to provide 9 residential units and 2 workshop units within the development would also be supported.

4.6.9 In applying Policy H6a the following conditions would be relevant:

- i. The site has an initial slight incline away from the road and then a drop to its southern boundary which is a historic field boundary which should be treated sensitively;
- ii. It is on the south side of the A272 road where there is a footpath that must be maintained into the village centre and to Fyning;
- iii. Part of the western site boundary adjoins the Conservation Area and Policy BE2 will apply to the whole site;
- iv. Given the loss of employment from redevelopment of the site, preference would be given to a development that included some employment activity possible above parking spaces as shown in Figure 4.4;
- v. Any use will be required to include off-road parking (Policy T3) and comply with Policy BE1. The existence of high groundwater levels also needs to be taken into consideration;
- vi. SDNPA Local Plan requirements for affordable housing will need to be applied.

4.6.10 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.

4.6.11 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.

4.6.12 The **second allocated development site** is on London Road, Rake and forms part of the unused sections of the extended garden of the Flying Bull pub. 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.

4.6.13 The boundaries in the locality are currently mainly hedges with some small trees and this soft landscaped approach should be adopted for the front, 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.

- 4.6.14 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 economic changes have only increased that uncertainty. There is strong local support for the retention of the pub and providing this development opportunity will increase the viability of the pub and reduce that uncertainty.
- 4.6.15 If, as part of a subsequent planning application, the site area was to be enlarged by the inclusion of land to the rear, which is outside the designated R&RNDP area, to enable rear gardens to be provided, then the allocation site could accommodate four or more houses. The land at the rear is also owned by the pub's owners but is within East Hants DC and the parish of Liss. The consultation process for this Plan has included EHDC and Liss Parish Council including meetings with the latter's neighbourhood plan team and Parish Council Chairman. In response to the formal Regulation 14 and 16 Consultations, Liss PC responded with their full support for the R&RNDP policies. With four or more dwellings the site is just large enough to guarantee provision of affordable housing units. 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

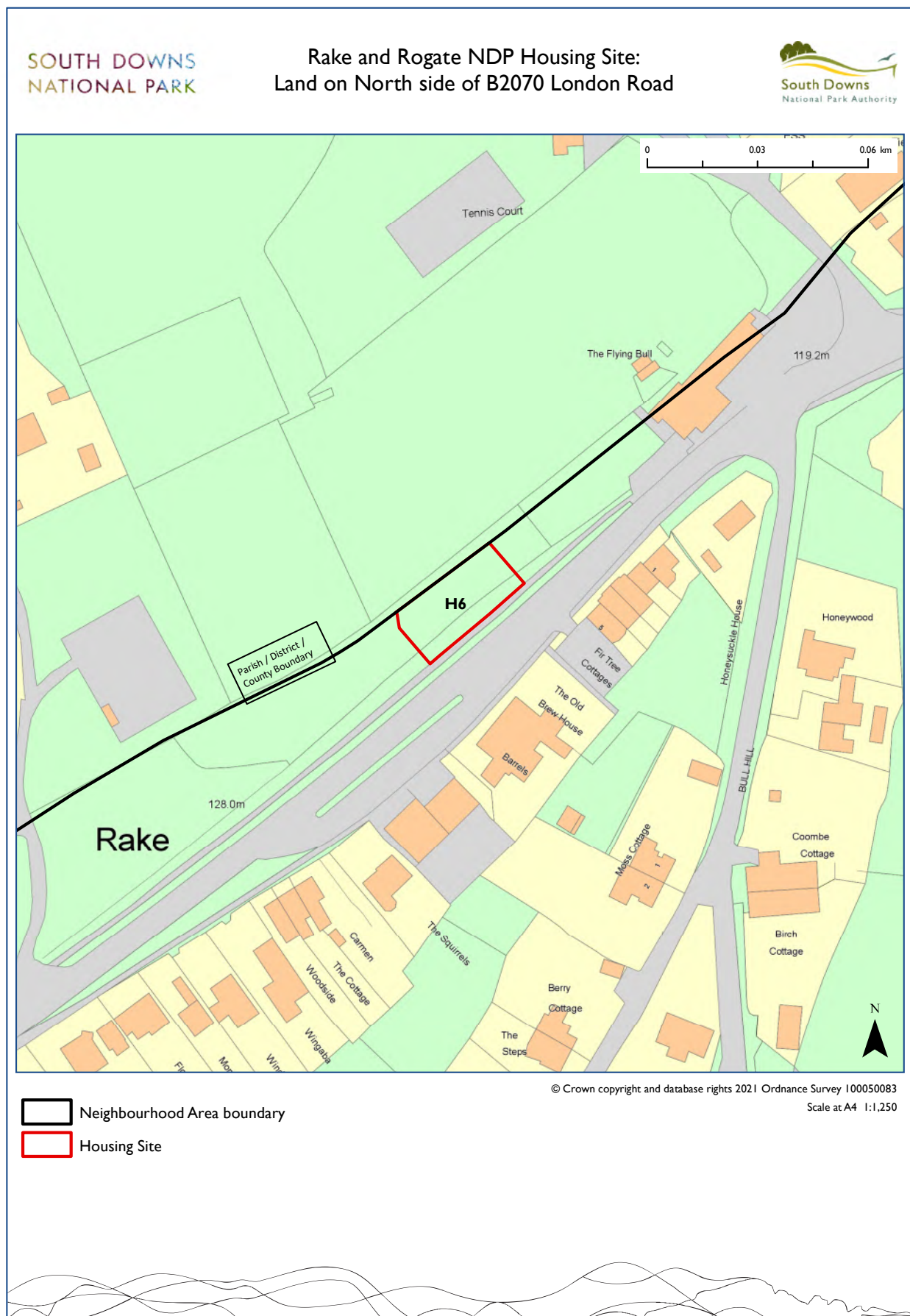
B Land on North side of B2070 London Road West of Flying Bull PH, Rake:

The site outlined in red in Figure 4.5, is allocated for a residential development comprising two dwellings, subject to compliance with all relevant policies set out in this plan or the SDLP. The proposals will be expected to be informed by evidence as to the effect of the development on the existing trees on the site and incorporate measures to mitigate any adverse impact, should provide a landscaping scheme which will include soft landscaping along the site frontage and also be subject to an archaeological assessment. The proposals should include, via a planning obligation, the provision of a footpath along the western boundary of the site to connect London Road to the Village Hall grounds to the rear.

Figure 4.4 Renault Garage and Bungalow, Rogate Allocated Site



Figure 4.5 London Road, Rake Allocated Site



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.
-----------------------	--

- 4.7.1 The predominantly rural nature of the parish means that agriculture and to a less extent horticulture and forestry form the main elements of the local economy when measured by land area. There are however several small industrial and service industry units: London Road, Rake; Canhouse Lane, Rake; London Road, Hillbrow; Renault Garage, Rogate; and Durloughmarsh, Rogate. In addition, the R&RNDP area has several large equestrian and stabling facilities.
- 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 previously developed land excepting gardens or
- form part of a SDNPA Large Farm Plan or Whole Estate Plan that would control development; and
- an essential need for a countryside location.

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.
----------------------	--

- 4.8.1 A significant draw of the area 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 that 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 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 WSCC Guidance for Parking at New Developments 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	To reduce carbon emissions and encourage the use of sustainable building techniques and renewable energy sources wherever possible.
-------------	---	---

- 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 and comply with SD51 of SDLP.

4.10 Community Health, Well-Being and Amenity

Objective 8	CH	To provide, maintain, and improve the accessibility of the local countryside, public open spaces (POS), public footpaths and bridleways, outdoor and indoor recreational facilities, playgrounds and rivers and all other means to support a diverse and mixed community.
-------------	----	---

- 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 currently closed. Rake has not had a church but uses the nearby Milland church; it lost its shop and one of its two pubs a few years ago; the remaining pub is just surviving; there is a thriving primary school; and the garden centre also provides a popular cafe.

- 4.10.3 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.
- 4.10.4 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.
- 4.10.5 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.
- 4.10.6 Open spaces in the NDP area are as follows:

Public Open Spaces in Parish	Ownership and Designations
Rogate Recreation Ground	Registered Charity, with the Village Hall
Rake Recreation Ground	Parish Council, registered Village Green (VG26)
Terwick Woodland	Parish Council
Fyning Recreation Ground	Parish Council, registered Village Green (VG24)
Oliver's Piece	Parish Council
Garbetts Wood	Woodland Trust
Hugo Platt Open Space	Hyde Martlett leased to Parish Council
Lupin Field, Terwick	National Trust
Durford Heath	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)

Policy CH1: Local Green Spaces

The following areas as shown in Figures 4.6 – 4.14 are designated Local Green Space where any development proposal would not be permitted unless it meets the requirements set out in NPPF Paragraph 101.

- LGS1: Rogate Recreation Ground
- LGS2: Terwick Woodland
- LGS3: Garbetts Wood
- LGS4: Hugo Platt Open Space
- LGS5: Oliver's Piece
- LGS6: Lupin Field, Terwick
- LGS7: Fyning Moor (SSSI)
- LGS8: Fyning Recreation Ground (VG24)
- LGS9: Rake Recreation Ground (VG26)

Policy CH2: 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 Rogate Recreation Ground, including club houses, pavilions, bowls green, tennis courts, basketball court, children's play area and outdoor gym area Primary School Village Shop and Post Office White Horse PH (registered Community Asset) - currently closed	Primary School Flying Bull PH with accommodation Jolly Drover PH with accommodation

Policy CH3: Development of Community Facilities

Where the conditions in Policy CH2 are not met, development proposals resulting in the loss or conversion of a community facility will be supported if:

- the existing use is demonstrated to be not now viable, including through cross-subsidy from a shared use or appropriate enabling development; or
- 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.

Figure 4.6 LGS1 Rogate Recreation Ground

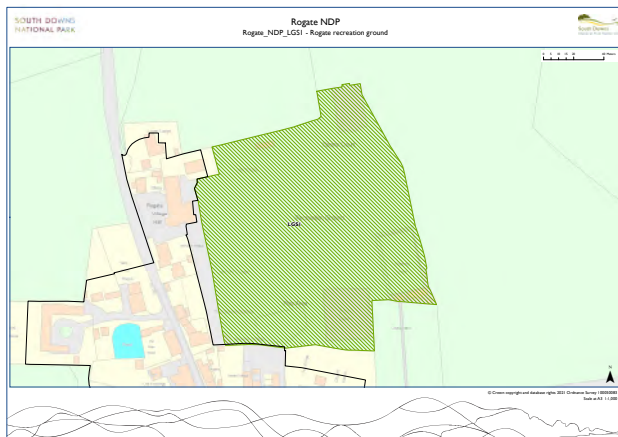


Figure 4.7 LGS2 Terwick Woodland

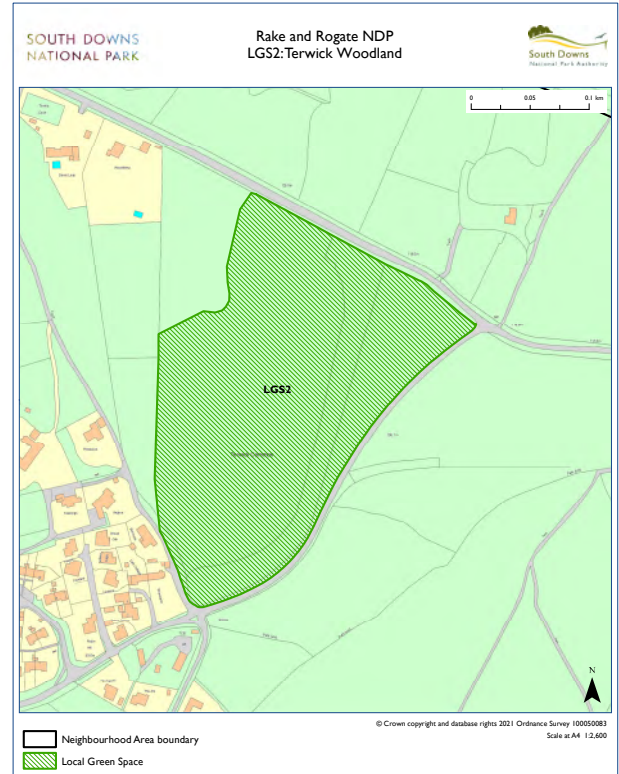


Figure 4.8 LGS3 Garbetts Wood

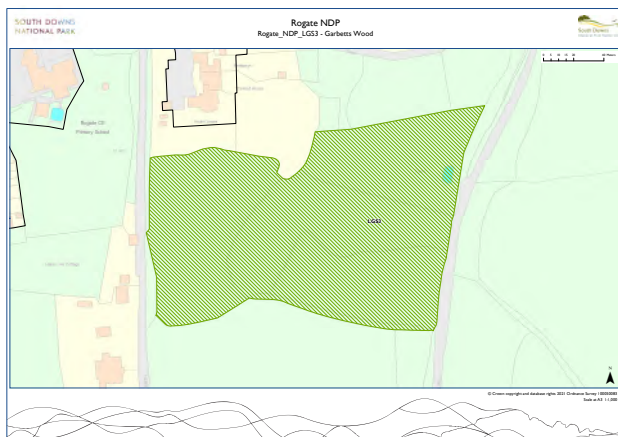


Figure 4.9 LGS4 Hugo Platt Open Space

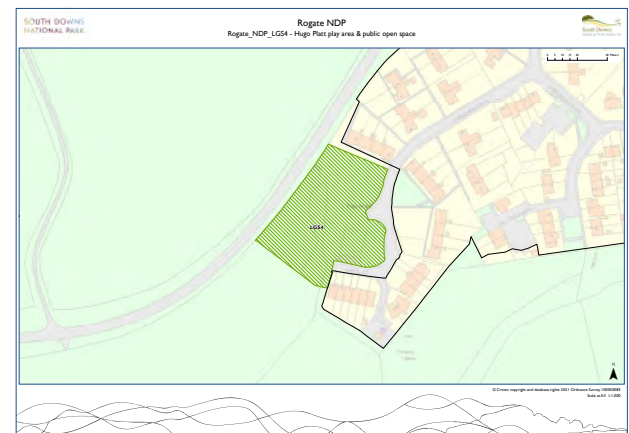


Figure 4.10 LGS5 Oliver's Piece



Figure 4.11 LGS6 Lupin Field

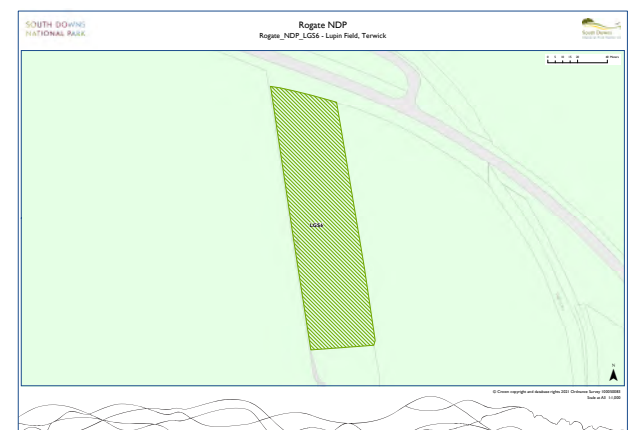


Figure 4.12 LGS7 Fyning Moor

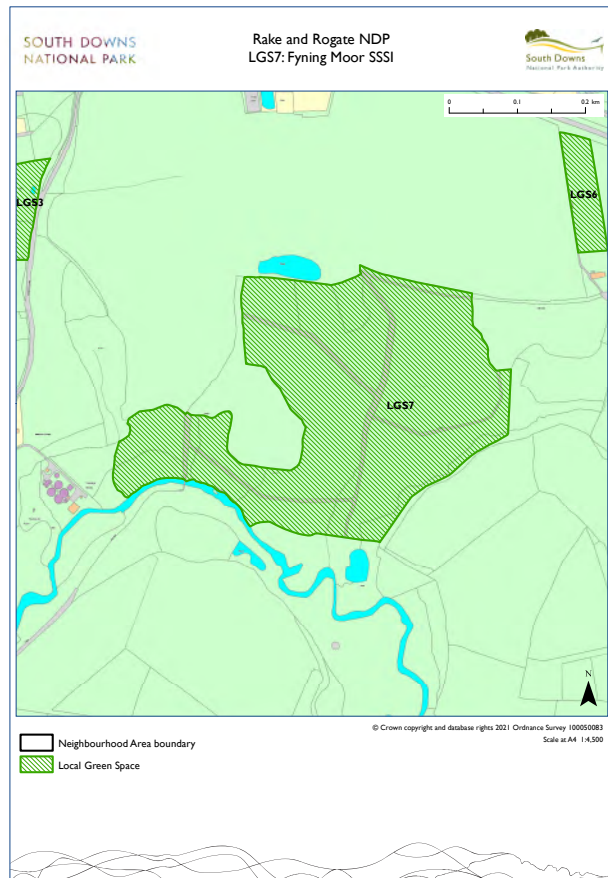


Figure 4.13 LGS8 Fyning Recreation Ground

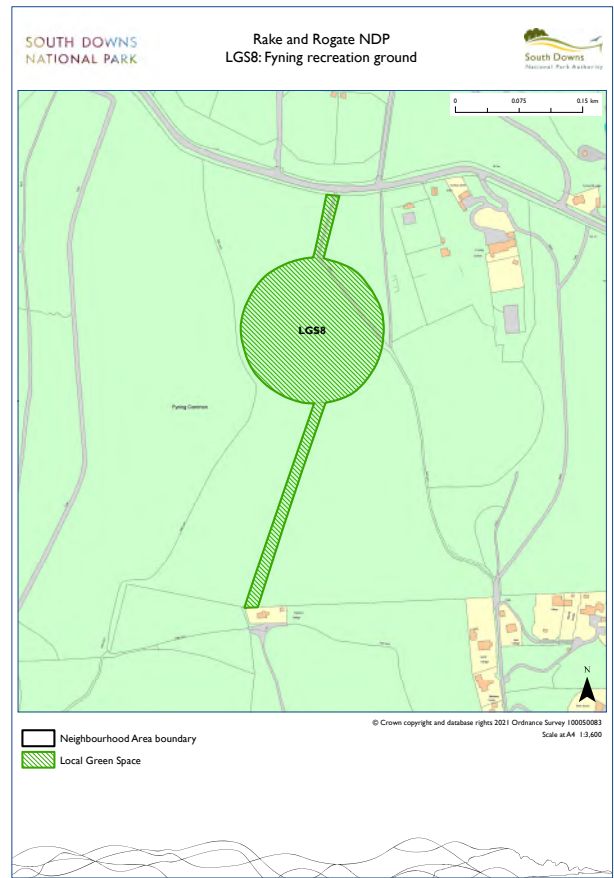
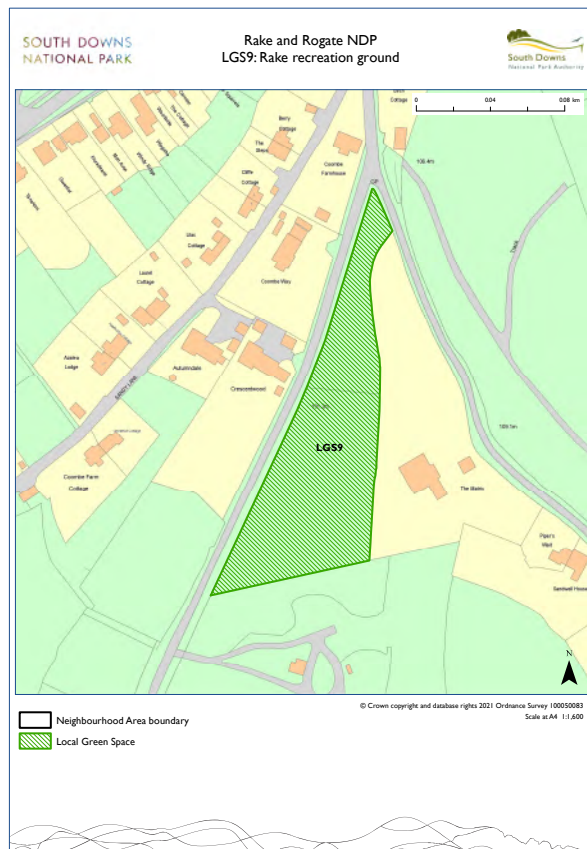


Figure 4.14 LGS9 Rake Recreation Ground



- 4.10.7 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.

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 young adults.

CP10: The enhancement of wildlife habitats in and around the public open spaces 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

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 young adults.

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

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

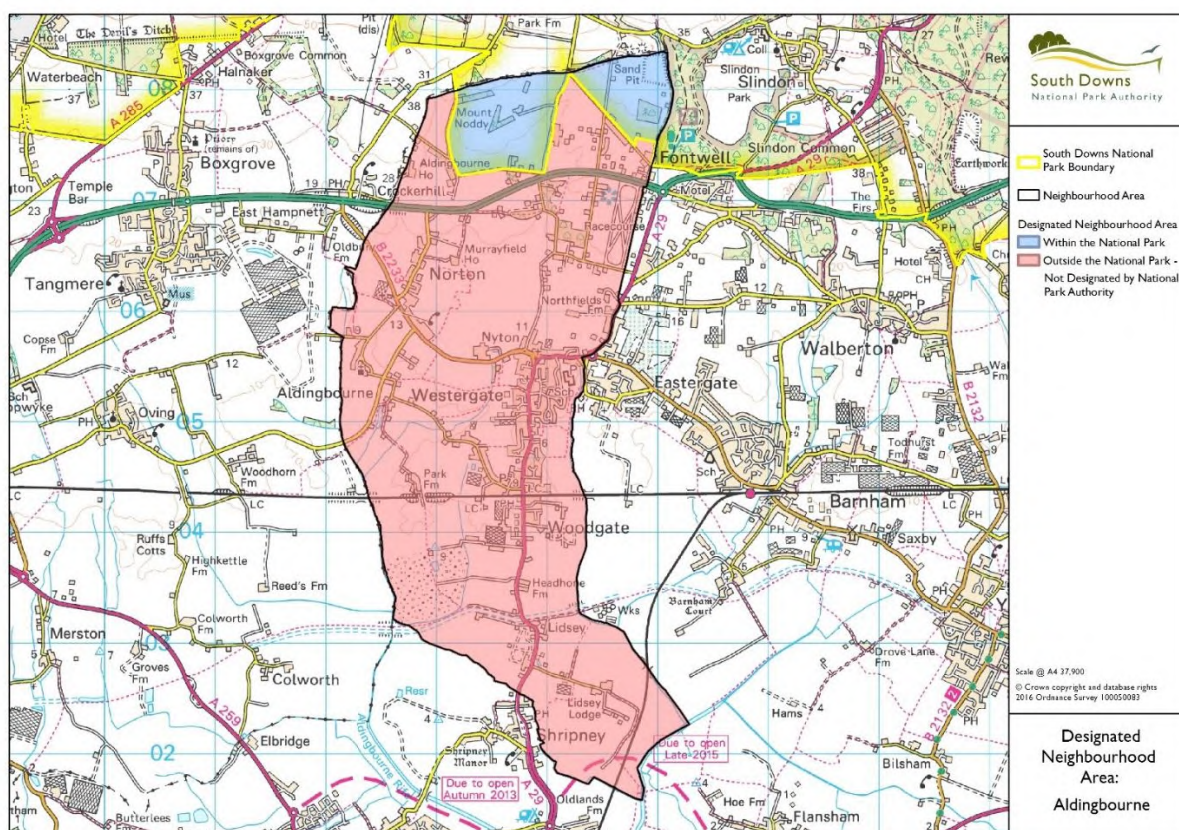
6. IMPLEMENTATION

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

7. MONITORING AND REVIEW

- 7.1.1 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 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.

Aldingbourne Neighbourhood Area

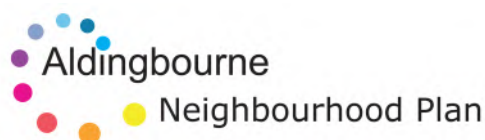


This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. South Downs National Park Authority, Licence No. 100050083 (2012) (Not to scale)

Aldingbourne Neighbourhood Development Plan

2019- 2031





CONTENTS

	Foreword	4
1.0	Introduction	6
1.5	Neighbourhood Plan Review 2019-2031	
1.6	Modifications Statement	
1.9	How the Plan fits into the Planning System	
1.11	The Plan Preparation Process	
1.13	How the Plan is organised	
1.14	Community Involvement	
1.18	Sustainability Appraisal	
1.19	Map of the Parish area	
2.0	Context	10
2.1	Introduction	
2.2	Planning Policy Context	
3.0	About Aldingbourne	11
3.1	General Overview	
3.2	Site Context Map	
3.3	History	
3.4	Environment	
3.5	Heritage	
3.6	Housing	
3.7	Getting Around	
3.8	Employment and Enterprise	
3.9	Leisure and Community	
4.0	Vision and Core Objectives	23
4.1	Vision Statement	
4.2	Core Objectives	
5.0	Neighbourhood Plan Policies	24
5.1	Introduction to Policies	
5.2	The Presumption in Favour of Development	
5.3	Housing	
5.4	Environment and Heritage	
5.5	Getting Around	
5.6	Employment and Enterprise	
5.7	Leisure and Community	
5.8	Supporting Evidence/Background Documents	

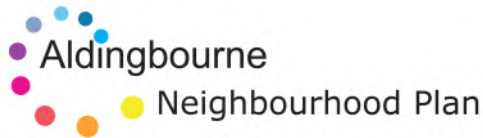


Proposals Map 50

Map A - Biodiversity Corridors
Map B - Agricultural Land Classification
Map C - Leisure Proposal
Map D - Footpath and Cycle Path network
Map E - Built Up Area Boundary Map
Map F - Soils map

Schedule A - Assets of Community Value
Schedule B - Local Green Space
Schedule C - Local Open Space
Schedule D - Buildings and Structures of Character (Existing)
Schedule E - Buildings and Structures of Character (Proposed)
Schedule F - Flint Walls

Appendix A - Site Assessment Report 2019
Appendix B - Consultation Statement
Appendix C - Basic Conditions Statement
Appendix D - SEA Scoping Report
Appendix E - SEA Report
Appendix F - Habitats Regulations Assessment
Appendix G - Bats in Aldingbourne
Appendix H - Infrastructure Delivery Plan



Foreword

ANDP 2020 Revision Foreword

The parish of Aldingbourne covers 1,252 hectares of mainly high quality arable farmland on the coastal plain. Aldingbourne is located in Arun District Council and a small section lies within the South Downs National Park to the north. The village of Westergate forms the principal settlement and the smaller settlements of Aldingbourne, Norton, Nyton, Woodgate and Lidsey and small clusters of dwellings are scattered across the rural area. The parish is therefore rural in character.

The Localism Act when it was adopted in 2011 gave communities a greater say in shaping development and growth in their local area. The Act introduced a new right for communities to make a Neighbourhood Development Plan (NDP). Aldingbourne's first Neighbourhood Plan was 'made' by Arun District Council in October 2016 following a Referendum at which 93.48% of residents voted in favour.

The Plan has enabled local people to shape the changes that should occur and to provide developers with clarity as to the requirements to be met for development within the parish. The supporting text to policies is designed to provide explanation and thereby enhance its clarity. By also setting out community aspirations that come from local consultation and go beyond development policies it is hoped that developers and landowners will engage with and have regard to them and assist the Parish Council to deliver these aspirations where possible.

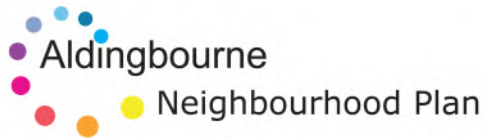
The Neighbourhood Plan Working Group, supported by the response to community consultation, embraced the concept of Sustainable Development, as set out by the United Nations General Assembly: "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs". The National Planning Policy Framework aspirations to foster development that is economically, socially and environmentally sustainable have been fundamental to the preparation of this Plan.

Each Neighbourhood Plan reflects the nature of the local area and community. Aldingbourne's low lying Geography and chalk streams which have given rise to a history of flooding have formed the basis for proposals to protect the parish's biodiversity that have generated wider interest eg among other Neighbourhood Plan groups.

The Arun Local Plan was adopted on 18th July 2018. Policy H SP1 of the Arun Local Plan (ALP) allows for additional non-strategic allocations (at least 1,250) to be made through emerging Neighbourhood Plans, reviews of made Neighbourhood Plans and a Non-Strategic Site Allocations DPD. Aldingbourne's allocation was 70 houses.

Aldingbourne Parish Council agreed to review its Neighbourhood Plan to ensure the local community had a say and to work with and Arun District Council in allocating sites for development. A team of volunteers has focussed on updating the Plan in respect of housing policy whilst saving the remaining policies, which were previously subject to extensive local consultation. The Parish Council would like to thank the members of this Working Group for their hard work and commitment in bringing this Plan to fruition and dealing with the challenges along the way.

Whilst the Parish Council was required to allocate a minimum of 70 houses, in order to "future proof" its Neighbourhood plan it has allocated two sites for a total of eighty five. This excludes 25 additional homes allocated within the Nyton Nurseries site, making a total ANDP provision of 110 homes. The expectation is that the new Aldingbourne, Barnham and Eastergate Community Land Trust will be offered first refusal on the affordable housing at these sites so



that local people will be able to remain living and working here, with all the benefits this brings for family and community support.

The revised ANDP sets out a continuing vision for the period up to 2034 that reflects the views of local people with a real interest in their community. The Plan sets objectives on key identified themes such as Getting Around, Business, Tourism and Community, Leisure, Well-being, protecting the Natural Environment and the design quality of physical structures. The intention is that, through consultation, future planning can be by consensus and thus avoid further conflict. However, investment in the Parish, and change in future years, will only be worthwhile if they provide a real benefit to the lives of local people and the future of their community.

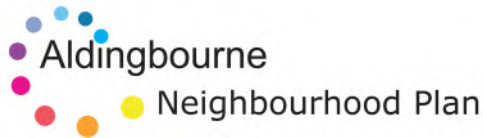
The Council remains concerned that the parish is already experiencing the impact of large scale developments to the north (Nyton Nurseries) and east (the Barnham Eastergate Westergate, or BEW, strategic allocation) and two developments in Hook Lane. It is now overdeveloped in relation to infrastructure. The Parish needs time to assimilate this development and for local infrastructure to expand and adapt to meet the growing needs from new local residents. (For example incoming Hook Lane residents from elsewhere cannot get places at the local primary school, which has been full for some years, the Croft surgery requires expansion and Aldingbourne Community Sports Centre requires major refurbishment/expansion). In the light of the significant growth committed in the Arun Local Plan for this Parish and the adjacent Parish of Barnham / Eastergate there is now a lack of existing capacity in local infrastructure.

Future planning decisions must demonstrate a clear approach to sustainable development that effectively addresses biodiversity and climate change and demonstrates that local residents will continue to have access to adequate local facilities, which are sustainably located and that sufficient capacity exists or can be provided to accommodate additional needs.

In preparing this revision the Parish Council commissioned further research into the parish's biodiversity and it is pleasing to note that the results support the designation of the Biodiversity/Green Corridors in the original plan. Work on expansion and protection of the biodiversity and green corridors will continue and allow for public recreation.

Martin Beaton

Chairman



1.0 Introduction

- 1.1 The Aldingbourne Neighbourhood Development Plan (also known as the Plan) was 'made' by Arun District Council in October 2016 following a Referendum at which 93.48% of residents voted in favour.
- 1.2 The Plan has provided a vision for the future of the Parish, and set out clear policies, principles and objectives to realise those visions. The policies accorded with higher level planning policy principally the National Planning Policy Framework (NPPF) the Arun District Council Local Plan 2018 and the South Downs National Park Local Plan as required by the Localism Act.
- 1.3 Since the completion of the Plan, which was one of the first in the country, a lot has changed both in national policy terms and at a local level with the Arun District Local Plan which has now been adopted.
- 1.4 The adoption of the Arun District Local Plan 2018 required a review and, where appropriate, amendment of the Aldingbourne Neighbourhood Plan to ensure the two documents are in alignment and reflect the new policies. Strategic Policy H SP1 includes a housing allocation at Barnham/Eastergate/Westergate (site SD5 the eastern edge of which lies within the Parish) for 2,300 houses.

The Plan Preparation Process

- 1.5 The Plan has been based on proper and well advertised consultation with parishioners and others with an interest in Aldingbourne (the Parish). Details of the consultations can be viewed on the Parish Council web site aldingbourne.arun.gov.uk
- 1.6 A Consultation Statement and Basic Conditions Statement have been provided which demonstrate that the Plan fully accords with the requirements of the Localism Act.

How the Plan is organised

- 1.7 The Plan is organised into the following sections;

Section 1.0 - Introduction; provides an introduction to the Neighbourhood Plan process and how the Plan was formulated.

Section 2.0 - Context; provides the evidence base and baseline conditions which support the Plan proposals.

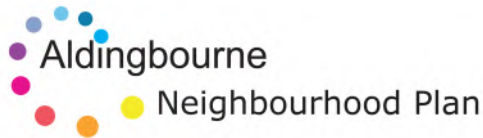
Section 3.0 - The Parish Today - includes selected statistics

Section 4.0 - Vision and Core Objectives

Section 5.0 - Neighbourhood Plan Policies; this provides the criteria and framework upon which future development is judged and how the community should grow.

Community Involvement

- 1.18 The Plan identifies the issues that are important to residents of the Parish and gives those residents a voice in shaping the future of their community. In doing so, the Neighbourhood Plan encourages the local community to:-



- be more aware of their surroundings and meet local needs;
- identify what features of the community they want to protect and enhance;
- give the Parish Council greater support and a mandate for taking actions on their behalf; and
- identify initiatives and funding that can be delivered by the community itself.

1.19 The Neighbourhood Plan will also support the Parish Council's work in influencing service providers such as the South Downs National Park Authority, Arun District Council, West Sussex County Council and other authorities whose decisions affect the Parish.

1.20 To achieve these goals the Parish Council has undertaken a programme of consultation events which are detailed in the Consultation Statement.

1.21 To ensure that the Neighbourhood Plan is robust in its evidence base and compliant with emerging policy guidance consultation has been carried out with residents, businesses and stakeholders. A full description of all the surveys and events can be found in the Evidence Base.

Sustainability Appraisal

1.22 It is necessary that a neighbourhood plan does not breach and is otherwise compatible with European Union and Human Rights obligations. A sustainability appraisal is not required for a neighbourhood plan. However, it must be screened at an early stage to determine whether it may require or cause the need for an environmental assessment. A screening opinion was submitted to Arun District Council who confirmed that a Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) of the Aldingbourne Neighbourhood Development Plan was required. Both documents are provided as Appendices.

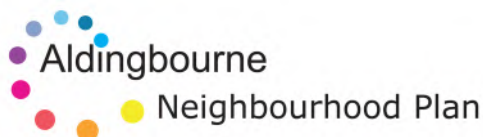
Neighbourhood Plan Review 2019 - 2031

1.23 The revised Plan comprises of saved policies from the Aldingbourne Neighbourhood Plan 2014- 2034 and five new or amended policies along with an amendment to Map E to show the revised BUAB.

Modification Proposal Statement under Regulation 14(a)(v) of the Neighbourhood Planning (General) Regulations 2012 (as amended).

1.24 The Aldingbourne Neighbourhood Development Plan (the Plan) has been prepared in accordance with Regulation 14(a)(v) of the Neighbourhood Planning (General) Regulations 2012 (as amended) in respect of the Modification Proposal to the made Aldingbourne Neighbourhood Plan 2014-2034.

1.25 The modifications made are as follows:



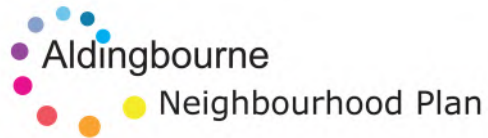
Policy H1 2019 (NEW)	Material Modification that does not change the nature of the Plan	Inline with ADC Policy
(Former) Policy H1 is deleted		
Policy H4 (Amended)	Material Modification that does not change the nature of the Plan	Inline with ADC Policy
Policy EH1 (Amended)	Material Modification that does not change the nature of the Plan	The Plan has positively planned for sustainable development
Policy EH2 2019 (NEW)	Material Modification that does not change the nature of the Plan	Inline with national policy
Policy EH8 (Amended)	Material Modification that does not change the nature of the Plan	Inline with ADC Policy
Policy EH12 2019 (NEW)	Material Modification that does not change the nature of the Plan	Inline with national policy

Conclusion

1.26 The Parish Council considers that the new policies contained in this modifications proposal are not significant or substantial enough as to change the nature of the Neighbourhood Development Plan and therefore the Plan would require examination but not a referendum. It is however noted that the LPA will make the final decision at Reg 17.

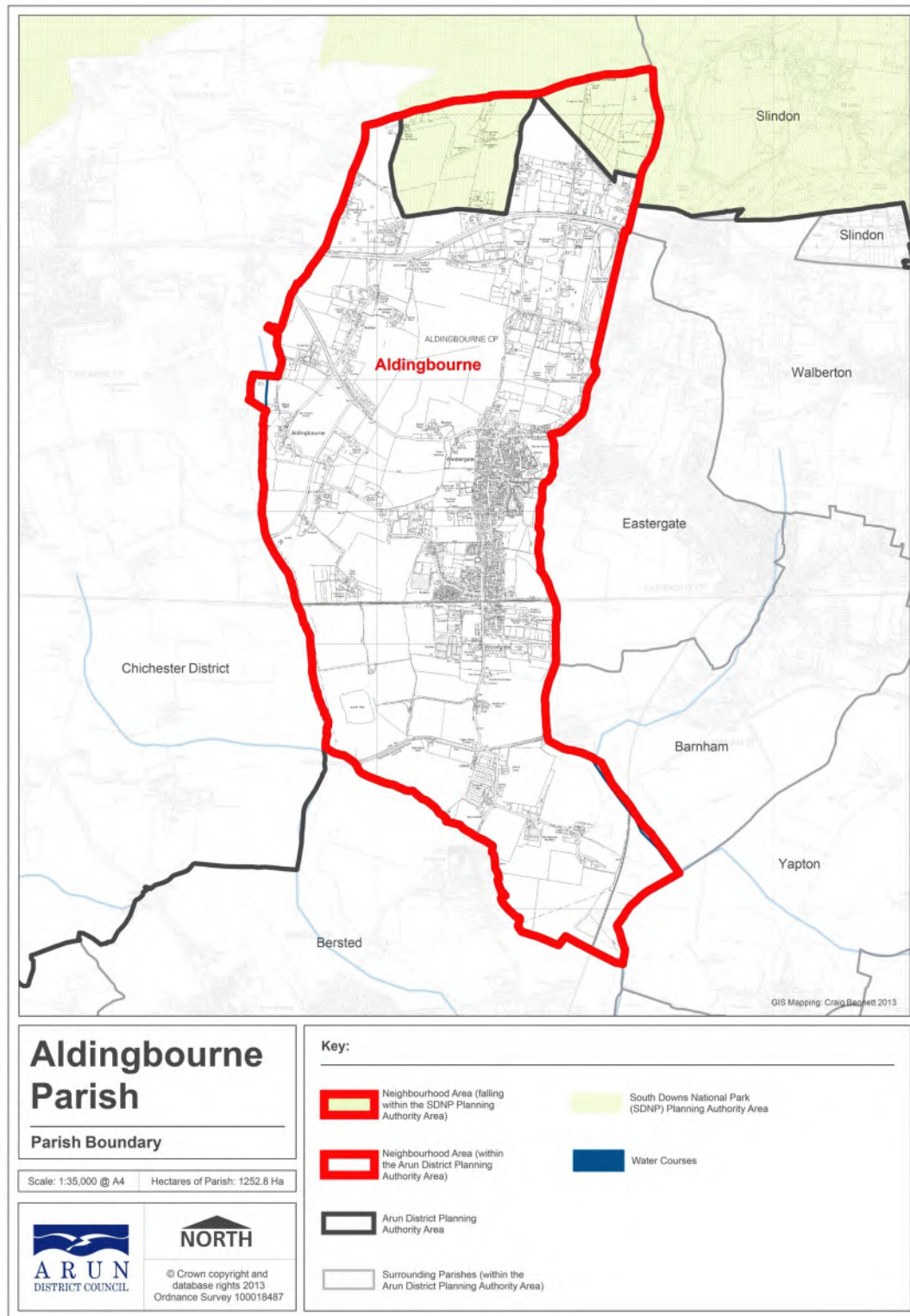
How the Neighbourhood Plan fits into the Planning System

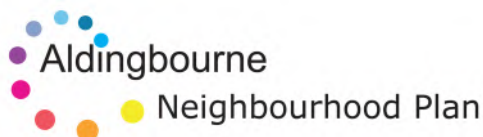
- 1.27 Although the Government's intention is for local people to decide what goes on in their parishes/towns, the Localism Act sets out some important guidance.
- 1.28 Neighbourhood Plans must be in line with European Regulations on strategic environmental assessment and habitat regulations. A Sustainability Appraisal (SA) of the Plan has been deemed necessary by Arun DC.



1.29 Map showing the Aldingbourne NDP area

Red boundary = Neighbourhood Area ; Black boundary to the north = SDNP Area





2.0 Context

2.1 Introduction

2.1.1 This chapter sets out the evidence base that supports the plan proposals, drawing on existing planning policy, social and demographic statistics and information about the local community today such as housing issues, transport and movement patterns, local employment, environment and heritage, flood risk and strategic development constraints.

2.2 Planning Policy Context

This section provides an overview of the planning policy context affecting Aldingbourne.

2.2.1 National Guidance

The National Planning Policy Framework (NPPF), published in March 2012, and updated February 2019, provides guidance for local planning authorities (LPAs) in drawing up plans for development and is a material consideration in determining applications. Work has been undertaken to revise the references in this Plan to align them with the new Framework. A presumption in favour of sustainable development is at the core of the NPPF which in practice means that LPAs and communities in locations where Plans are being prepared need to positively seek opportunities to meet their area's development needs.

Neighbourhood Planning gives communities the direct power to develop a shared vision for their neighbourhood and must be in line with the strategic policies of the Local Plan.

At examination, the submitted Neighbourhood Plan must demonstrate that it is consistent with the policies and intent of the NPPF. Once the Neighbourhood Plan is adopted it becomes part of the Arun District Development Plan.

2.2.2 Local Planning Policy

The Parish falls within the planning authority area of Arun District Council; the West Sussex Waste Local Plan 2014 and the administrative area of the South Downs National Park Authority.

2.2.3 Arun District Local Plan

The Arun District Local Plan 2011 - 2031 was adopted in 2018.

Strategic Policy H SP1 includes a housing allocation at Barnham/Eastergate/Westergate (site SD5 the eastern edge of which lies within the Parish) for 2,300 houses (see site context map on page 12).

Strategic Policy HSP 2 -Strategic Site Allocations – requires that the strategic sites must be comprehensively planned and should have a master plan endorsed by the Council. It also sets out a number of key requirements for the provision of the strategic allocations.

Strategic Policy H SP2c sets out the policy requirements for allocation SD5. It requires at least 2,300 dwellings over the plan period and up to 3,000 in total (a further 700 beyond 2031).



Policy H SP1 of the Arun Local Plan (ALP) allows for additional non-strategic allocations to be made through emerging Neighbourhood Plans or reviews of made Neighbourhood Plans. Aldingbourne Parish are required to allocate sites(s) for a minimum 70 units in addition to the SD5 allocation.

2.2.4 South Downs National Park Local Plan

The South Downs National Park Authority (SDNPA) became the organisation with the statutory responsibility of writing planning policy for the National Park Area on the 1st of April 2011. It has a Plan which was adopted in Spring 2019. Only a small part of the Parish lies within the SDNP.

2.2.5 West Sussex Waste Local Plan 2014

The West Sussex Waste Local Plan 2014 (WLP) and the West Sussex Joint Minerals Local Plan 2018 (JMLP) form part of the development plan for Aldingbourne. Areas of the plan area are safeguarded under Policy M9 of the JMLP and Policy W2 of the WLP.

3.0 About Aldingbourne

3.1 General Overview

3.1.1 Understanding Aldingbourne is the starting point for producing a good Plan. This is because the Aldingbourne NDP presents a valuable opportunity to plan the future of the Parish.

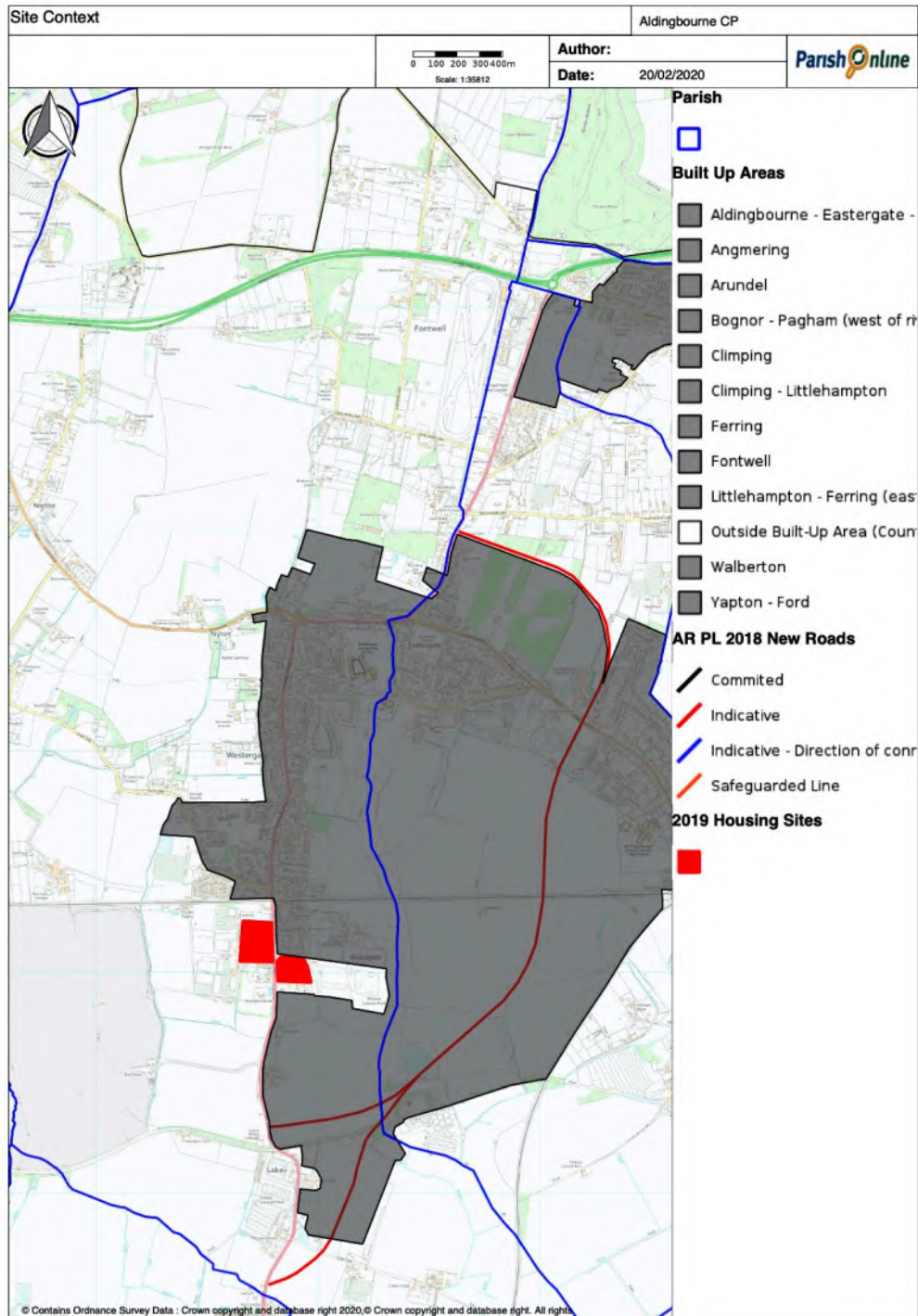
3.1.2 Aldingbourne Parish covers 1,252 hectares comprising mainly of high quality arable farmland and pasture. Most of the population is centred in Westergate, astride the A29 which runs north/south through the Parish. Other smaller settlements include Norton, Woodgate, Lidsey and Aldingbourne itself, as well as individual and small clusters of dwellings scattered across the rural area.

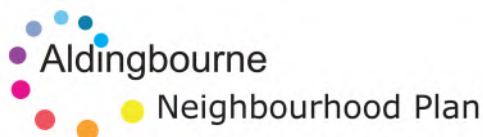
3.1.3 The Parish ranges from Slindon Woods (a National Trust estate and part of the South Downs National Park) in the north to the edge of Shripney in the south and bordering Tangmere Parish to the west and Eastergate Parish in the east.

3.1.4 The Parish has seen extensive development since the NP was adopted however, it still retains much of its historic roots and rural character which contributes to the overall countryside setting of the parish.

3.2 Site Context Map

Site Context map showing the strategic housing allocation SP1 and the amended BUAB shaded In grey; the indicative line of the A29 shown as a red line and the two proposed housing sites shown in red.





3.3 History of the Parish of Aldingbourne

3.3.1 The name derives from 'Alding' (old) or Eda's (a Saxon chieftan) with 'burne' or 'bourne' meaning a stream or small river.

3.3.2 In Roman times the settlement was based around an area close to the Aldingbourne Rife on the western boundary. Evidence for this centred around the discovery, in 1942, of a large deposit of oyster shells, which were a staple food of the time.

3.3.3 Later, in early Norman times (11th c), a fortified tower was built on a mound by the Aldingbourne Rife for the security of the adjacent Bishop of Chichester's summer palace (Tote Copse), St Mary's, the Parish church (since 1086) is close by and it was here that the settlement grew initially.

3.3.4 The Black plague of 1348 forced the population to move eastward to the next rife, hence creating the new settlement of Westergate next to Eastergate.

This happened again during the plague of the 17th century with small farms and crofts beginning to appear in linear form following the rife southwards towards Lidsey. Hook Lane was the meandering cattle track joining the two settlements, with ponds for watering en route, various footpaths also connected Westergate with the parish Church.

Over centuries this rife was dammed to create ponds to serve the numerous, small dairy farms along the main street, starting at Nyton and ending at Woodgate. These ponds disappeared and the Rife was piped underground to allow the village to expand.

3.3.5 Aldingbourne is one of the oldest sites of Christianity in Sussex. Its Norman church of St Mary stands on the foundations of a monastery built here in the 7th century AD soon after St Wilfred's conversion of the South Saxon tribes." (from 'Sussex Place Names', Judith Glover.)

3.4 Environment

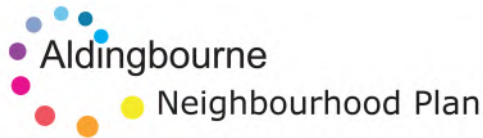
3.4.1 Agricultural Land

Large parts of the Parish are used for agriculture, including arable, pastoral and some past and current horticultural uses. Some of this land is considered to be the most productive farmland within the District, with significant areas within the south and north of the Parish being classified as either Grades 1 or 2 agricultural land, with some Grade 3a land. These grades are collectively considered to represent the 'best and most versatile' farmland. Further more limited areas to the immediate west, east and north of the settlement of Westergate are also classified as Grades 1, 2 and 3a farmland. (See Map B – Agricultural Land Classification).

In the past many small holdings and nurseries existed, mostly in close proximity to Westergate and although a few still remain as businesses, most are either disused, in decline or have been redeveloped for housing.

3.4.2 Landscape Character Areas

Landscape character plays an important part in understanding the relationship between people and place. Identifying recognisable and distinct patterns in the landscape which make one area different from another can assist in the assessment of the likely significance of effects of change resulting from development and the value of landscape, both visual and amenity terms. The 1840's Tythe Map clearly shows this historic land use pattern, much of which still exists (Evidence Base No 5).



The Arun Landscape Study (2006) identifies landscape types and areas at an appropriate scale to understand the localised variation in character with the objective of providing the framework for the assessment of sensitivity, value and capacity.

The Landscape Study, whilst providing a good overview and proving useful in the assessment of potential housing sites, lacks in-depth information relating to the historic landscape character and key features such as chalk streams.

See Evidence Base No 6 for full details of the Arun Landscape Study and its relevance to Aldingbourne Parish.

3.4.3 Geology

The Parish lies in the Chichester syncline. The Geology consists of London Clay overlain by a complex and variable series of superficial deposits, including alluvium, brick earth, head gravels and raised beach deposits.

In the area between Aldingbourne and the Downs lie raised beach formations of shingle and sand, representing former coastlines, for example Norton and Slindon raised beaches. They roughly follow a line above the A27 and are estimated to be 500,000 years old.

The springs which flow into the rife have their source in these beaches, as water from the deep chalk aquifers flows southwards towards the coast. These superficial deposits form a minor aquifer superficially isolated from the chalk which gives rise to a number of spring lines across the Parish and historically a number of ponds, though some of the latter have been lost through infilling. (Ref Sussex Wildlife Trust)

Much of the silty-loam gravel bearing soils on the lower plain have areas of water-bearing shifting sand strata. These areas are characterised by high winter ground water levels and evidence of this is seen in Hook Lane, Church Road and Oving Road where surface flooding is persistent throughout the winter.

South of the railway, there is a unique strata of London clay, underlying the loam topsoil, which stretches to the Rife bank.

3.4.4 Habitats

a. Traditional Orchards

There are eight areas registered by English Nature as Traditional Orchard priority habitats. (See Evidence Base No 24)

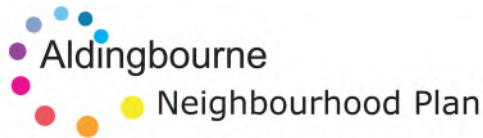
b. Hedgerows

There are large sections of old hedgerow surviving within the Parish which retain valuable mature trees along with a mix of shrub and herbs species. These linear sites, one of which is in Hook Lane, provide a valuable landscape feature and a refuge for a range of plant and animal species as well as acting as important wildlife corridors (See Evidence Base No 23).

c. Grasslands \ Road Verges

There are a significant number of grasslands within the Parish. One significant tract of herb rich grassland remains on Fontwell race track which has been locally designated a Site of Nature Conservation Importance. This reveals the type of grassland habitat once more widespread throughout the Parish.

The majority of the remaining surviving grasslands are horse grazed paddocks for which a more complete survey is required to establish their overall botanical / conservation interest. While it is anticipated that there is a spectrum of wildlife interest among these, their principal conservation interest, however, is in their collective area. This area, together with the



surviving hedgerows and streams, provides an important refuge for a range of plants and animals together with feeding sites for bird and bat species.

The South of the Parish retains coastal flood plain grasslands which form part of a wider complex of wet grassland.

d. **Wet low-lying lands**

The flat low lying nature of the Parish and the presence of a spring line gives rise to a number of streams, ponds and man made ditches which criss-cross the landscape. They reflect the pattern of an older landscape with streams forming a natural drainage pattern running south and merging with floodplain and grazing marshes to the South of the Parish, which form part of a larger network.

e. **Chalk Streams**

A number of important seasonal streams, classified by Sussex Wildlife Trust as Chalk Streams, flow through the Parish and form part of an important natural drainage pattern. These streams are classified as Chalk streams, being fed by underground, seasonal springs flowing from the chalk and generally having 'winterbourne' stretches which run dry in late spring / summer. There are a considerable number of these streams within the Parish. Despite a degree of modification they are still of considerable conservation interest. Chalk streams are a priority habitat under the UK Biodiversity Action Plan, uncommon even in the UK and rare on an international scale. (See map in Evidence Base No 9)

The quality of the water from chalk fed springs is critical to their long term conservation and management. Development that affects the water table or that impacts on the quality or quantity within these streams including runoff and disposal of waste water needs to be very carefully considered.

The natural drainage pattern of the Parish is augmented by field drains and ditches. These have not been surveyed but will contribute to the network of wetlands, including the coastal flood plain grasslands.

3.4.5 Notable species

The Parish contains evidence of a range of species, some of which are protected, including reptiles such as slow-worm, amphibians such as crested newt, bats such as the rare Barbastelle, mammals such as water vole and a range of bird species. (See Evidence Base No 3)

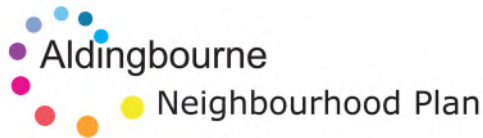
3.4.6 Trees

There are 15 current Tree Preservation Orders (TPOs) within the Parish, although some of the protected trees have been removed over the years to make way for development. An example of this is TPO/1/71 where the trees were removed, with LPA consent, to make way for the Meadow Way development. (See Evidence Base No 14).

There are a number of mature trees throughout the Parish associated with old hedgerows which add positively to the landscape character of the area. In addition there are two areas of trees designated as Ancient Woodland, which can be found in the north of the Parish. (See Evidence Base No 22).

3.4.7 Non-Designated Sites

Much of our biodiversity occurs outside sites which are subject to legal protection under national and EU law. These include hedgerows, watercourses and associated riparian (riverbank) zones. A network of protected areas and ecological corridors available to support the movement of species and to sustain habitats, ecological processes and functions is necessary to maintain biodiversity. Article 10 of the Habitats Directive requires EU member states in their land-use planning and development policies to encourage the management of



features which constitute such ecological networks and which are of major importance for wild fauna and flora. Such features are those which, by virtue of their linear and continuous structure (such as rivers with their banks or the traditional systems for marking field boundaries) or their function as stepping stones (such as ponds or small woods), are essential for the migration, dispersal and genetic exchange of wild species. Survey results and event feedback shows that these issues are of high importance to residents who are very knowledgeable about the species and habitats in the Parish.

3.4.8 Flood Risk and Drainage

a. Aldingbourne Parish is located within the Arun coastal plain which is characterised by a flat, low lying and undulating landscape crossed by a network of drainage ditches which feed into the Aldingbourne Rife and Lidsey Rife. The Aldingbourne Rife bounds the western part of the parish boundary to the north of Aldingbourne continuing south to the former route of the Chichester and Arun canal where it continues southward to the west of Shripney.

b. The Lidsey Rife in part defines the eastern boundary of the Parish from Church Lane on the boundary with Eastergate, southward to Lidsey Waste Water Treatment Works (LWWTW) where it is joined by the Barnham Rife, before continuing southward toward Bersted.

c. The topography within Aldingbourne Parish reflects the low lying coastal plain of the surrounding landscape rising at its southern tip from an elevation of 1m AOD in the vicinity of Sack Lane to a maximum of 42m AOD at Little Heath located within the northern part of the parish within the SDNP. Westergate itself lies at an elevation of approximately 11-12m AOD between Nyton Road and the Woodgate railway crossing. To the south of Woodgate the land falls to an elevation of between 3-7m AOD characterised by low lying farmland and a network of drainage ditches.

d. A large proportion of the parish is located within the Lidsey wastewater catchment area. The Lidsey wastewater catchment includes flows from Barnham, Woodgate, Norton, Westergate, Eastergate, Walberton, Fontwell, Yapton, Bilsham, Ford, Climping, Flansham, east Middleton-On-Sea and Elmer. Flow originating from these areas discharges to LWWTW via a combination of pumped and gravity flow.

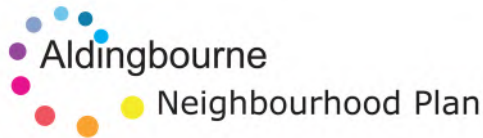
e. It is acknowledged by WSCC, ADC, EA and SWS that communities within the catchment area of LWWTW, including those within Aldingbourne Parish and the surrounding area, have a long standing history in experiencing problems with both surface water flooding and foul water flooding of roads and property.

f. It is acknowledged that the Lidsey catchment is adversely affected following periods of prolonged rainfall due to inundation in the public and private sewer network and land drainage systems. The Barnham and Eastergate/Westergate trunk sewers, transferring flow to the LWWTW are not designed to act as a land drainage system and become extensively overloaded in wet weather causing flooding and pollution problems. The overloading of the sewer system is considered to be caused mainly through ground water infiltration and inundation within the catchment.

g. The resultant effects of this inundation within the public and private sewer network and the inability to cope with peak rainfall events are clearly recorded in the recent flooding events of June 2012 and December 2012. In particular the flood events of June 2012 were of such magnitude as to attract media attention at a national level and the January/February 2014 events caused widespread disruption to traffic and damage to homes and businesses.

In addition to peak rainfall events, the following issues are considered to contribute to flood risk within Aldingbourne Parish.

- Overland flow from the local watercourses entering the foul water system causing it to become overloaded during peak events.



- Infiltration/inundation of surface water and groundwater into the foul water system through structural deficiencies in the water infrastructure pipe work.
- Run-off from impermeable hard surfaces (roof and hard standing) that are not connected to positive public surface water drainage. These elements may drain to soakaways, local watercourses or may in some cases be connected via lateral and direct connections to the foul water system.
- High groundwater levels in the area due to the low lying nature of the surrounding landscape.
- Poor land drainage and maintenance of field ditches.

Inevitably, there are serious concerns within the Parish about the impacts of flooding, and drainage both in respect of current properties at risk but also the impact from future development within the parish which is not regarded by residents as sustainable.

3.4.9 A Surface Water Management Plan has been carried out in the catchment, and recommendations have been made to improve the situation through partnership working involving all the relevant Flood Risk Management Authorities (West Sussex County Council, Arun District Council, the Environment Agency, Southern Water) and local groups.

3.5 Heritage

3.5.1 Aldingbourne was from early times one of the chief seats of the Bishop of Chichester, who had a 'palace' or manor-house and a large farm of some 500 acres of arable, cultivated on the three-field system. About 1620 the Bishop of Chichester agreed that the commons belonging to the farm should be enclosed and converted to tillage. A further 400 acres of common at Westergate were enclosed in 1777.

3.5.2 St Mary's Church and the site of the Bishop's Palace look-out tower (Tote Copse) are found to the west of Aldingbourne. These lie within the former Aldingbourne hunting park which was established in the 11thc, lasting into the 17thc. when it reverted to common ground. This was followed by 'Enclosure', which was completed by 1779, so transforming the area into the field pattern bounded by hedges and fences with small lanes, crofts and cottages, some of which remain today.

3.5.3 Listed Buildings

There are 33 listed buildings within the parish, one of which, St Mary's Church is listed as Grade 1. (See Evidence Base No. 15 for complete listings).

3.5.4 Scheduled Monuments

The Parish has one Scheduled Ancient Monument, the Keep of Tote Copse Castle, which is described by English Heritage as: 'At Tote Copse castle, although only the foundations and lower walls of the keep of the castle and some of the motte survive, these features still retain significant archaeological potential, for example for the study of building techniques of the Norman period. The keep was at the centre of a well- documented castle site which had associations with the bishops of Chichester for several centuries.' (See Evidence Base No. 26)

3.5.5 Conservation Areas

The parish has two Conservation Areas. (see Evidence Base No. 16 and 17)

Norton Lane Conservation Area



Extract from the SPG

Norton is a small rural settlement lying to the south of the A27 between Tangmere and Fontwell. There is a variety in building form, style, age and materials. Although generally street fronted, there is an informality of layout; some of the larger buildings e.g. Norton House and East Norton House being set well back in their own extensive grounds.

Church Lane Conservation Area

Extract from the SPG

Although the Conservation Area contains only two Listed Buildings (St Mary's Church and Aldingbourne Lodge) it comprises an attractive, historic, self-contained and linear group of buildings in an open rural setting. The unobstructed open views from Oving Road and the approach road (Church Road) into the settlement are particularly impressive, enhanced by the pale colour wash of most of the buildings. The mixtures of plain clay and slate roofs, together with chimneys, are important features.

St Mary's Church dates from the 12th century with considerable restoration in 1867. The churchyard contains many fine mature trees. The Church and the tree groups form attractive focal points particularly at the southern end of the settlement and when viewed from the north end of Church Road.

3.5.6 Buildings or Structures of Character

The Parish contains 17 buildings listed within Arun District Council's Supplementary Planning Document - Buildings or Structures of Character (September 2005). These buildings, whilst not Listed, are recognised as important contributors to the local distinctiveness and sense of place and form part of the areas rich heritage (See Evidence Base No 27).

3.5.7 National Park

A small rural part of the Parish to the north of the A27 now lies within the South Downs National Park.

3.6 Housing

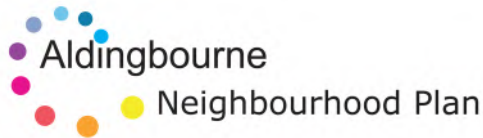
3.6.1 The housing mix within Aldingbourne Parish is varied but comprises predominately of detached and semi-detached dwellings typical of the semi-rural location with modern infilling. The majority of houses are concentrated within Westergate in the form of small or medium sized housing parcels either side of the A29 which have been developed over the post war period and principally in the latter part of the 20th Century.

3.6.2 In addition there are a number of caravan parks to the south of the Parish (Lidsey Caravan Park, Willows Caravan Park and Aldingbourne Park) which contribute to a sizeable number of total households

3.6.3 Housing Statistics (2011 census)

638	Detached houses	525	Semi-detached houses
238	Terraced houses	96	Flats (purpose built)
31	Flats (other)	239	Caravan or mobile home

Aldingbourne Parish has a higher proportion of detached houses compared to the national average (36.1% v 22.3%) with over 65% of households falling into the detached or semi-detached categories. The number of terraced houses (13.5% v 24.5%) and flats (purpose built 5.4% v 16.7% and other 1.8% v 5.4%) are significantly below the national average. The proportion of caravan or mobile homes is significantly higher than the national average



(13.5% v 0.4%). There are two permanent residential caravan parks in the Parish, Beechfield Park and Aldingbourne Park which comprise 64 units of accommodation. The majority of the remaining units are comprised of non-permanent caravan accommodation.

The majority of households within the Parish are owner occupied (81.7% compared to a national average of 64.1%). Fewer homes are rented compared to the national average with 117 households being socially rented (7.6% v 17.7%) and 131 households (8.5% v 15.4%) provided for private rental. There are a number of permanent sites for Travellers and travelling show people which have been granted consent on agricultural land/premises throughout the Parish.

The proportion of local authority rented accommodation (4.9%) is comparable to the rest of West Sussex (4.9%); however the proportion of Housing Association rented accommodation (2.75%) is significantly less than the average within West Sussex (7.9%) or the national average (8.3%).

3.6.4 The under provision of private rented and social rented housing within the Parish when compared to the national average may be due to a number of factors, including its location, resident demographic and wider accessibility.

3.6.5 A Housing Needs Survey conducted in 2019 for Aldingbourne, Barnham and Eastergate Community Land Trust showed 46 households in the two parishes in need of affordable housing. The report forms part of the evidence base.

3.6.6 The 2011 census profile shows that there has been a net migration of people into the area in all categories except in those aged 15-24 years. Although the affordability of housing is higher than the national average the median house price for semi-detached houses, terraced housing and flats is comparable to the national average.

(NB: It should be noted that the Census figures do not reflect the significant number of dwellings either completed or with current planning permission in the Parish).

3.7 Getting Around

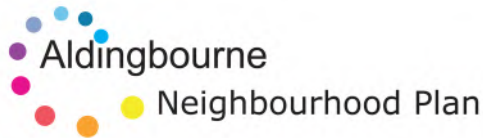
3.7.1 Roads

a. The A27 bisects the Parish west to east from the Crockerhill junction to Fontwell roundabout and the A29 bisects the Parish north to south from Fontwell Roundabout to Lidsey bends.

b. The B2233 (Nyton Road) is an important local route to the parish from the A27 at Crockerhill to the A29 at the 'Island' intersection at the Basmati restaurant and also onto Eastergate, Barnham and Yapton via the Eastergate and Barnham War Memorial roundabout.

c. Car ownership in the parish is relatively high, both in comparison to the District and County wide. The proportion of households without a car (10%) is almost half the national average. This in part reflects the large amount of commuting to work to nearby towns, in particular Chichester, and both explains and contributes to the low provision and use of local bus services. This can make getting to services outside the parish difficult for those without access to a car.

d. For the majority of residents the main issue of concern is the volume of traffic on the A29 and the extensive queuing arising from the Woodgate level crossing. Queues can block the A29 for lengthy periods and often extend beyond the built-up area to the south and as far as Eastergate, roughly a mile to the north, making access for residents and businesses difficult and producing significant air pollution.



e. For pedestrians, crossing the A29 is an issue, for school children and in the vicinity of shops in particular, though accident statistics (2009 to 2013) do not show a cluster at any location, for any type of road user (Source: Dept. of Transport Accident Reports 2005-2013).

f. Speeding occurs at several locations, notably the B2233 west of the A29. A school-hour 20mph limit outside Aldingbourne primary school is the only speed-reducing restriction in the built-up area but there are concerns about speeding at this location at times not covered by the crossing patrol.

3.7.2 Buses

There are two bus routes serving the Parish; the Compass 66 between Bognor and Walberton via Barnham and Yapton, which runs every 75 minutes and the Compass 85A between Arundel and Chichester. Both run Monday to Saturday and provide a minimal service in terms of journeys to work with 10 and 6 return journeys per day respectively. Both are subsidised by WSCC and the high car ownership in the Parish may contribute to their relatively low use - and their high vulnerability should subsidies be withdrawn.

3.7.3 Community Transport

The Five Villages Minibus provides a door-to-door service for the frail elderly on Tuesday mornings and Friday afternoons, for shopping in Bognor. It uses volunteer drivers and its funding is stable although it is short of volunteer drivers (ref: Community Organisations survey).

3.7.4 Rail

The Brighton to Portsmouth branch railway line bisects the Parish separating Woodgate from Westergate. Barnham station is a major stop on the Coastway mainline, enabling good, frequent access to a wide range of destinations. However, at 1.5 to 2.5 miles distance from the majority of Aldingbourne households it is beyond reasonable walking range for most. It has a car park and good cycle parking. Use of the two local bus services to connect with rail services is very limited due to the low frequency of buses and their timing reliability, in part arising from the performance of the Woodgate level crossing which is partly manually controlled and in need of upgrading to fully automatic for such a busy road, as it can cause long delays.

3.7.5 Cycling

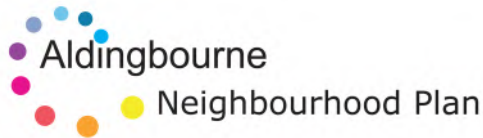
Cycling for commuting purposes does take place despite being limited by the unfavourable conditions on the A29 and B2233, with heavy traffic, narrow carriageways and numerous junctions and accesses. Current plans are underway with funding secured for a designated cycle path connecting Barnham and Westergate through Eastergate. There are future plans by WSCC to extend the route westward towards Chichester and north toward the South Downs National Park. For leisure cycling there is already an informal part off-road route to the South Downs via Northfields Lane and at weekends the B2233, Hook Lane and Oving Road are well used by cyclists.

3.7.6 Footpaths

Recreational walking by footpaths is reasonably well provided for within the Parish but there is limited signage, a lack of connections and little or no promotion.

3.7.7 Canals

Historically transport routes have crossed the coastal plain through the Parish. To the south of the parish the route of the old Arun to Chichester canal (now a footpath) crosses the Parish and borders the LWWTW.



3.8 Employment and Enterprise

3.8.1 Aldingbourne Parish is a semi-rural community with a high proportion of people of working age (16-74 years old) in employment and at 73.6% it is higher than the national average of 69.9%.

The majority of economically active residents are full time employees with a significant proportion of residents either self employed (15.5% v 9.8% national average) or working from home (6.2% v 3.5% national average).

Data from Arun District Council shows that 75 - 90 businesses are located at premises within the Parish, which include five business/light industrial parks distributed within the parish close to, or bordering adjacent residential areas. Land within the Parish is generally given over to agricultural and horticultural use (see map on page 12).

Although many rural economies have been affected by the recent economic downturn the number of working age adults out of work and claiming job-seekers allowance within Aldingbourne (Feb 2013) is 1.4% compared to the national average of 3.8%. The level of unemployment within the parish has been consistently low over the past decade when compared to that of West Sussex and England as a whole.

The skills levels within the Parish are generally comparable to the national average with 20.8% of people having no qualifications and 27.0% having the highest level of qualification (degree level qualifications) against a national average (England) of 22.5% and 27.5% respectively.

3.8.2 Shops

Within Westergate there is reasonable provision and distribution of local shops, including convenience stores and a small Spar shop at the Esso petrol filling station. On the eastern boundary of the Parish there is a further convenience store and post office.

3.8.3 Public House

There is one public house in the Parish, the Prince of Wales, which serves food, has good parking and is well supported by residents. The Aldingbourne Social Club provides bar facilities for members at the Aldingbourne Community Sports Centre.

3.8.4 Restaurants

The Basmati Restaurant serving Indian food, a restaurant at Denmans Gardens and a cafe at the Aldingbourne Country Centre are used by residents and tourists.

3.8.5 Camping/caravanning

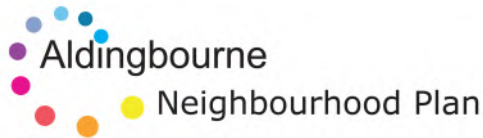
The Willows and Lidsey Caravan site are non-permanent holiday caravan sites well used by visitors who contribute to the economic vitality of the Parish.

3.8.6 Hotels/Guest Houses

There are three B&B establishments in the Parish but no hotels.

3.9 Leisure and Community

Aldingbourne Parish has a range of community services and facilities which support the health and well-being of the local community. These include footpaths, public transport, parks, allotments and other local 'green infrastructure', recreation and leisure facilities provided by



organisations based at Aldingbourne Community Sports Centre (ACSC), in Olivers Meadow, the Methodist Church Hall and Six Villages Sports Centre. In addition local shops and businesses are also an important part of the community fabric in bringing people together and providing a focus to everyday life.

Aldingbourne Community Sports Centre, a charity, and Six Villages Sports Centre provide a wide range of local clubs and societies with access to a good range of indoor and outdoor sports pitches.

Barnham Trojans Football Club which is partly located at the ACSC is the biggest sports club in the Six Villages Area with around 270 children registered with the Club.

The Community Profile showed that 84% of residents felt 'satisfied with the local area as a place to live' with 62% of residents agreeing with the statement 'I belong to the neighbourhood'. 87% of residents aged 65+ were 'satisfied with both home and neighbourhood'.

3.9.1 Schools

The Parish is served by two local schools; Aldingbourne Primary School and Ormiston Six Villages Academy with Eastergate Primary School lying adjacent to the eastern boundary of the parish and St Philip Howard Secondary School at Barnham also serving families in Aldingbourne Parish. Secondary schools in Chichester are served by a direct bus link with Westergate which also provide access to local colleges and Chichester University.

Aldingbourne Primary School has capacity for 210 pupils and is currently running at 5 places above capacity with 215 pupils. Applications for places vary annually but average at 40 for the 30 places available. Eastergate Primary School has a current capacity for 140 pupils, with an annual intake of 20 places. Expansion of the school has taken place from September 2014 to increase its intake to a single form entry of 30 places.

Nursery provision for 0 – 4 year olds is available from the Bright Starts Day Nursery at the Ormiston Academy and for 2 – 4 year olds at the Hopscotch pre-school operating from ACSC.

3.9.2 Churches

There are three churches in the Parish, St Mary the Virgin Church of England, Aldingbourne, Plymouth Brethren in Nyton Road and Westergate Methodist Church.

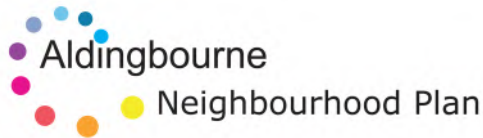
3.9.3 Medical Facilities

The nearest doctor's surgery (The Croft Surgery) and dental surgeries are located in Eastergate. The Croft Practice has surgeries at three locations:

The Croft Surgery, Barnham Road, Eastergate
Meadowcroft Surgery, Bilsham Road, Yapton
Flintcroft Surgery, The Street, Walberton

This group of surgeries looks after 11,000 patients across the three locations with six Doctors.

The surgery buildings are freehold. The Croft Practice has also acquired 4.5 acres of land adjacent to the Croft Surgery Eastergate with the envisaged aim of expansion. The Croft Surgery at Eastergate opened in 1993 with a patient capacity of 7,000 patients with three GPs in place. The two GP practice in Barnham closed in 2001 serving 4,000 patients, with the majority of patients moving with Dr Speer to the Avisford Practice at Yapton. As people move into the Barnham area they tend towards the surgery at Eastergate. For these reasons, and given that they are using all available space within the location, the surgery is at capacity. (See Evidence Base 38)



The nearest hospital for A and E is St Richard's located at Chichester. Average travel time by public transport/walking is 50 minutes. (source Rural Place Study). There is a non emergency hospital at Bognor Regis.

4.0 VISION AND CORE OBJECTIVES

4.1 Vision Statement

The vision for Aldingbourne Parish in twenty years time captures the community's views and aspirations for the Parish as expressed through the consultation process. It therefore forms the basis on which the strategic objectives and proposed policies have been formulated.

"In 2031 Aldingbourne Parish will continue to be an attractive place to live, maintaining its intrinsic semi-rural character whilst allowing for sustainable development, improving connectivity and local services."

4.2 Core Objectives

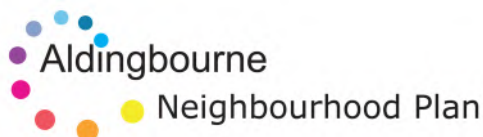
The vision is underpinned by a clear set of core objectives that seek to make a positive contribution to sustainable growth within the Parish, economically, environmentally and socially.

1. Housing:
 - a) Meet identified local needs;
 - b) Complement the current character and cultural heritage of the village;
 - c) Contribute to the provision of local infrastructure and facilities.
2. Environment:
 - a) Protect high quality agricultural land;
 - b) Protect and enhance existing green spaces;
 - c) Protect and enhance the Parish's biodiversity;
 - d) Minimise the risk of flooding.
3. Getting around:
 - a) Encourage provision of improvements to cycle ways and footpaths;
 - b) Promote greater connectivity to the National Park and the coast.
4. Employment and enterprise:
 - a) Support local shops and other businesses;
 - b) Encourage greater digital and internet connectivity.
5. Leisure and community:
 - a) Ensure provision of a range of facilities for leisure and recreation;
 - b) Promote opportunities for community food production.

4.3 The Vision Statement and Core Objectives were developed with the local community at community engagement events. They formed the foundation of the original Aldingbourne Neighbourhood Plan and have not changed.

5.0 NEIGHBOURHOOD PLAN POLICIES





5.1 Introduction

The preceding chapters set out the overall vision for Aldingbourne. The following chapters set out the policies to support and deliver the vision. The policies are grouped under the following topics:

- Environment and Heritage
- Housing
- Getting Around
- Employment and Enterprise
- Leisure and Community

Each topic has its own Chapter. Each chapter is broken down into sections relating to the objectives and containing policies relating to that objective. Each policy is set out in bold type, followed by text providing a justification for it.

Policies have been annotated **SAVED** where they are a saved policy from the current Plan. This is all the policies from the current Plan and the addition of one new policy H1 2019 - Provide housing to meet District Council allocation and the deletion of policy H1.

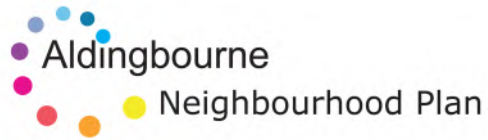
5.2 The Presumption in Favour of Sustainable Development

The ANDP supports the principles of sustainable development as set out in the NPPF namely:

“There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

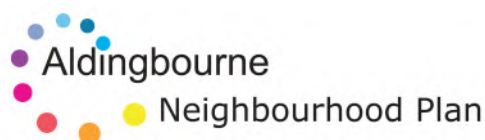
- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy”

Each policy within the Plan has been assessed against the relevant 13 chapters set out in the NPPF as well as against the objectives set out in the Plan.



NPPF - Achieving sustainable development - Chapters

5. Delivering a sufficient supply of homes
6. Building a strong, competitive economy
7. Ensuring the vitality of town centres
8. Promoting healthy and safe communities
9. Promoting sustainable transport
10. Supporting high quality communications infrastructure
11. Making effective use of land
12. Achieving well-designed places
13. Protecting Green Belt land
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment
17. Facilitating the sustainable use of minerals



5.3 Housing

Objectives:

Housing will be well designed to meet local needs and will respect the character and heritage of the Parish by:

- 1a. Meeting identified local needs;
- 1b. Complimenting the current character and cultural heritage of the village;
- 1c. Contributing to the provision of local infrastructure and facilities.

Policy H1 2019 Provide housing to meet District Council allocation

Permission will be granted, within the Plan period, for housing on land identified on the Proposals Map as follows:

1. Land north of Lees Yard, Lidsey Road - 38 dwellings

H1.1 2019 Pursuant to policy H SP1 of the Arun Local Plan for non-strategic sites, provision was made by the District Council for 70 dwellings to be allocated in this Plan. 25 units have been granted planning permission at Nyton Nursery and 55, brought forward through the NP process, but granted consent at Wings Nursery which can be counted towards the allocation. Therefore, with the additional site allocated by this policy the Parish will have exceeded its allocation by 48 units an increase of 67%.

H1.2 2019 A percentage of housing delivered by the site will be expected to be delivered through the Aldingbourne, Barnham and Eastergate Community Land Trust.

H1.3 2019 Occupation of development is phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.

H1.4 2019 A full transport assessment will be required with any future planning application seeking approval of access as a cumulative assessment for the site and any other local committed/proposed sites, to identify any local mitigation and sustainable access and transport provision required.

H1.5 2019 Proposals will be expected to conform to the other policies in this Plan and also to provide (through S106 or CIL) funding projects identified through the Infrastructure Delivery Plan (see Appendix H).

Policy H1 Quality of Design - DELETED - See ADC Policy D SP1

Policy H2 Housing Mix - SAVED

Proposals for new housing must deliver a range of house types, sizes and tenures. Applicants should demonstrate how the proposal will meet local needs. Proposals where



at least 25% of dwellings meet Lifetime Home Standards, or its equivalent, will be supported.

H2.1 Sites that are close to a shop will be particularly suited to meeting the needs of smaller households of older or younger people without access to private transport, including older people wishing to downsize.

H2.2 Lifetime Standards will assist with the needs of our ageing population. Whilst, the revised Part M of the Building Regulations relates to accessibility, the Lifetime Homes Standards go further, by helping to make dwellings adaptable for differing households' accessibility needs, with potential for improved access to storeys above the entrance level and key facilities. Given the higher than average number of older residents within the Parish, the improvements that Lifetime Homes Standards can bring are considered to be part of the way in which the needs of different sectors of the community can be met.

Justification: Objective 1a; NPPF 5; ADC Policy H DM1

Policy H3 Housing density - SAVED

The density of new development shall be appropriate to its location by virtue of size, siting and relationship to existing properties.

H3.1 To ensure that it does not harm the established character and appearance of the local area by the over development of sites giving rise to cramped and out of character developments.

Justification: Objective 1b; NPPF 5

Policy H4 Affordable Housing - AMENDED

Any proposal for 10 or more new dwellings should include 30% affordable units. The size and tenure of affordable units should reflect latest available housing needs evidence.

H4.1 Where it can be demonstrated that 30% provision on-site is not viable, a reduced provision or off-site provision may be considered.

H4.2 Affordable units delivered on-site must be indistinguishable from the market dwellings. Developers will be expected to use the latest available housing needs evidence from Arun District Council to determine the appropriate size and tenure for the affordable homes. Appropriate arrangements should be made to ensure that the affordable housing is delivered and managed in accordance with any relevant adopted guidance produced by Arun District Council.

Justification: Housing Needs Study; Objective 1a; NPPF 5

Policy H5 - Local Connection - removed by the Examiner

Policy H6 Windfall Sites - SAVED



Permission will be granted for residential developments on infill and redevelopment sites within the built up area boundary subject to the following conditions being met:

- i. The scale and design of the development is appropriate to the size and character of the settlement.**
- ii. The built and landscape character is conserved or enhanced, especially where the character of the area is specifically recognised, such as the Conservation Areas and Listed Buildings.**
- iii. The proposal creates safe and accessible environments that offer good access via a range of transport modes;**
- iv. Land is demonstrated to be used effectively and comprehensively;**
- v. Wildlife must be conserved or enhanced**

Applicants should demonstrate how the proposal will integrate effectively with existing development and meet with the requirements of other policies in this Plan. Any new development with a significant traffic impact will only be supported if that impact can be mitigated via developer contributions to measures agreed with the highway authority. Traffic impact includes effects of adverse road safety, congestion and pollution on both the main roads and rural lanes.

H6.1 Small residential developments on infill and redevelopment sites will come forward during the life of this plan. It is important to the residents that the integrity and character of the built environment is maintained.

Justification: Housing Needs Study; Objective 1b; NPPF 5

Policy H7 Development in the vicinity of businesses - SAVED

Proposals for development in the vicinity of businesses which are inherently noisy will not be supported.

H7.1 The Parish has a number of noisy business, such as car salvage yards, kennels, farm yards with grain driers and engineering workshops. It is appropriate that their setting at a distance from residential development is protected as this reduces the risk that unavoidable noise will give rise to complaints that could prejudice their viability. Residential development within the vicinity is of particular risk because sensitivity to noise is subjective and complaints can arise when property changes hands.

Justification: Objective 4a; NPPF 15

Policy H8 Outdoor Space - SAVED

All new dwellings must include an outdoor amenity space of adequate size and quality, either as a private garden or shared amenity area.

H8.1 Proposals for new housing development should include good quality outdoor amenity space – either private gardens or a shared amenity area and should contribute to providing tree cover and improved biodiversity. The amount of land used for garden or amenity space

should be commensurate with the size and type of dwelling and the character of the area, and should be of appropriate utility (for play and recreation) and quality having regard to topography, shadowing (from buildings and landscape features) and privacy.

H8.2 Good quality outdoor space improves recreation opportunities for young and old, contributes to the open feel of the village and provides opportunities to increase biodiversity.

Justification: Objective 1b : NPPF 8

Policy H9 Attention to detail - SAVED

The following items must be considered early in the design process and integrated into the overall scheme:

- **bin stores and recycling facilities**
- **cycle stores**
- **meter boxes**
- **lighting**
- **flues and ventilation ducts**
- **gutters and pipes**
- **satellite dishes and telephone lines.**

H9.1 These items are all too easily forgotten about until the end of the design process. By considering them early, it will be possible to meet the following requirements:

- Bin stores and recycling facilities should be designed to screen bins from public view, whilst being easily accessible for residents. Bin stores must be placed in a position that meets the County Council's Highways standards;
- Meter boxes need not be standard white units: consider a bespoke approach that fits in with the materials used for the remainder of the building. Position them to be unobtrusive;
- Carefully position flues and ventilation ducts, ensuring they are as unobtrusive as possible. Use good quality grilles that fit in with the approach to materials for the building as a whole;
- Ensure that gutters and pipes fit into the overall design approach to the building and aim to minimise their visual impact;
- Lighting schemes that prevent light spillage and glare and face inwards away from open landscapes.

Justification: Objective 1b : NPPF 12



5.4 Environment and Heritage

Objectives:

Agricultural land production will continue to be a major land use over the larger part of the Parish. Ecosystem services will contribute to climate change, habitat management, cultural and recreational benefits and food production by:

- 2a. Protecting high quality agricultural land;
- 2b. Protecting and enhancing existing green spaces;
- 2c. Minimising the risk of flooding;
- 2d. Protecting and enhancing the Parish's biodiversity.

Policy EH1 Built Up Area Boundary (BUAB) - AMENDED

Proposals for development within the built-up area boundary of Westergate, defined on Map E (as amended 2019) will generally be permitted, subject to meeting the requirements of other policies set out in the Plan.

Proposals for development of land located to the west of Westergate Street and outside of the BUAB will not be supported.

Where there is a demonstrable shortfall of housing land supply having regard to the requirements of the adopted Arun District Local Plan, development proposals must demonstrate that each of the following criterion can be met otherwise development outside the BUAB will be resisted:

- i. the scale of development is proportionate to the housing supply shortfall and local housing needs of the Parish and can be deliverable in the short term;**
- ii. the development will protect the local landscape character and wider setting of the South Downs National Park and support the dark skies policy;**
- iii. the proposal is sensitively designed and located and respects the character and built heritage of neighbouring settlements;**
- iv. it is demonstrated through appropriate assessment that there would be no significant harm to biodiversity, including the roosting, feeding and commuting of bat species, or to bat species associated with the Singleton and Cocking Tunnels Special Area of Conservation (SAC) and Slindon Woods;**
- v. the proposal is sustainably located and accessible to local facilities and services and sufficient capacity exists or can be provided to accommodate additional needs;**
- vi. there would be no unacceptable environmental, amenity or traffic implications including an increased risk of groundwater flooding;**

vii. the development does not lie within 50 meters of the biodiversity corridors where these are used by roosting or feeding or commuting bats.

EH1.1 2019 The Parish has positively planned for sustainable development in line with the principles of the NPPF and sufficient land is allocated in Policy H1 2019 to meet housing requirements.

EH1.2 2019 Land to the west of Westergate and outside the BUAB has been rejected during the preparation of the Arun Local Plan and the first ANDP and is considered inappropriate for further development as it does not provide a sustainable location for development as required by the NPPF. The land is less accessible to public transport, shops, schools and health services; is close to biodiversity corridors, comprising mature hedgerows and woodland edges which provide a roosting, feeding and commuting area for 7 species of bat based around protected chalk stream habitats (ref Appendix G); comprises best and most versatile agricultural land (ref Map F); and has a high groundwater table making the land susceptible to groundwater flooding.

EH 1.3 2019 The land lies within 12km of the Singleton and Cocking Tunnels Special Area of Conservation (SAC) and an appropriate assessment under the Habitat Regulations will be required to demonstrate there would be no significant adverse effect on the integrity of this internationally important site. The network of mature trees and hedgerows to the west of Westergate and Woodgate are important biodiversity corridors providing commuting and foraging habitat which may be adversely affected by disturbance by lighting, noise and vibration as a result of development proposals. See Appendix E and G.

EH 1.4 2019 Recent development in Hook Lane has given rise to many problems which illustrate the fact that the Western side of the Parish is inappropriate for development including the high water table in this local area causing site flooding. This in turn has flooded the school playing field preventing use by pupils. The site has required continuous pumping and ditches have been over-run necessitating site visits by Arun's Drainage Engineer. There has also been damage to the narrow lane caused by construction traffic and additional traffic and speeding vehicles are a constant danger to pedestrians, especially where there are no footways.

EH 1.5 2019 The Parish is already experiencing the impact of large scale developments to the north (Nyton Nurseries) and east (BEW) and two developments in Hook Lane. It is now overdeveloped in relation to infrastructure. The Parish needs time to assimilate this development and for local infrastructure to expand and adapt to meet the growing needs from new local residents (for example incoming Hook Lane residents from elsewhere cannot get places at the local primary school, which has been full for some years and Croft surgery requires expansion). In the light of the significant growth committed in the Parish and the adjacent Parish of Barnham / Eastergate, in the Arun Local Plan there is a lack of existing capacity in local infrastructure.

EH1.6 2019 It would need to be demonstrated that further development can be sensitively accommodated to respect the local landscape character of the countryside close to Aldingbourne and Woodgate; and the wider setting of the South Downs National Park. The accessibility to and appreciation of the wider countryside provides health, well-being and recreational benefits for the local community which should not be undermined.

EH 1.7 2019 For these reasons, further development to the west of Westergate Street and outside the BUAB will be resisted. Where there is a demonstrable need for additional housing to meet a shortfall in the 5 YHLS, the Parish Council will need to be satisfied that the significant adverse effects of development on land previously considered unacceptable in this location can be satisfactorily addressed such that the benefits of releasing further land for housing proportionate to meet a shortfall in the 5 YHLS and the housing needs of the Parish are evident to the local community. On the basis of the available evidence to date, additional development west of Westergate Street is considered inappropriate.

Justification: ADC Policy H SP1; NPPF5

Policy EH2 Green Infrastructure and Ecosystem Services - SAVED

New development within, or immediately adjacent to the Biodiversity Corridors identified on Maps A1 and A2 will only be supported where it can be clearly demonstrated that development proposals will not give rise to any significant harm to the integrity or function of the Biodiversity Corridors.

EH2.1 Green Infrastructure corridors such as woodland and well maintained hedgerows provide important wildlife habitats and cover for migration of wildlife. The Parish of Aldingbourne has a number of small copses, old orchards, mature hedgerows, ponds, watercourses and similar habitats hosting a variety of wildlife, including eight species of bat. These have potential to enhance biodiversity within the Parish and provide important connections between the South Downs and the coast, if they are better connected and widened in certain places to form wildlife corridors.

EH2.2 All development with the potential to adversely impact on the areas defined on Map A1 and A2 will be required to demonstrate how the scheme will impact on the integrity and function of the Biodiversity Corridors. Where necessary, this should include the identification of avoidance and mitigation measures sufficient to avoid any significant harm to the designation. Developers are strongly encouraged to also demonstrate how the overall function and integrity of the Biodiversity Corridors may be enhanced to provide a 'net gain'. Proposals should also include a management plan to ensure that effective long-term management of the key features within the Biodiversity Corridor can be achieved.

EH2.3 Part of the Plan area falls within the 12km buffer applied to Singleton and Cocking Tunnels Special Area of Conservation (SAC) created by policy SD10 of the South Downs Local Plan. Protection of the habitats within the biodiversity corridors is important for feeding, roosting and movement of bats.

Justification: Objective 2c; NPPF 15 paras 170, 171, 174; ; ADC Policy GI SP1, ENV DM3, ENV DM5; SDNP Policy SD10

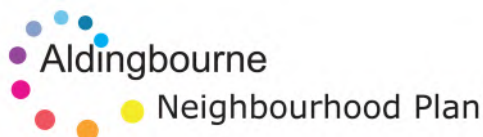
Policy EH3 Development on Agricultural Land - SAVED

Proposals for development on the 'best and most versatile' agricultural land shown on Map B, the latest available Defra Agricultural Land Classification Map, will be resisted unless it can be demonstrated that it would meet the following criteria:

- **It supports the diversification of an agricultural enterprise or other land-based rural business;**
- **The need for the development clearly outweighs the harm;**

EH3.1 In order to safeguard future food production, and in turn, future employment in the locality, and to maintain the rural aspect of the Parish.

EH3.2 'Best and most versatile' agricultural land includes the land classified as Grades 1, 2 and 3a on Map B which is a extract from the Defra Agricultural Land Classification Map for London and the South East (ALC007, published on 24/08/2010)



Justification: Objective 2a; NPPF 15 para 170b; ADC Policy SO DM1

Policy EH4 Protection of watercourses - SAVED

Proposals that support and promote river catchment management, wildlife conservation and reduce flood risk will be supported.

EH4.1 Across the Worthing, Chichester and East Hampshire Chalk aquifers, inappropriate land management and other practices are leading to rising nitrate levels. The Plan policy seeks to address diffuse pollution issues at source through catchment management schemes, rather than at “end of pipe”.

As the chalk aquifer gives rise to the chalk streams flowing through the Parish, together they form part of the Arun and Western Streams river catchment area. It is important that there is conformity with neighbouring, “upstream” policies. Sussex Wildlife Trust has identified those streams to the West of the Parish as relatively natural but all of them as having potential to be restored to provide greater biodiversity. SWT also noted that an ancient woodland upstream seems to be associated with a more natural state, and may play an important role.

Justification: Objective 2d, 2c; NPPF 15 paras 170, 171, 174; ENV DM5

Policy EH5 Surface Water Management - SAVED

New development, within areas at risk from flooding, will not be permitted unless it is supported by a site-specific Flood Risk Assessment which provides clear evidence to demonstrate that the proposal:

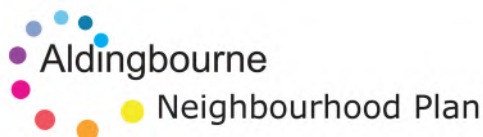
- a). Would not give rise to additional risk of flooding, either to the development site or to other land, arising from the carrying out or use of the development;**
- b). Would make appropriate provision for accommodating the surface water and foul water arising from the development**

EH5.1 Residents have indicated strongly that they do not want to see further development until work is completed on the Aldingbourne Rife Integrated Flood Risk Management Plan & Works (ARIFRM) Strategy as surface water run off contributes to flooding in Aldingbourne and to neighbouring parishes.

EH5.2 The coast to the south and in particular the resorts of Felpham and Bognor Regis are monitored for bathing water quality which plays a part in their status as ‘Blue Flag’ resorts. Bathing water quality is affected by both the Aldingbourne Rife and surface water drainage, particularly after rainfall. The output from the ARIFRM may also have an impact on ensuring the quality of the water. At times of high stress, sewerage and water is often discharged into the Aldingbourne Rife system by Southern Water.

EH5.3 Aldingbourne Parish is located on the Arun coastal flood plain and, together with the neighbouring Parishes of Barnham and Eastergate and Walberton, they have experienced numerous incidents of localised flooding over many years during periods of prolonged and heavy rainfall. The most serious resulting in the flooding of residential homes and businesses, surcharging of the local foul sewer network and disruption of the local transport infrastructure.

EH5.4 Where applicable, surface water management measures will be required for



development proposals to ensure that the risk of flooding both on-site and downstream is not increased. No development should be commenced until full details of the proposed surface

water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Developers should expect to carry out winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE Digest 365, or similar, to support the design of any infiltration drainage. The expectation will be that the complete surface water drainage system serving the property is implemented (in accordance with agreed details) before the development is occupied.

EH5.5 Consideration should be given to the use of Sustainable Urban Drainage Systems (SUDS) as alternatives to conventional drainage where appropriate, but not where the winter water table is less than 0.7 of a metre below ground level. Sustainable drainage systems on private property, whether they are private or adopted, should be approved by the relevant SUDS Lead Local Flood Authority (WSSC) prior to the commencement of development and conform to the recommendations of the latest available SUDS Manual produced by CIRIA.

EH5.6 Where a site specific Flood Risk Assessment is required, this should demonstrate that the development will be safe, including access and egress, without increasing flood risk elsewhere and reduce flood risk overall. Any proposed mitigation measures proposed as part of the Flood Risk Assessment must be deliverable and sustainable, including details for the provision of long term maintenance and management of any new feature for the lifetime of the development.

EH5.7 The Parish Council supports the goal of ensuring that the environment and water quality of the rife system and chalk stream network within the catchment is either maintained or improved to its highest possible level including seeking the enforcement of riparian responsibilities. Wherever possible, culverting and the constricting of watercourses and their immediate environs should be avoided.

Justification: Objective 2d; NPPF 14; ADC Policy W DM2

Policy EH6 Protection of trees and hedgerows - SAVED

Development that damages or results in the loss of trees of arboricultural and amenity value or loss of hedgerows and/or priority habitat, or which significantly damages ecological networks will be resisted, unless the need for, and benefits of, development in that location clearly outweigh the loss.

Development proposals, where appropriate, must be designed to incorporate biodiversity within and around developments and enhance ecological networks, seeking to retain wherever possible ancient trees, trees of good arboricultural and amenity value and hedgerows to contribute to the Government's target to halt the decline in biodiversity by aiming for a net gain for nature.

Proposals which affect sites with existing trees or hedgerows should be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained.

EH6.1 Trees and hedgerows contribute to the open and pleasant feel of the Parish, its play areas and residential properties. The removal of trees to make way for development can completely change the amenities of an area and must be resisted. Loss of areas of ground cover and habitat such as unimproved grassland can have a significant effect on wildlife such as small mammals and bats. Aldingbourne is breeding ground for 17 of the 18 UK resident bat species. It is also home to a number of types of owl which feed on small mammals.



EH6.2 Part of the Plan area falls within the 12km buffer applied to Singleton and Cocking Tunnels SAC created by policy SD10 of the South Downs Local Plan. Protection of the habitats, many of which are located within the biodiversity corridors is important for feeding and roosting sites.

Justification: Objective 2c; NPPF 15; ADC Policy ENV DM4; SDNP Policy SD10

Policy EH7 Renewable and Low Carbon Energy - SAVED

Proposals for energy generating infrastructure using renewable or low carbon energy sources will be supported provided that:

- **The energy generating infrastructure is located as close as practicable and is in proportion, to the scale of the existing buildings or proposed development it is intended to serve**
- **The siting, scale, design and impact on heritage assets and their setting, landscape, views and wildlife of the energy generating infrastructure is minimised and does not compromise public safety and allows continued safe use of public rights of way**
- **Adjoining uses are not adversely impacted in terms of noise, vibration, or electromagnetic interference**
- **Where appropriate, the energy generating infrastructure and its installation complies with the Microgeneration Certification Scheme or equivalent standard**

Proposals for energy generating infrastructure on land in current agricultural production or on 'best and most versatile' agricultural land will not be supported (see para EH3.2 above) unless it is utilising the product of farming operations.

EH7.1 The Arun DC Energy Efficiency and Fuel Poverty Strategy 2014-2019 actively encourages the use of renewable energy schemes and the Parish Council supports this approach.

EH7.2 Microgeneration Certification Scheme (MCS) is an internationally recognised quality assurance scheme, supported by the Department of Energy and Climate Change. MCS certifies microgeneration technologies used to produce electricity and heat from renewable sources.

EH7.3 Maintaining the agricultural land uses surrounding the Parish is of paramount importance to this rural Parish, not just for the employment that it supports but also the biodiversity it protects. The proximity of much of the parish to the SDNP area would suggest a need to ensure that such infrastructure is sited so as to minimise visual impact.

Justification: Objective 2c; NPPF 14; ADC Policy ECC SP2



Policy EH8 Buildings, structures and areas of character - Non-Designated Heritage Assets - AMENDED

The Neighbourhood Plan identifies the areas and buildings/structures listed in Schedule D and Schedule E as non-designated heritage assets. These sites therefore have heritage significance which needs to be considered in the determination of planning applications or other relevant consents.

Proposals will be permitted where they retain the significance of a non-designated heritage asset, including its setting and contribution to local distinctiveness. Where proposals would lead to harm to the significance of a non-designated heritage asset or its loss, proposals should demonstrate that the level of harm or loss is justified following a balanced judgement of harm and the significance of the asset; and that any harm is minimised through retention of features of significance and/or good design and/or mitigation measures.

EH8.1 Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.

EH8.2 Non-designated heritage assets may be identified through a number of processes, including the neighbourhood plan-making processes. However, irrespective of how they are identified, it is important that the decisions to identify them are based on sound evidence.

EH8.3 Arun District Council have identified a number of areas and buildings which it considers to be non-designated heritage assets; these are known as Areas of Character and Buildings or Structures of Character. These non-designated heritage assets have been identified using criteria contained within the adopted Arun Local Plan 2018. The District Council has merged the lists of these assets together to create a 'local list'. This local list will include those non-designated heritage assets clearly identified in a 'made' neighbourhood plan.

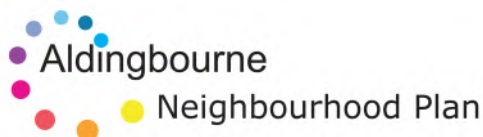
EH8.4 The 'made' Neighbourhood Plan clearly identified a number of new non-designated heritage assets which were deemed to meet the published criteria and which should have been added to the Arun Local List.

EH8.5 Proposals affecting a non-designated heritage asset, or its setting will be required to retain their significance and contribution to local distinctiveness. Where proposals would lead to harm or loss of an asset, they should demonstrate that the level of harm or loss is justified following a balanced judgement of harm and the significance of the asset. Any harm should be minimised through retention of features of significance and/or good design and/or mitigation measures.

Justification: Objective 1b; NPPF 16; ADC Policy HER DM2

Policy EH9 Conservation Areas - SAVED

Development proposals affecting the two Conservation Areas (Evidence Base 16,17) within the Parish will only be supported where they preserve and enhance their character, setting and appearance, and in particular where proposals:



- **protect the distinctive open and rural character of the Conservation Areas and their setting**
- **contribute to sustaining or enhancing the visual connections between the three principal settlements and their rural hinterland, including longer views to the South Downs; and**
- **protect the key view lines into and out of the Conservation Areas.**

EH9.1 The settlements of Norton, Aldingbourne, Nyton, Westergate and Woodgate sit in open countryside with views towards and from the Downs. The views over the countryside, particularly uninterrupted views towards the Downs and to and from the two Conservation Areas and other historic sites and buildings are important to their setting and to local people. Views to and from historic lanes used for recreational purposes, such as Hook Lane, Northfields Lane, Denmans Lane, Level Mare Lane, and from footpaths towards the Rifles, woodlands and copses are also important to residents and the historical context of the Parish.

EH9.2 Arun DC has accepted a proposal to designate an area at the northern end of Hook Lane as a Conservation Area under the Planning (Listed Buildings & Conservation Areas) Act 1990 given the distinct architectural character, which remains largely intact, and the local historical interest. The area contains an ancient monument and a number of listed buildings. (See Evidence Base 18 for map and details).

Justification: Objective 1b; NPPF 16; ADC Policy HER DM3

EH10 'Unlit village' status - SAVED

Development proposals which detract from the unlit environments of the Parish will not be supported.

New lighting will be required to conform to the highest standard of light pollution restrictions in force at the time. Security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use including floodlighting at equine establishments and on sports fields or sports grounds.

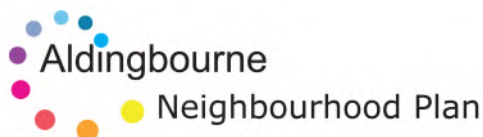
EH10.1 Aldingbourne has a number of areas where light pollution is minimal and the full night sky can be seen. Aldingbourne will seek to develop this status as part of its tourism offering (reference darkskydiscovery.org.uk).

Justification: Objective 2c; NPPF 15; ADC Policy QE DM2

Policy EH11 Flint Walls - SAVED

Development proposals which would seek to remove, or replace the flint walls listed in Schedule F will not be supported. New development proposals in the areas specified in EH11.1 will be required to provide flint walls and/or incorporate flint details into boundary treatments where it is appropriate.

EH 11.1 The flint walls in Hook Lane, Westergate Street, Nyton Road, Sack Lane, Level Mare Lane, Church Road, Park Lane, Denmans Lane and Norton Lane contribute to the character of the Parish and its architectural history; they should be maintained and conserved.



EH11.2 It would enhance the vernacular character of the Parish if all development in the areas listed above that require planning consent, provide flint walls and/or incorporate flint details rather than fences and brick walls. The Parish will seek to encourage such provision where possible.

EH11.3 The prevalent and traditional building materials used in the construction of buildings and walls throughout the old parts of the Parish consist of brick and flint walling.

Justification: Objective 1b; NPPF 16

Policy EH12 2019 Protection of bat habitats (NEW)

In order to be fully compliant with the Habitats Directive relating to the Singleton and Cocking Tunnels SAC qualifying features, proposals for the development of greenfield sites within the Parish (most of which falls within the SAC's 12km Wider Conservation Area) must evaluate whether there is a potential for the loss of suitable foraging habitat and / or the severance of commuting flight lines, such as in the form of mature treelines, hedgerows and watercourses. If so, such features must be preserved unless surveys demonstrate that they are not used by Barbastelle, Bechstein or other bats linked with nearby roosting sites. Care must also be taken through development design to ensure that such retained features are not affected by artificial lighting.

Where these corridors are used by roosting feeding or commuting bats, development within 50 metres will be resisted.

EH12.1 2019 The Habitats Regulations Assessment (HRA) states that this policy will ensure that additional protection is given to the Singleton and Cocking Tunnels SAC, where bats are known to travel long distances from their roost sites. It concludes that there must be no adverse effects on the site integrity of the Singleton and Cocking Tunnels SAC regarding the impact pathway loss of functionally linked land. See Appendix G

Justification: SEA; HRA; Singleton and Cocking Tunnels Special Area of Conservation

5.5 Getting Around

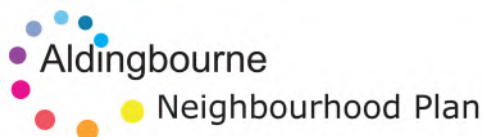
Objectives :

The Parish will be well connected to its neighbours by:

- 3a. Encouraging provision of improvements to traffic management, cycle ways and footpaths;**
- 3b. Promoting greater connectivity to the National Park and the coast.**

Policy GA1 Promoting sustainable movement - SAVED

Development proposals that increase travel demand will be supported where they can demonstrate that:



- they extend or improve walking and cycling routes by making land available for those purposes or by means of financial contributions through legal agreements or (when adopted for the District) the Community Infrastructure Levy;
- they are located in places accessible to public and community transport or can improve the accessibility of the site to public and community transport by contributing to the provision of enhanced services.;
- they do not result in the loss of any existing footpaths or cycle paths.

GA1.1 Connections within the Parish and to and from neighbouring villages are important as they share a range of community facilities such as shops, medical facilities and schools. Reduction in traffic volumes and speeds on the narrow B2233 used to access these services must be encouraged.

GA1.2 Improvements to public and community transport will be encouraged, particularly in view of the age profile of local residents and the need for traffic reduction. It is difficult for people from Aldingbourne to access the rail network because there is no local station and infrequent bus services to the coast, Chichester and Barnham (where there is pressure on parking), all of which cause people to use cars instead of public transport for journeys.

GA1.3 The Parish will, after completion of the Neighbourhood Plan adopt a Community Action Plan which will identify infrastructure priorities within the Parish and target CIL funds accordingly.

Justification: Objective 3a; NPPF 8, 9; ADC Policy T DM1

Policy GA2 Footpath and Cycle Path network - SAVED

Support will be given to proposals that improve and extend the existing footpath and cycle path network, allowing better access to the local amenities and services, to green spaces, to any new housing and to the open countryside. The loss of existing footpaths and cycle paths will be resisted.

GA2.1 There are opportunities to upgrade local footpaths to Cycleway standard and connect these to the County Council's proposed route from Barnham to Chichester, which runs from East to West through Aldingbourne Parish. These connections are shown on Map D and are as follows:

- a) Paths 296, 298, 299, 300 and 317, all lying to the south of the E/W route and connecting it to the southern parts of Westergate.
- b) Path 307 from Nyton Road running south, then southwest to Hook Lane, crossing the E/W route at Nyton Spinney. From this, a crossing of the rife would provide a direct connection to the recreation fields, tennis and bowls clubs and the community centre.

GA2.2 A connection to the South Downs using Northfield Lane, footpath 315 and Denmans Lane, crossing the A27 and northwards to the Parish boundary from where there are options to join the Barnham to Bignor Hill route opened by the County Council in late 2015.

Justification: Objective 3a, 3b; NPPF 8,9; ADC Policy T DM1

Policy GA3 Parking and new development - SAVED

Proposals must provide adequate parking in accordance with the standards adopted at the time. Proposals that would result in a loss of parking spaces either on or off street will be resisted.

GA3.1 Parking in Aldingbourne is a constant issue with traffic flows interrupted, blocked driveways and parking on pavements. New development must seek to ensure that these problems are not exacerbated.

GA3.2 The way in which car parking is designed into new residential development will have a major effect on the quality of development and its ability to blend into its location. There are two principles to designing parking:

- Cars parked on the street and in front of dwellings can seriously detract from the character and quality of the place. Minimising the visual impact of parked cars can let the buildings and landscape dominate instead;
- Residents must be provided with safe and convenient access to their cars. Hiding cars away in rear courtyards can lead to problems of crime and lack of personal security. Residents like to be able to see their parked car from their home.

For in-curtilage parking, the following principles should be incorporated:

- Garages must be large enough to be usable-internal dimensions of 6.5m x 3m are recommended as a minimum;
- Garages should be designed to reflect the architectural style of the house they serve
- Garages should be set back from the street frontage
- Parking spaces should be located in between houses (rather than in front) so that it does not dominate the street scene
- Where parking is located in front of houses, design the street and the landscape to minimise the visual impact e.g. incorporate planting between front gardens.

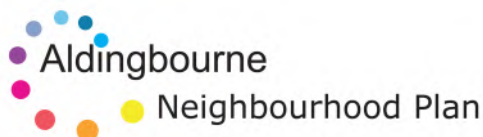
GA 3.3 Where parking cannot be provided in-curtilage, the following principles should be incorporated:

- Rear parking areas should be kept small and serve no more than six homes so that there is a clear sense of ownership
- Avoid large parking courts to the rear of dwellings
- Design parking into courts and mews to the front of dwellings, where the spaces can form not only a functional space for cars but an attractive setting for the buildings
- Include parking for visitors and deliveries

Justification: Objective 1c; NPPF 8, 12; ADC Policy T SP1

Policy's GA4 and 6 have been moved to the Community Aspirations Section

5.6 Employment and Enterprise



Objectives:

Local shops and businesses will continue to flourish within the Parish by

4a. Supporting local shops and other businesses

4b. Encourage greater digital and internet connectivity.

Policy EE1 Supporting Existing Employment and Retail - SAVED

Development proposals to upgrade or extend existing employment sites and retail units will be supported provided that the impact on the amenities of surrounding properties is acceptable and subject to the other policies in this Plan.

EE1.1 Encouraging employment opportunities in Aldingbourne is important given the limited amount of employment opportunities. Survey results show that of 31 businesses in the Parish they only employ 65 people from the Parish from a total of 406 (see Evidence base No 36,37). Proposals to upgrade or extend existing employment sites should be encouraged to try to ensure that they remain in the Parish.

EE1.2 The village shops in Aldingbourne are an essential part of the fabric of life for many residents with 22% of respondents state that they used them daily. The Plan seeks to support and promote local shops and businesses. Passing trade is also important as out of town shopping makes it hard for small local shops to compete. Any proposal which results in the removal of through traffic would not be supported as this would be likely to have a significant adverse impact on the shops, restaurant and Public House which rely upon passing trade (see also policy GA3).

Justification: Objective 4a ; NPPF 6; ADC Policy EMP SP1

Policy EE2 Retention of employment land - SAVED

Proposals for the redevelopment or change of use of land or buildings in employment or service trade use to non-employment uses will not be permitted, unless the existing use can be shown to be no longer economically viable. Evidence should be provided by the developer that the site has been actively marketed, at the market rate current at the time, for a minimum of 12 months and no sale or let has been achieved.

EE2.1 Opportunities for employment within the village are limited which contributes to the large amount of out commuting each day. Small scale employment sites contribute to the liveliness and activity in the Parish and also support trade in Parish shops. It should be noted that changes of use from offices or storage/distribution uses to residential use currently benefit from temporary permitted development rights under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Such changes of uses are subject to certain 'prior notification requirements' but would otherwise not currently require planning permission.

Justification: Objective 4a; NPPF 6; ADC Policy EMP SP1



Policy EE3 Support for new commercial uses - SAVED

Proposals for new commercial development or those involving changes of use to Use Classes B1, B2 and B8 will be supported subject to complying with other policies within this development Plan.

EE3.1 New commercial development, including offices and light industrial uses will be supported. New development or changes of use to general industrial use (B2) and distribution and storage (B8) may be appropriate where they do not involve any additional heavy goods traffic. Any increase in heavy goods traffic could have a detrimental effect on the Parish and on existing businesses. Proposals resulting in such impacts will generally be resisted unless it can be demonstrated that it satisfies an identified community need.

The new Bognor Enterprise zone, 2 miles south of the Parish, located adjacent to the Bognor relief road, will provide a more appropriate location for B2 and B8 uses that might generate heavy traffic and noise that could be detrimental to the health of residents and the amenity of the Parish

Justification: Objective 4a; NPPF 6; ADC Policy EMP SP1

Policy EE4 Local shopping facilities - SAVED

Changes of use at ground floor level from Class A1 uses (retail) will be resisted unless it can be demonstrated that the existing use is no longer economically viable. Evidence should be provided to show that the site has been actively marketed, at the market rate current at the time, for at least 12 months and that no sale or let has been achieved during that period.

EE4.1 The Parish has very limited local shopping facilities and it is important that they be retained. Around 95% of residents agreed that support should be given to local shops and 22% said they used them daily. Use of local village shops saves travel to larger towns which is more sustainable. It should be noted that small retail units (currently of up to 150 square metres) may change to residential use under permitted development rights, subject to a prior approval procedure.

Justification: Objective 4a; NPPF 6; ADC Policy EMP SP1

Policy EE5 Improving signage - SAVED

Proposals for the improvement of signage for local facilities will be supported, provided that they are appropriate to their surroundings.

EE5.1 Improving signage to promote the facilities available in Aldingbourne will support local shops, businesses and tourism. However, illuminated signage is not appropriate in a rural Parish and will be resisted. There are currently no internally illuminated fascia signs on shopfronts in the Parish.

Justification: Objective 1b; NPPF 12; DoT TAL 01/13

Policy EE6 Sustainable Recreational and tourism activities - SAVED

Development proposals that provide facilities for recreation and tourist activities will be supported provided that:

- **the siting, scale and design respects the character of the surrounding area, including any historic and natural assets;**
- **the local road network is capable of accommodating the additional traffic movements;**
- **adequate parking is provided on the site;**
- **the proposal conforms with other policies of the development Plan.**

EE6.1 Sustainable tourism which is appropriate to the overall character of the village will benefit the local economy but must be balanced against the need to protect the existing character of the built environment, the rural landscape and biodiversity.

EE6.2 The Parish has a number of large caravan parks but relatively little other tourist accommodation.

Justification: Objective 5a ; NPPF 8; ADC Policy EMP SP1

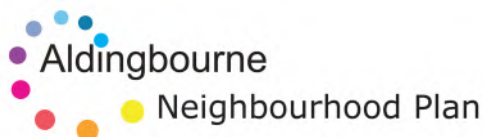
Policy EE7 Rural Buildings - SAVED

The re-use, conversion and adaptation of rural buildings for small businesses, recreation, or tourism purposes will be supported subject to the following criteria:

- **The building is structurally sound and capable of conversion without substantial reconstruction.**
- **The use proposed is appropriate to a rural location.**
- **The conversion/adaptation works respect the local character of the surrounding area and/or buildings**
- **The use proposed will not have an adverse impact on any archaeological, architectural, historic or environmental features**
- **The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site.**

EE7.1 There are a number of farms within the area with buildings which could be suitable for a variety of uses which would be appropriate to a rural location. These could include the following:

- Small businesses - craft or artisan related workshops, studios and small shops, farm shops, micro breweries
- Recreation - Health or exercise studios, rural educational centres, artist studios



- Tourism - niche market holiday accommodation, specialist interest holiday bases

Whilst seeking to reuse existing buildings, it is important to retain and protect the existing character of the buildings and to ensure that the development is compatible with its countryside location and designed to minimise potential impact on the countryside. Proposals where substantial re-building works are required will not be supported as these can often intrude on a landscape where there has been no significant structural presence for many years.

Justification: Objective 5a; NPPF 6; ADC Policy EMP DM1

Policy EE8 Communications infrastructure - **SAVED**

All new residential, employment and commercial development must be designed to connect to high quality communications infrastructure. Support will be given for proposals that help to provide improved/additional connectivity for the Parish as a whole.

EE8.1 Aldingbourne recognises the importance of high quality communications connectivity to allow access to online services, build businesses, improve educational opportunities and for simply keeping in touch with family and friends. The West Sussex County Council Better Connected Broadband Delivery Plan supports the need for high quality communications infrastructure within the county area. The Plan recognises that development proposals can only be required to provide the infrastructure needs to support that development but would welcome appropriate improvement opportunities as this is such an important vehicle for improving educational and employment opportunities.

Justification : Objective 4b; NPPF 10; ADC Policy TEL SP1

Policy EE9 Sustainable Commercial and Employment Buildings - **SAVED**

All new commercial and employment development, where it would be appropriate, shall be designed to provide secure parking and storage of bicycles for customers and employees consistent with the relevant standards produced by WSCC.

Where viable and consistent with other policies within this Plan, energy generating infrastructure using renewable or low carbon energy sources which are incorporated into the design of new commercial development will be supported.

EE9.1 The Arun DC Energy Efficiency and Fuel Poverty Strategy 2014-2019 actively encourages the use of renewable energy schemes and the Parish Council supports this approach.

EE9.2 The Parish supports the provision of renewable energy sources. Designing these into a build at the outset is cheaper than retro adding and improves the design capability. The Parish wants to see renewables used in the development of all new commercial and employment premises to improve sustainability and reduce the burden of energy costs in small businesses.



Justification: Objective 2c; NPPF 14; ADC Policy EMP SP1

5.7 Leisure and Community

Objectives:

Recreation and community facilities to meet the needs of the Parish will be provided by:

5a. Ensure provision of a range of facilities for health, leisure and recreation;

5b. Promote opportunities for community food production.

Policy LC1 Support Independent Living - SAVED

Proposals for new, converted and extended independent living and care homes will be supported provided that the design and scale of development are in keeping with the character of the location and that the impact on the amenity of surrounding residential properties is acceptable.

LC1.1 22% of the community are aged over 65 and 8.7% of people under the age of 65 have a limiting long term illness. Provision of services for the elderly and for those with disabilities is limited and not considered sufficient to meet the demands of our population.

Justification: Objective 5a, NPPF 5,8

Policy LC2 Healthcare facilities - SAVED

Proposals for new medical facilities will be supported.

LC2.1 There is no medical provision in Aldingbourne. Resident surveys have shown concerns about increased waiting times at GP surgeries and the pressure on services when the additional housing approved in neighbouring parishes is built. The Croft Practice has plans to expand the surgery at Eastergate that will treble the building size, include a larger pharmacy, and increase patient capacity to meet increasing demand. This expansion is subject to funding and agreement for future provision of funds to operate the practice over the next 25 years. This agreement has to be provided by the new body, NHS England with the previous Primary Care Trust not able to provide funding to enable the expansion plans. No timescale is given for expansion at present.

Justification: Objective 5a; NPPF 8

Policy LC3 Provision of buildings for community use - SAVED

Provision of buildings for community use will be supported provided that:

- **their design and scale are in keeping with the local character and;**
- **the impact on the residential amenity is acceptable.**



LC3.1 Surveys have shown how well valued the leisure facilities are to residents and visitors.

LC3.2 The facilities at ACSC have been identified as needing improvement and developer contributions will be sought towards this.

Justification: Objective 5a; NPPF 8

Policy LC4 Provision of allotments - SAVED

Proposals that contribute to the provision of allotments either by making land available for those purposes or by means of financial contributions through legal agreements or (when adopted for the District) the Community Infrastructure Levy, will be supported.

The Council will not support development of land currently used as Traditional Orchards (see Evidence Base 24).

LC4.1 There is currently limited allotment provision within the Parish and a waiting list exists. Allotments are a place of social connectivity and not only provide opportunities to grow food but also contribute to local wildlife habitat and improved health and fitness. The existing site in Ivy Lane is well used and the Parish Council is seeking to extend the area to the south to meet demand. The PC will look to the two appeal sites to provide additional resources.

LC4.2 The Parish has a number of areas designated as Traditional Orchards which were once a local feature. Their removal, mostly to development, has resulted in a loss of the area's local rural character and agricultural heritage (as well as impacting a priority habitat type). Traditional Orchards were designated as a Priority Habitat under the UK Biodiversity Action Plan. Found across England they are a quintessential component of the historic English landscape. They are also important for the range of species they support, including the rare and endangered noble chafer beetle. Traditional orchards are derived from land management practices which are rapidly disappearing, but which provide excellent conditions for biodiversity to thrive. The habitat is becoming increasingly rare due to neglect, intensification of agriculture and pressure from land development. Since 1950 the overall area of orchards in England has declined by 63%.

Justification : Objective 5a; NPPF 8; ADC Policy OSR SP1

Policy LC5 Protection of assets of community value - SAVED

Proposals that will enhance the viability and/or community value of any property included in the register of Assets of Community Value will be supported.

Proposals that result in either the loss of the asset or in significant harm to the community value of an asset will be resisted, unless it can be demonstrated that the operation is no longer economically viable. Developers will be expected to provide evidence that the building has been actively marketed for at least 12 months and that no sale or let has been achieved.

LC 5.1 The buildings listed in Schedule A have been included in the Register of Assets of Community Value held by Arun District Council.

LC 5.2 The loss of either of the shops in the village would have a significant impact on the community. The public house is part of the social fabric of the village as is the Aldingbourne Community Sports Centre. The former public house building at the junction of Westergate



Street and the B2233 is a significant local landmark and historic building. Each asset is a major feature of daily life for residents and each plays a central part in the vitality of the Parish and the sense of community.

Justification: Objective 4a,5a; Localism Act 2011

Policy LC6 Designation of Local Green Space - SAVED

The areas listed in Schedule B and shown on the Local Green Spaces Map are designated as Local Green Space as they are demonstrably special to the local community and hold a particular local significance. Proposals for development of these areas will not be permitted except in very special circumstances.

LC 6.1 Aldingbourne is a semi rural Parish defined by its open spaces, surrounding fields and woodland and views to the south downs. Maintaining existing green spaces encourages biodiversity and reinforces village identity. Each piece of land has been carefully identified with reference to the NPPF para's 76-78 and a justification for their allocation provided.

Justification : Objective 2b, NPPF 8 paras 99-101

LC7 Local Open Space - SAVED

The areas listed in Schedule C and shown on the Local Open Spaces Map are designated as Local Open Space. Proposals for development in these areas will not be permitted unless it can be demonstrated that:

- **The benefits of the development outweigh any identified harm;**
- **There are no reasonable alternative sites available;**
- **It is part of a comprehensive redevelopment of a school that would not result in net loss of playing fields.**

LC7.1 Our outdoor spaces are vital to maintaining a happy and healthy community. Surveys have shown how much they mean to residents and visitors. These open spaces contribute to the open and pleasant ambience of the area and are used for exercise and children's play but also contribute to wildlife biodiversity and habitat.

Justification : Objective 2b

Policy LC8 School facilities - SAVED

Developments that lead to the provision or improvement of facilities for children to attend primary school in Aldingbourne will be supported subject to compliance with other relevant policies in the development plan.



LC8.1 Aldingbourne Primary School has capacity for 210 pupils and is currently running at 5 places above capacity with 215 pupils. Applications for places vary annually but average at 40 for the 30 places available. Eastergate Primary School has a current capacity for 140 pupils, with an annual intake of 20 places. Expansion of the school in September 2014 increased its intake to a single form entry of 30 places.

LC8.2 The extension of Eastergate Primary School will address shortfalls in the Parish and support the 16 new houses to be provided in Eastergate and new housing at Nyton Nurseries granted on appeal. Families living close to Aldingbourne school are having to drive children out of the Parish because of lack of places which is not environmentally sustainable. This situation will be exacerbated by the consent on housing land behind the school unless part of that site is allocated for its expansion (see WSCC Letter in Evidence Base No 43).

Justification : Objective 5a; NPPF 8

Policy LC9: Allocation for camping/touring caravans site - SAVED

Proposals for the provision or extension of a site to serve camping and touring caravans shown on the Map C - Leisure Proposals will be supported, subject to complying with other policies in the Plan including Policy EE6.

LC9.1 Permission has been granted for touring caravans on land marked 'A' on Map C. Land to the north and west (labelled 'Proposed Leisure Use' on Map C) is included in the allocation as it offers an opportunity to increase the number of pitches which will provide employment in the Parish and support local facilities such as the shops, pub and restaurant.

LC9.2 The only touring camping and caravanning provision in the area is at Rowan Way in Bognor Regis. This site has a total of 90 pitches and is only open for nine months of the year. It is due to be redeveloped as part of the Bognor Regis Regeneration plan. This will leave the tourist resort of Bognor Regis with no provision for tourers, one of the fastest growing leisure activities in the country. Use of this site is seen as a way of boosting the tourism economy of the Parish while re-using a former employment site.

LC9.3 Land to the rear of the PH shown as 'B' on Map C benefits from planning permission and is now in use as a camping site and is well used.

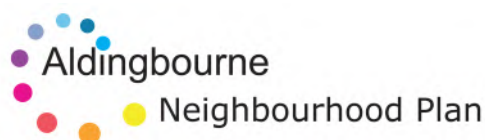
Justification : Objective 5a; NPPF 6

5.8 Supporting Evidence/Background Documents

The following were used in the creation of the Plan:

Supporting Evidence:

Residents Survey 2011
 Business Survey 2013
 Community and Voluntary Groups Survey 2013
 Community Engagement Event 2013
 Housing Needs Survey 2013
 Community Survey 2014
 Community Engagement Event 2014
 Aldingbourne Listed Buildings
 Aldingbourne TPO's
 Aldingbourne Green Infrastructure Network Map
 Action in Rural Sussex - Community Profile



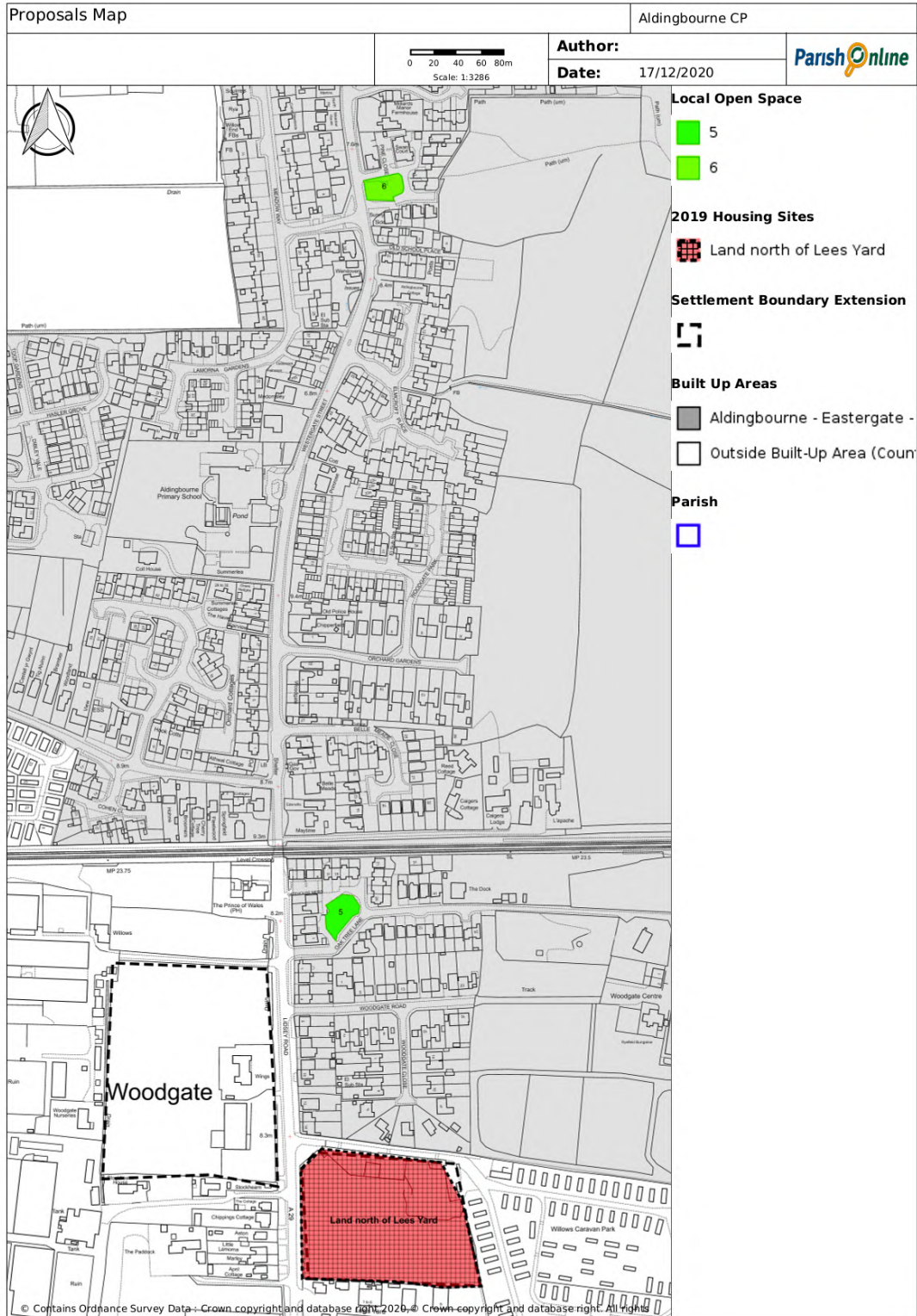
Natural England Designations
 Church Lane and Norton Lane Conservation Areas
 Hook Lane Conservation Area proposal
 Barnham Flooding & Pollution Position Statement, Atkins (2010)
 State of the Parish Report 2014
 Housing Site Appraisal Report 2014
 Sussex Biodiversity Centre - Desktop Biodiversity Report
 Flooding and Pollution Incidents Map
 Dept. of Transport Accident Reports 2005-2013
 Site Assessments 2019
 SEA Scoping Report
 SEA Environmental Report
 Habitats Regulations Assessment
 Bat Activity Transect Surveys Report 2020
 Bat Transect Map 2020

Background Documents

Aldingbourne Neighbourhood Development Plan 2014- 2034 (with post Examination modifications)

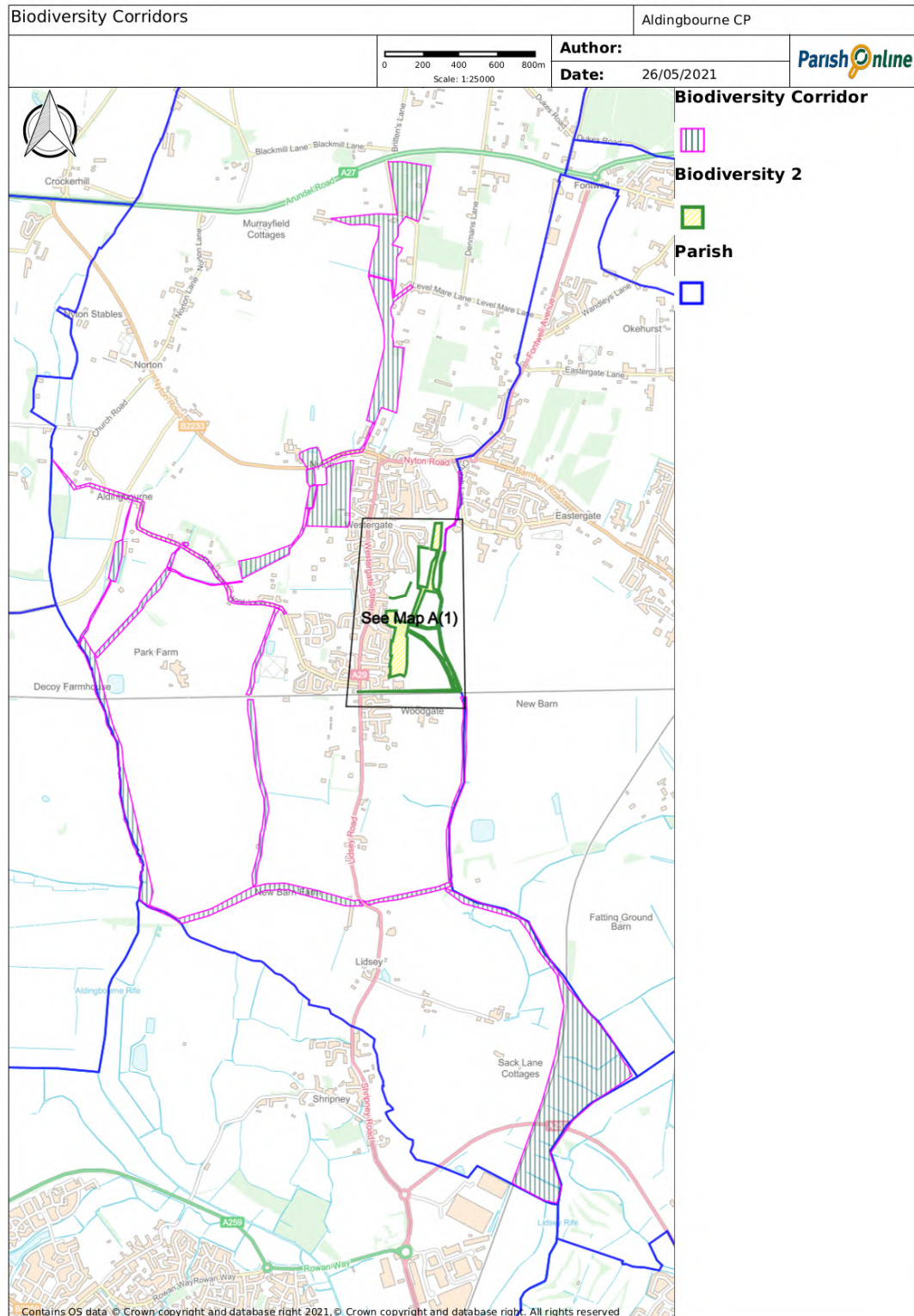
South Downs National Park Access Network and Accessible Natural Greenspace Study 2014
 South Downs National Local Plan
 Flood and Water Management Act (2010)
 Arun District Local Plan
 Arun District Strategic Housing Land Availability Assessment, SHLAA (2018)
 Arun District Housing Strategy 2010-15
 Arun Landscape Study 2006
 Arun Play Strategy 2011-16
 Arun DC Energy Efficiency and Fuel Poverty Strategy 2014-29
 Fluvial and Coastal Flood Risk in Aldingbourne Parish Map (Environment Agency)
 Surface Water Flood Risk in Aldingbourne Parish Map (Environment Agency)
 WSCC Report on June 2012 Flood Event (November 2012)
 Surface Water Management Plan for Lidsey Catchment (WSCC and Southern Water Services (SWS)).
 Aldingbourne & Barnham Rife Strategy (EA)
 Flood and Water Management Act (2010)
 National Planning Policy Framework (NPPF)
 ADC - SPD - Buildings or Structures of Character Adopted September 2005
 European Landscape Convention
 Examiner Report into 2015 Neighbourhood Plan

Proposals Map





Map A(2) - Biodiversity Corridor Maps - Policy EH2 (Large scale maps in evidence base)




Map B - Agricultural Land Classification Map (Policy EH3)

MAGiC

Magic Map




Legend


 Parishes (GB)


 Other


Post 1988 Agricultural Land Classification (England)


 Grade 1


 Grade 2

 Grade 3a

 Grade 3b

 Grade 4

 Grade 5

 Not Surveyed

Projection = OSGB36

xmin = 486700

ymin = 101400

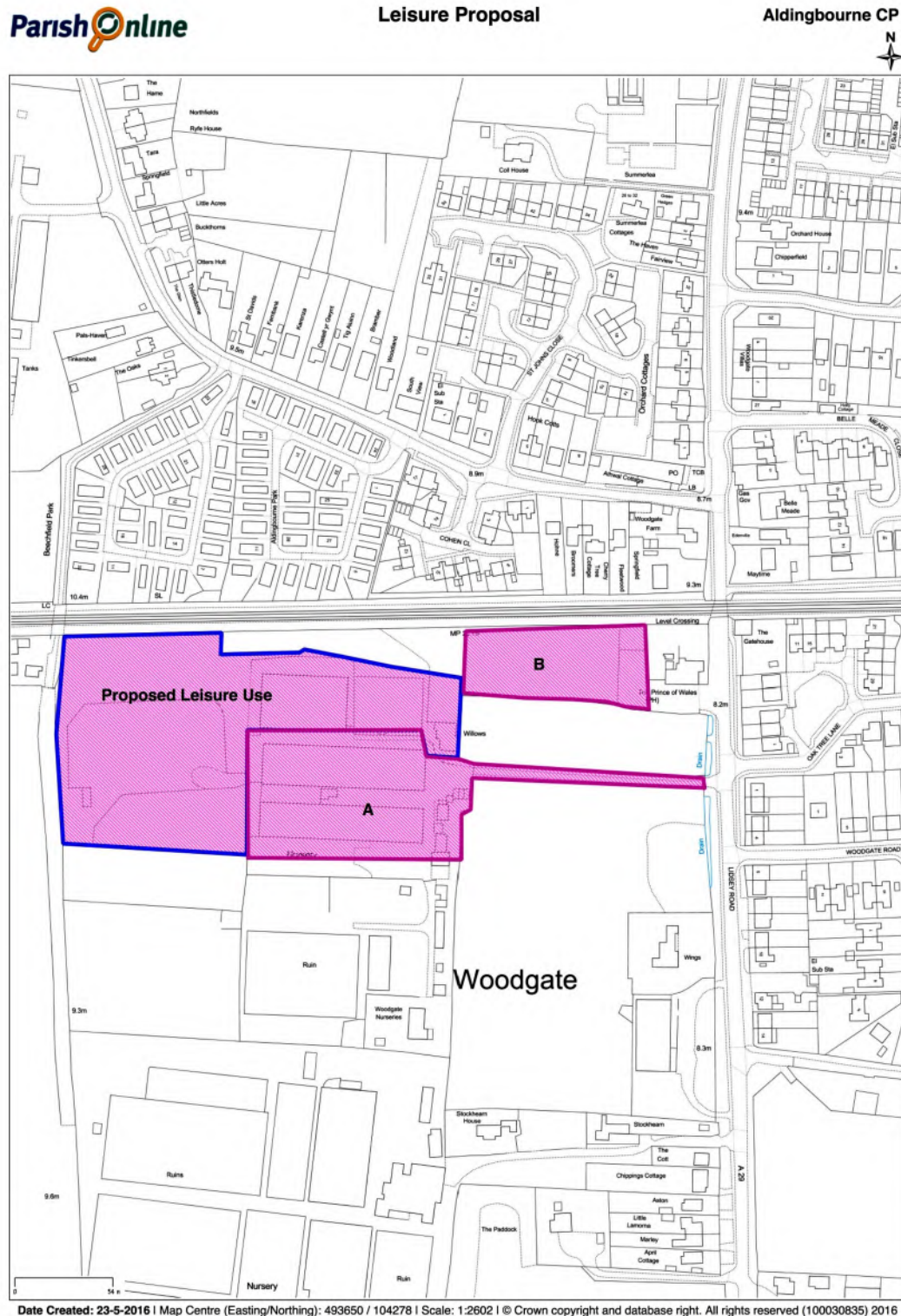
xmax = 501400

ymax = 109500

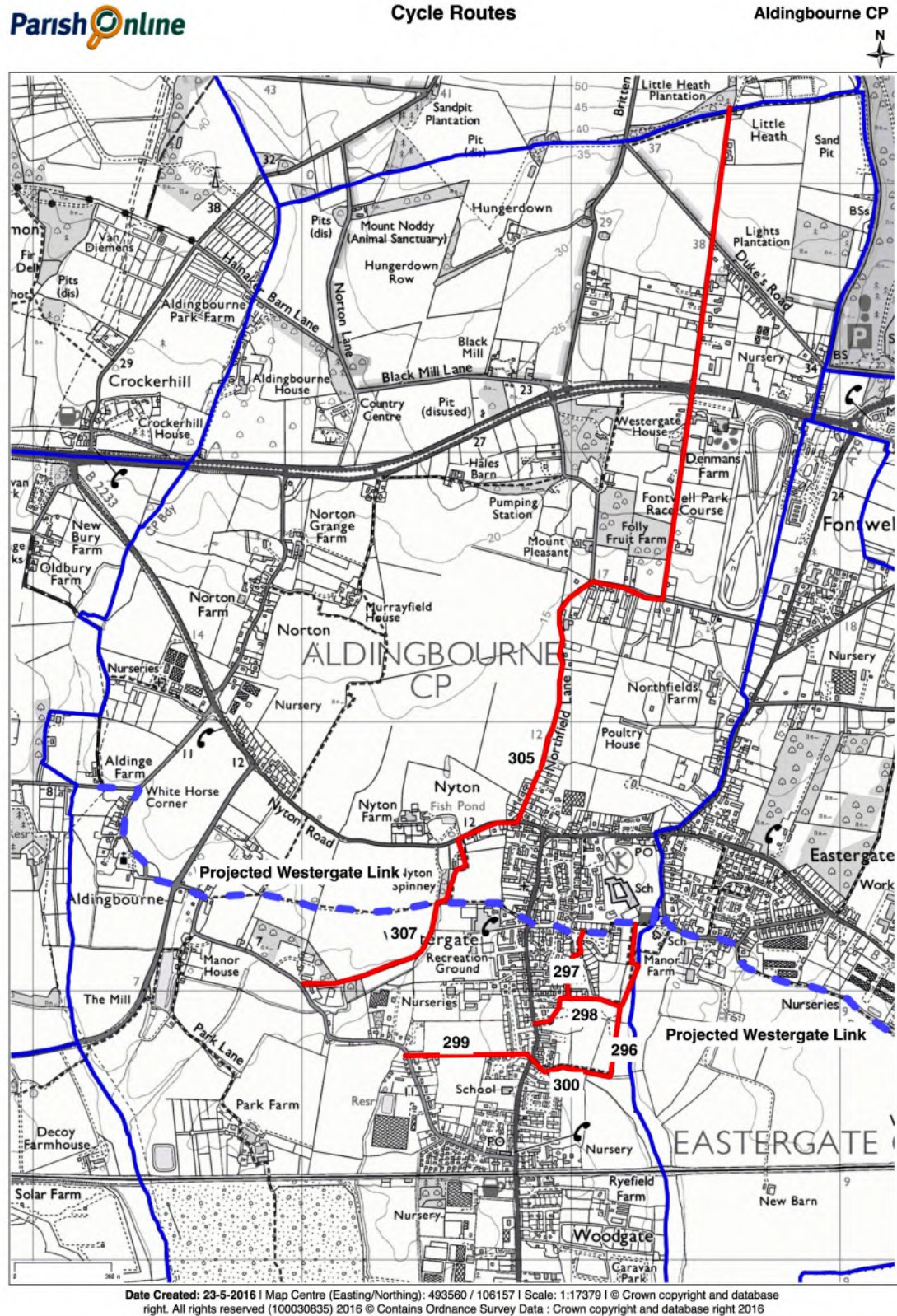
Map produced by MAGIC on 23 May, 2016.

Copyright resides with the data suppliers and the map must not be reproduced without their permission. Some information in MAGIC is a snapshot of the information that is being maintained or continually updated by the originating organisation. Please refer to the metadata for details as information may be illustrative or representative rather than definitive at this stage.

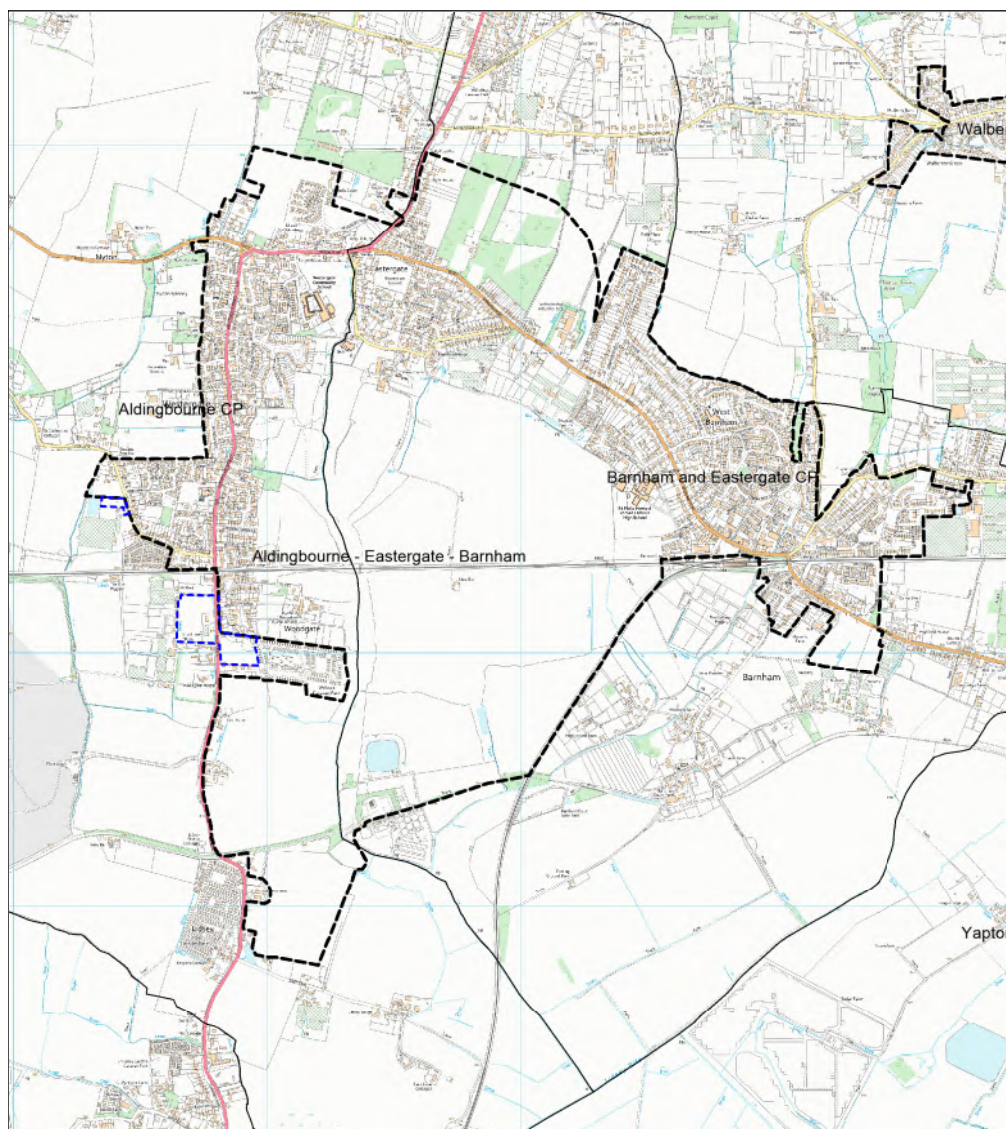
Map C - Leisure Proposal (Policy LC9)



Map D- Footpath and Cycle Path network - Policy GA2






Map E- Built up Boundary Map - Policy EH1



**Map showing Aldingbourne
BUAB with Extensions 2021**

Key:

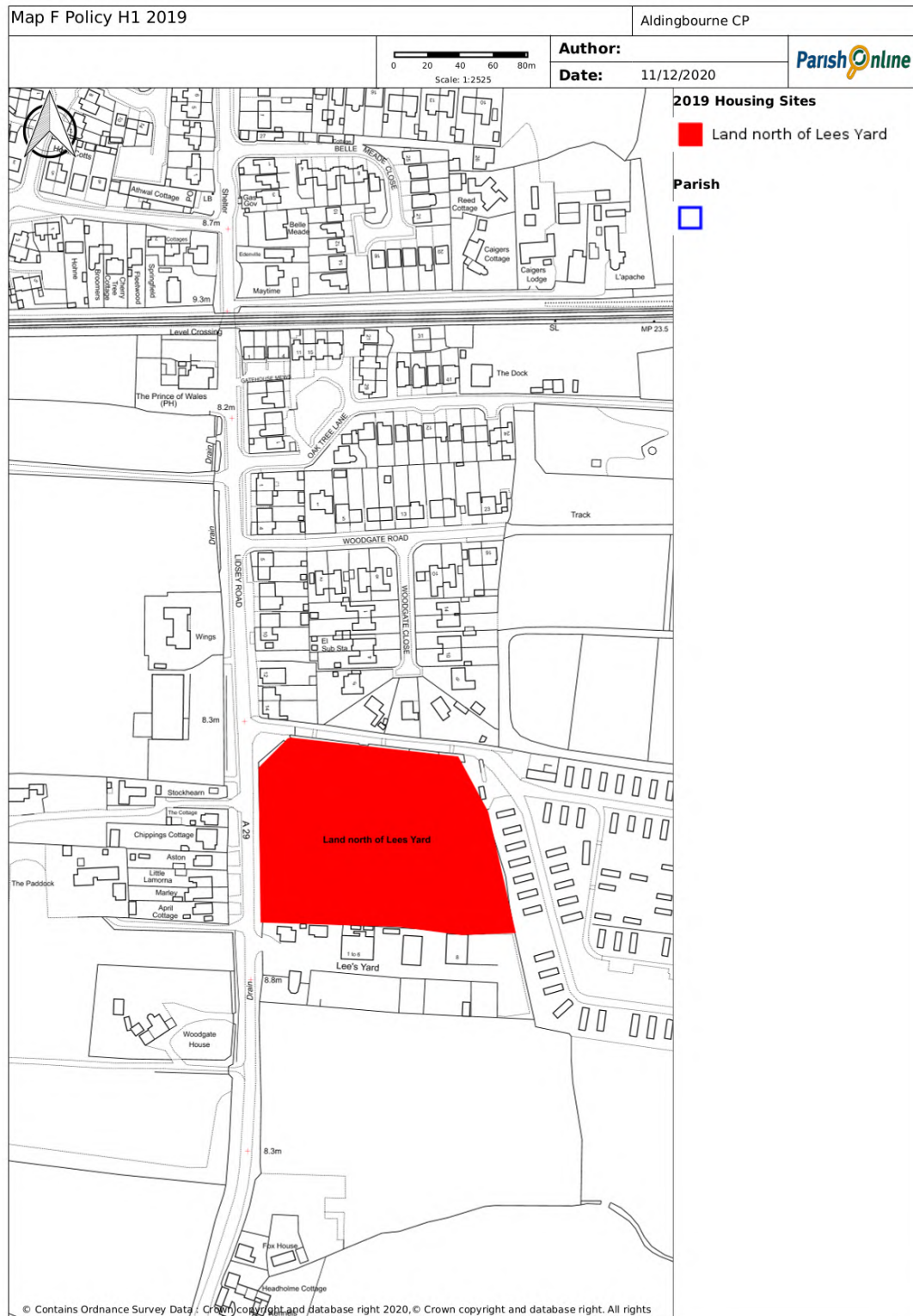
-  Built-Up Area Boundary
-  Built-Up Area Boundary Extension
-  Surrounding Arun Parishes

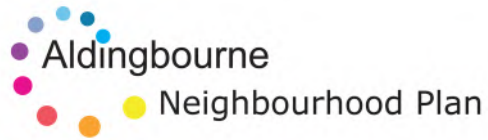


**Scale: 1:20,000
@ A4**

© Arun DC and Crown Copyright. All rights reserved. Licence No.100019487. 2021

Map F - Housing Sites - Policy H1 2019





Schedule A - Assets of Community Value

The following buildings have been added to the Arun DC Register of Assets of Community Value:

Basmati Restaurant, Westergate Street

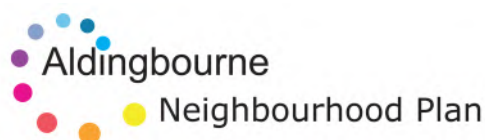
Hirange Stores, Westergate Street

Aldingbourne Stores, Westergate Street

Aldingbourne Community Sports Centre, Westergate Street

Methodist Church Community Hall, Westergate Street

The Prince of Wales PH, Lidsey Road, Westergate



Schedule B - Local Green Space

The NPPF para. 76 defines Local Green Space as:

The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

The phrase “local in character” is open to various interpretations. Here it is interpreted as meaning an area that is contained within clearly defined physical boundaries and occupies only a very small fraction of the total Neighbourhood Plan area.

The open rural aspect of there Parish and its fairly large land mass means that local people have suggested areas that are usually multifunctional, the reasons for nominating them being typically walking, tranquillity and wildlife (very popular with the children).

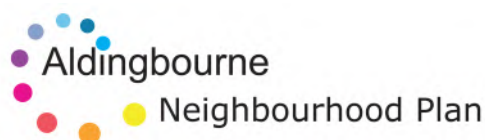
The 1847 Tythe Map was used in assessing historic significance as this shows the pattern of land parcels and shape of the historic landscape.

Each piece of land was assessed using the following rating:

In close proximity - 1
 Demonstrably special - 2
 Beauty - 3
 Historic significance - 4
 Recreational value - 5
 Tranquillity - 6
 Richness of wildlife - 7
 Local in character - 8
 Extensive tract of land - R

Total cumulative amount of land proposed as Local Green Space = 20.09ha Represents 1.63% of the total Parish land area.

Land east of Westergate Street	R
Fields in and around Norton Lane	R
Farmland around Aldingbourne Village	R
Land around Hook Lane	R
Ormiston School Playing Fields	1,5,8



Community Centre Field	1,5,8
Land behind Ivy Lane	1, 2, 4,5,6,7,8
Land behind Elmcroft Place	R - Strategic Housing Site
Field and woodland at Nyton Spinney	Biodiversity Corridor
Land south of Westergate House	1,2,4,6,7,8
Land east of Hales Farm Barn	1,2,4,6,7,8,
Paths from Hook Lane to Nyton	R
All fields between Hook Lane and Oving	R
Limmer Pond	1, 2, 3,4,6,7,8
St Mary's Church yard and extension	1,2,3,4,6,7,8
The Mill Oving Road	1,2,3,4,6,7,8
Aldingbourne Methodist Church	1,2,3,4,6,7,8
Lime Avenue Playground	1,2,5,8
Verge outside Barnett Close	1,2
School Close Open Space	1,5,8
Ivy Lane open Space	1,5,8
St Richards Road Open Space	1,5,8
Oak Tree Lane Open Space	1,5,8
Aldingbourne Primary School	1,5,8

1. Land south of Westergate House

This wooded area is opened for public access by the owner for all but two weeks of the year and is much enjoyed by residents for its tranquility, range of plants and wildlife. It is heavily wooded which is quite unusual in the Parish. There is an area of traditional orchard abutting the main area. The land parcels are clearly shown on the 1840 Tythe Map.

4.54ha

Links into the Biodiversity Corridor. NPPF Assessment : 1,2,4,6,7,8

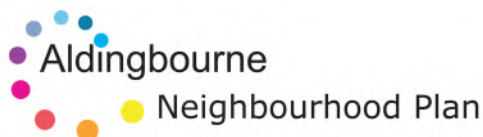
2. Coppice east of Hales Barn Farm

This small coppice, subject to a Tree Preservation Order, has a public footpath running through it and is a small area of tranquility where bird and other wildlife is observed as it is the only wooded area on that stretch of public footpath.

1.34ha

Links into the Biodiversity Corridor. NPPF Assessment : 1,2,4,6,7,8

3. Limmer Pond, Church Road



Small pond at the edge of Church Road, surrounded by trees, fed by chalk streams and a haven for insects and wildlife. Site lies close to the hamlet of Aldingbourne and housing in Norton Lane and Nyton Road. It is referenced in local histories of the Parish as a site used for the watering of cattle. It is maintained by the Parish Council with work carried out by volunteers.

0.11ha

The land parcels are clearly shown on the 1840 Tythe Map. NPPF Assessment : 1,2,4,6,7,8

4/5. St Mary's Church Yard and extension, Church Lane

Grave yard to the Grade 1 Listed Building, St Mary's Church. The location in the small hamlet of Aldingbourne, surrounded by fields and set amongst trees give this church yard a tranquil and calm feel. It is a haven for wildlife. Contains the Parish War Memorial.

0.82ha

The land parcels are clearly shown on the 1840 Tythe Map. NPPF Assessment : 1,2,3,4,6,7,8

6. The Mill , Oving Road

Pond and small wooded area bounded by public rights of way. Tranquil area which is an important wildlife site, being the largest body of open water in the Parish with a wide range of insects, birds and amphibians. The area is part of the proposed new Conservation Area. The pond was mentioned in the Domesday book. The land is 200 metres away from the former Bishop's Palace. The pond is fed by three chalk streams.

1.72ha

The land parcels are clearly shown on the 1840 Tythe Map.

NPPF Assessment : 1,2,3,4,6,7,8

7. Aldingbourne Sports and Community Centre, Westergate Street

Community public sports field owned by Aldingbourne Parish Council and leased to a local charitable trust established for recreational purposes. Used by residents for Barnham Trojans Football Club (serving approximately 110 young footballers from 4 parishes), Aldingbourne Tennis Club, Bowling Club, Small Bore Rifle Club, Bognor Regis Model Railway Club and other sports and leisure purposes such as fetes, dog walking. Contains public playground for children. Bounded on three sides by mature tree lines and hedges and a chalk stream which forms part of the biodiversity corridor.

5.16ha

The land parcels are clearly shown on the 1840 Tythe Map. NPPF Assessment : 1,5,8

8. Aldingbourne Primary School, Westergate Street

School playing field primarily for school usage as part of its sport and health awareness and activity programmes. The field is bounded by hedges and trees and is a focus for village gatherings to do with the school. This field is owned by WSCC.

0.79ha

The land parcels are clearly shown on the 1840 Tythe Map. NPPF Assessment : 1,5,8

9. Aldingbourne Methodist Church, Westergate Street

Area of grass behind the church used for social events connected with the church and by the wide variety of groups using the church hall, including guides, mother and toddler group,



community cafe, fundraising. Also used as a quiet place for reflection, particularly important for funerals and other church use and much valued by the church community. This Methodist Church serves 3 parishes.

0.14ha

The land parcels are clearly shown on the 1840 Tythe Map.

NPPF Assessment : 1,2,3,4,6,7,8

(Note for Examiner : The gates to the field are kept locked due to issues with parking. The field gate is open when the church is in use which is most days.)

10. Lime Avenue Playground

Public playground much used by residents for children's play and recreation, in close proximity to housing enabling ease of parental supervision. Serves a large development close to Ormiston Academy occupied by many families with children, who would otherwise have to cross busy A29 to reach Aldingbourne Community Sports Centre for play facilities

0.19ha

NPPF Assessment : 1,2,5,8

11. Ormiston Academy School Playing Fields

School playing field primarily for school usage as part of its sport and health awareness and activity programmes. This field is owned by WSCC. Links into the Biodiversity Corridor.

4.18ha

The land parcels are clearly shown on the 1840 Tythe Map. NPPF Assessment : 1,5,8

12. Land east of Ivy Lane

Area of land on the village edge bounded by public rights of way and used for allotments. Used by residents for 70 years for dog walking, children's informal play and as a tranquil walking area to view bird and other wildlife. Links into the Biodiversity Corridor.

1.17ha

The land parcels are clearly shown on the 1840 Tythe Map. NPPF Assessment : 1,2,4,5,6,7,8

(Examiner determined that the land to the south should be allocated as Local Open Space. The Parish contests this. If one piece of the land meets the NPPF criteria, it all does. It is all in close proximity, demonstrably special, historically significant, of good and proven recreational value, tranquil, rich in wildlife and local in character). The plans to develop the land to the east actually show this land as green open space within the proposed new development.

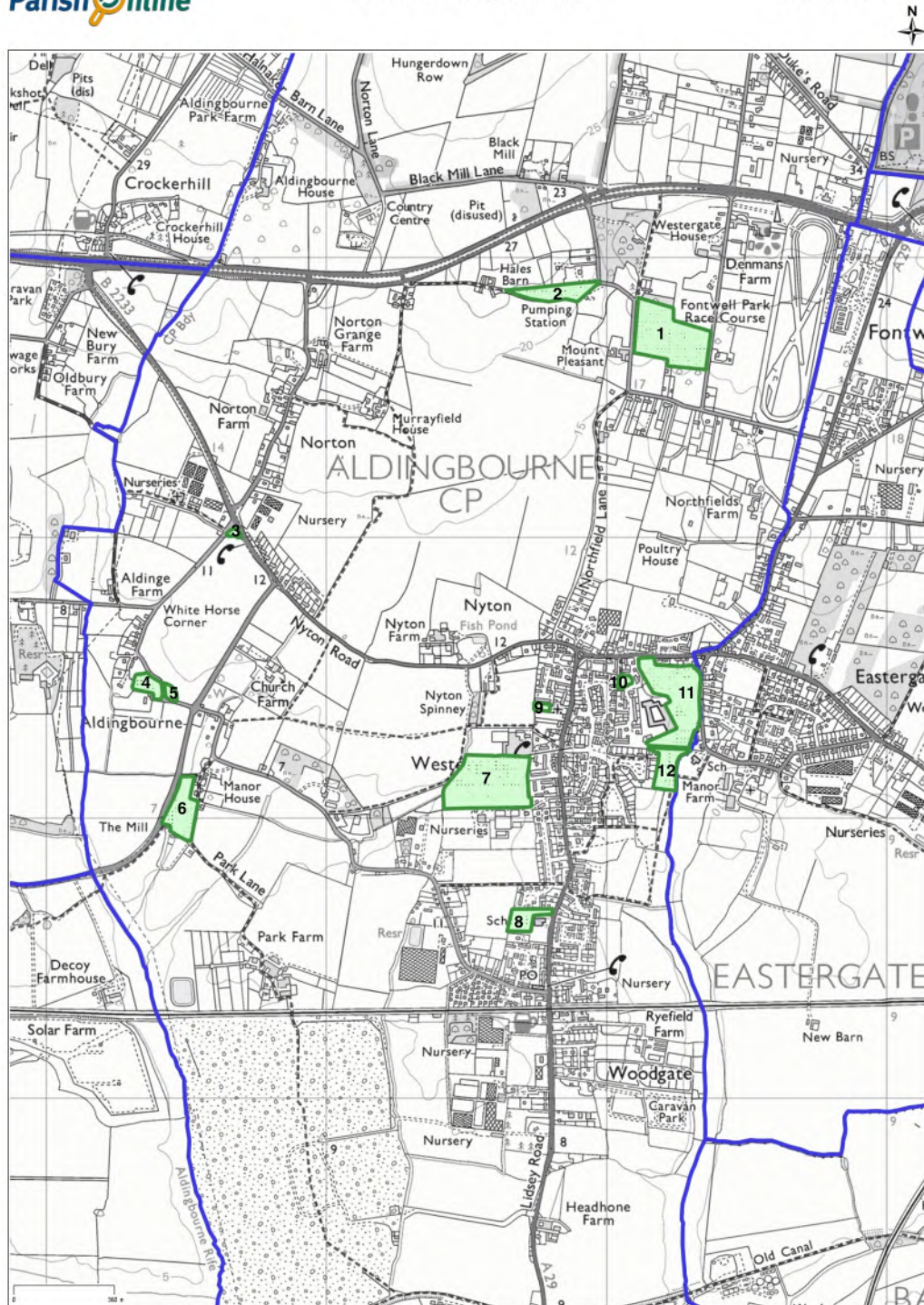
Local Green Space Map

(detailed maps of each site in the evidence base no. 21)

 ParishOnline

Local Green Space Map

Aldingbourne CP



Date Created: 23-5-2016 | Map Centre (Easting/Northing): 493509 / 105491 | Scale: 1:17325 | © Crown copyright and database right. All rights reserved (100030835) 2016 © Contains Ordnance Survey Data : Crown copyright and database right 2016



Schedule C - Local Open Space

1. Verge outside Barnett Close

Large roadside verge with mature trees which is visually pleasing in the street scene.

2. School Close Open Space

Its open aspect enhances the ambience of the road and contributes to a pleasant street scene. Used for informal children's play with close proximity to housing enabling ease of parental supervision.

3. Ivy Lane Open Space

Open area surrounded by houses which contributes to the pleasant feel of the area. Used for informal children's play with close proximity to housing enabling ease of parental supervision.

4. St Richards's Road Open Space

Open area surrounded by houses which contributes to the pleasant feel of the area. Used for informal children's play with close proximity to housing enabling ease of parental supervision.

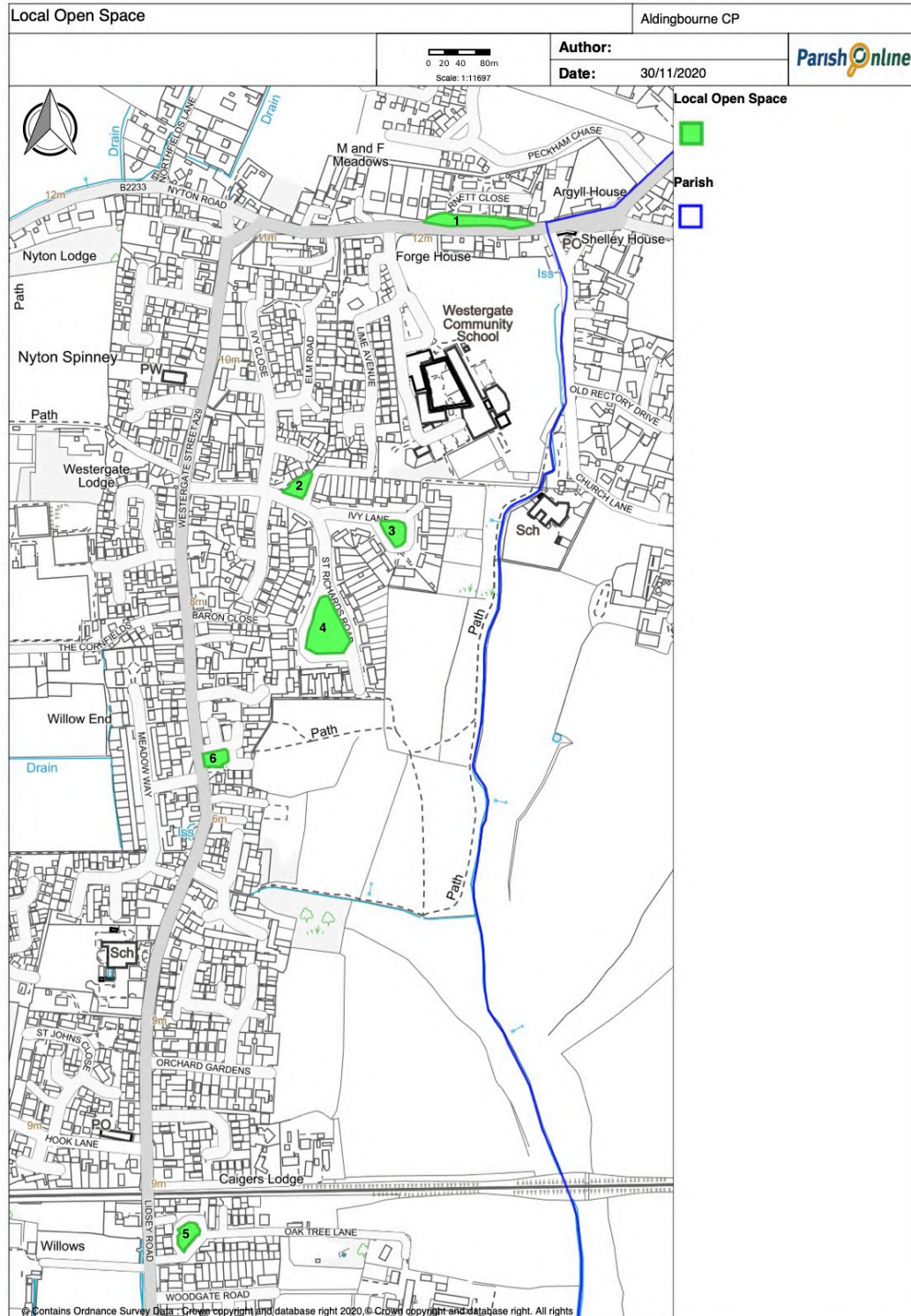
5. Oak Tree Lane Open Space

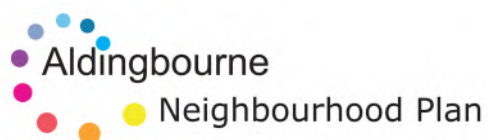
Its open aspect enhances the ambience of the road and contributes to a pleasant street scene. Used for informal children's play with close proximity to housing enabling ease of parental supervision.

6. Pine Close Open Space - New allocation 2020

Enhances the ambience of the Close and contributes to a pleasant street scene in Westergate Street. Used for informal children's play with close proximity to housing enabling ease of parental supervision.

Local Open Space Map





Schedule D - Buildings and structures of character (Existing)

Policy EH8

Church Road

The Old Bakery
The Old House (No. 8)
Daggle Cottage
Buckle Cottage
The Old Vicarage

Denmans

Clock House

Level-Mare-Lane

Mount Pleasant House

Nyton Road

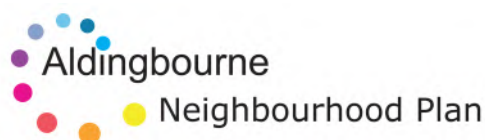
Sunbeam
Forge House
Argyl Cottage

Park Lane

The Tithe Barn
The Barn

Norton Lane

Shepherds Cottage
Norton Lodge
Well Gardens
Norton House
Winter House



Schedule E- Buildings, areas and structures of character (added by the 'made' Plan but not yet showing on the ADC list)

8. Limmer Pond Cottage (flint house close to road junction opposite Limmer Pond) Nyton Road.
9. Nyton Spinney (thatched 1930s house of arts and crafts style), Nyton Road.
10. The Old Stores (former butchers and grocers shop, local historical significance), Nyton Road.
11. Elm Cottages and Elm Tree Cottages, Nyton Road (Victorian/Edwardian semis).
12. Park Cottage, Northfields Lane (timber clad building of a particular style).
13. Hope Villas, Northfields Lane (1897 redbrick late victorian semi-detached villas with double arched internal porches).
14. The Old Mission Hall, Nyton Road ("the iron chapel" - corrugated iron mission hut).
15. Christmas Cottage adjacent to Rose cottage (listed) forming one continuous building, Nyton Road.
16. Basmati restaurant (formerly the Labour in Vain pub, local historical significance).
17. Sunbeam Cottage (connected to MerryEnd listed building, flint character).

Westergate Street

11. Tudor Cottage (small cottage of a particular style adjacent to listed Mouse Hall).
12. The Studio (timber framed building to rear of listed Mouse Hall)
13. Rock House (Servac HQ, flint faced building with local historical significance)
14. Heron House (flint sided house mentioned in local histories)
15. The White House (16th Century house, possibly a former hotel)
16. The Gatehouse (Part of the old Woodgate railway station complex)
17. The Prince of Wales Public House (historical, flint)

Fontwell Ave

18. Northfields farm and surrounding buildings- large Edwardian farm house and surrounding flint farm buildings.

Level Mare Lane

19. Northfields House- large, imposing, red-bricked, multiple leaded glass windows, possibly Edwardian
20. Mount Pleasant Cottage - picturesque double-fronted Edwardian cottage

Denmans Lane

21. The workman's cottages and complex surrounding the listed clock tower (brick and flint)
22. Folly Fruit Farm (Large farm house- - possibly Edwardian)

Hook Lane

23. Hook Cottage - possibly Elizabethan
24. The Dene - Georgian
25. St Catherine's Cottage



Oving Road

26. Mill House- historic site. The Mill pond is in the records at the time of the Bishops Palace 1100. It was used to feed the clergy and was stocked with carp & lamprey. A watermill has been on the site for 100s of years.

27. Mill Cottage- flint cottage next door

Sack Lane

28. Thatched Cottage

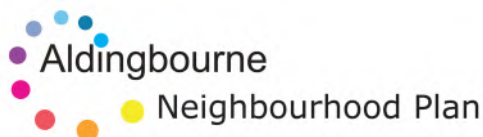
29. Lidsey Lodge farm- Large Edwardian/Victorian flint farmhouse

30. One Hundred- old farm workers cottage

31. Lidsey Lodge Cottages- old farm workers cottage

32. Lidsey Cottage & Harvest Home- probably Victorian farm workers cottages

An area in Sack Lane, an area at the northern end of Hook Lane and two areas in Westergate Street (see Evidence Base 27A) are included Areas of Special Character. The areas proposed met the criteria laid down in Policy HER DM3 of the ADC Local Plan 2018. In the case of the Hook Lane area this will provide protection while consideration of the CA designation is considered.



Schedule F - Flint Walls - Policy EH11

Flint walls along Nyton Road travelling East from Limmer Pond Cottage to Lion Memorial:

North side :

1. Limmer Pond Cottage, (suggested BSC) opposite Limmer Pond.
2. Manydown Cottage (given as listed building called Nyton Cottage) leading into Nyton House boundary wall extending to Nyton House (listed building) entrance.
3. Bridge over Westergate Stream alongside road and round corner into Northfields Lane.
4. Outside Barn cottage, left hand side of Northfields Lane, adjacent to suggested BSC Park Cottage.
5. Alongside road outside Rush Cottage (listed building) garden.
6. Along road outside Old Mission Hall, Rose Cottage and adjacent Cottage (suggested BSC or listed).
7. Between garage and Whissels.
8. Wall and barn adjacent to Argyl House (listed) and Long House (listed), opposite Elm Tree Stores(now known as Central Stores).

South Side :

9. Nyton Spinney (suggested BSC), from field gate to Westergate Stream culvert (then fenced)
10. Nyton Lodge, L shape forming walled garden from gateway along roadside to garage (listed)
11. Nightingale Cottage, old barn (suggested BSC)
12. Outside The Bungalow (opposite flint wall at Rush Cottage)
13. 3 sides of the car park and garden of Basmati (former Labour in Vain pub)
14. Alongside road outside Westergate Mews (3 listed buildings)
15. Forge House and garden (listed)
16. Outside the Deene and between the Deene and MerryEnd (listed)
17. Sunbeam Cottage (along roadside) and wall of garden extending to Church Lane.

Westergate Street East side to Rock House

18. Alongside Westergate Mews (listed) to Hop Garden Cottage (listed)
19. Garage wall and facings of Rock House (Servac HQ, suggested BSC)

Sack Lane

20. Lidsey Lodge Farm continuing onto Evergreen cottage, Lidsey bungalow and to the properties beyond as far as Lidsey Cottage.
21. Opposite Lidsey Lodge farm: Knights Corner, One Hundred, Lidsey Lodge Cottages and the barn.

Level Mare Lane

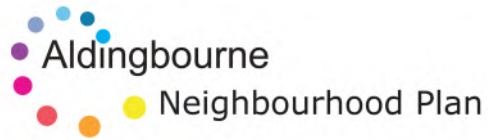
22. Walls outside Mt Pleasant House and farm and the adjoining property Gastons

Denmans Lane

23. Walls adjoining Westergate house and Denmans Gardens

Hook Lane

From the south end:



- 24. Woodgate farm
- 25. Elm Cottages

From the north end:

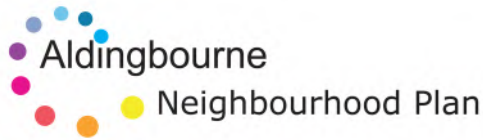
- 26. Elda Cottage
- 27. Hook Place
- 28. The Square House
- 29. Meadow Cottage
- 30. The Manor House
- 31. Hook Cottage

Park Lane

- 32. The Manor House
- 33. Stable Cottage
- 34. 1 & 2 The Warren

Oving Road

- 35. Stepside Cottage



Community Aspirations

Biodiversity

The Parish Council wish to work with farmers and landowners to use the grants available for the expansion of wildlife corridors and woodland and management of ponds, wetlands and watercourses to achieve a network of green infrastructure corridors to the East and West of Westergate and elsewhere in the Parish. Planting with native species to reduce gaps in cover would be encouraged.

The Parish has a long history of flooding, owing to the high groundwater table. In order to help protect housing, roads and farmland from flooding, farmers and landowners will not be permitted to take land out of use for woodland or orchard and will be encouraged to plant trees in farmed areas susceptible to flooding and in or adjacent to the green infrastructure corridors.

Farmland south of the former Chichester and Arundel canal is lower lying, with high groundwater levels requiring drainage channels and giving rise to winter flooding. Development in this area will not be permitted. Landowners will be encouraged to maintain this as grazing land and to manage it as a winter habitat for migratory birds.

The Parish has a number of chalk streams, including the Eastergate Stream and Eastergate Rife which feed into the Lidsey Rife, the Westergate Stream and Streams West of Westergate to the Stream forming the boundary with Tangmere Parish which feed into the Aldingbourne Rife. These watercourses are protected by national legislation and a number have been identified by the Sussex Wildlife Trust as in need of protection and enhancement to restore their biodiversity. The creation of green infrastructure corridors along these streams will therefore be a priority.

It will be important to raise awareness of the importance of chalk streams and rivers and develop a programme of restoration and rehabilitation. Across the Worthing, Chichester and East Hampshire Chalk aquifers, inappropriate land management and other practices are leading to rising nitrate levels. The Plan policy seeks to address diffuse pollution issues at source through catchment management schemes, rather than at "end of pipe".

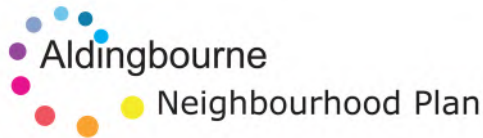
As the chalk aquifer gives rise to the chalk streams flowing through the Parish, together they form part of the Arun and Western Streams river catchment area. It is important that there is conformity with neighbouring, "upstream" policies. Sussex Wildlife Trust has identified those streams to the West of the parish as relatively natural but all of them as having potential to be restored to provide greater biodiversity. SWT also noted that an ancient woodland upstream seems to be associated with a more natural state, and may play an important role.

Open Access and Permissive Paths

Aldingbourne Parish Council will seek to negotiate open access and permissive paths with local landowners to open up access for walking within the Parish.

In order to improve health and wellbeing and improve access between settlements and to the historic site of Tote Copse, Aldingbourne Parish Council will work with landowners to provide permissive routes which provide circular walks, and to access grant schemes with the aim of helping landowners reduce problems caused by people seeking unauthorised access.

Where possible, signage will be improved to encourage a high level use of these local networks. Access to nearby towns and Barnham Station by bus will be supported.



Funds raised from the Community Infrastructure Levy (CIL) may be put towards the costs of maintaining and improving the network of footpaths and cycle paths. Developer contributions towards those costs will be sought in appropriate cases.

Woodgate Crossing

Proposals that would involve the permanent closure of the Woodgate Crossing to either vehicular or pedestrian traffic, will not be supported unless it can be demonstrated that any significant adverse impacts on the local community and businesses within the parish can be sufficiently mitigated through suitable alternative access arrangements.

If the proposed A29 realignment is completed it does not follow that the Woodgate Crossing would be closed. A number of options are being considered including the provision of a bridge over the railway line at Woodgate. Discussions with Network Rail have led to improved performance of the crossing gates, which has had a beneficial impact on congestion and delay, and automation plans may provide further improvements. The Parish Council will work with Arun District Council, West Sussex County Council and others to help ensure that the important linkages provided by the Woodgate crossing can be retained.

It is acknowledged that there can be no certainty over the feasibility or viability of retaining the Woodgate crossing and it is understood that, for health and safety reasons, Network Rail favours the closure of the existing level crossing. Nevertheless, any closure of the existing crossing would require its own statutory procedure that will involve public consultation. In coming to a decision about any closure of the crossing a range of planning considerations will have to be taken into account. It is not the place of the Neighbourhood Plan to set out the strategic considerations for the wider area, or to pre-judge the outcome, but the community has, through consultations carried out by Arun DC into the Local Plan, expressed concern that closure would have a number of adverse impacts for the parish, including :

- The loss of passing trade to local businesses, undermining local shops, the post office, petrol station, pub and restaurant, which provide important community services which support the social and economic sustainability of the parish;
- Segregation of the community of Woodgate from that of Westergate and necessitating a long diversion for residents of Woodgate to access their local food shop, post office and school, and for residents of Westergate to access the Prince of Wales pub, which may result in the closure of the village's only pub.
- Increasing the transport costs for local businesses (and their employees) due to the diversion necessitated between business sites within the Parish and the population centres to the north of the railway.

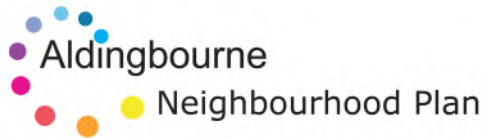
Any proposals that include the permanent closure of the existing Woodgate level crossing will be expected to take proper account of the full range of local impacts and include, as part of the scheme, mitigation measures sufficient to avoid or address the most significant harmful effects on the local community and businesses within the parish.

Quiet Lanes

Proposals which improve the character and tranquillity of the following lanes and the safety of non-motorised users of these lanes will be supported:

Level Mare Lane, Denmans Lane, Blackmill Lane, Norton Lane, Halnaker Barn Lane, Hook Lane, Littleheath Road, Church Lane, Northfields Lane

The above lanes have been identified through reference to the appropriate guidance and



evidence as suitable for designation as 'Quiet Lanes' under the The Quiet Lanes and Home Zones (England) Regulations 2006. Any proposals which involve the reinforcement of the character and tranquility of these lanes or which improve user safety and widen non-motorised access choices will be supported.

The Parish Council proposes to work in partnership with WSCC and SDNPA to promote the network of Quiet Lanes within the Parish will formally propose that the Local Highway Authority designates the above lanes as Quiet Lanes under the appropriate legislation.

Justification : NPPF 8,9 ; Objective 3a ; The Quiet Lanes and Home Zones (England) Regulations 2006.

Aldingbourne Community Sports Centre

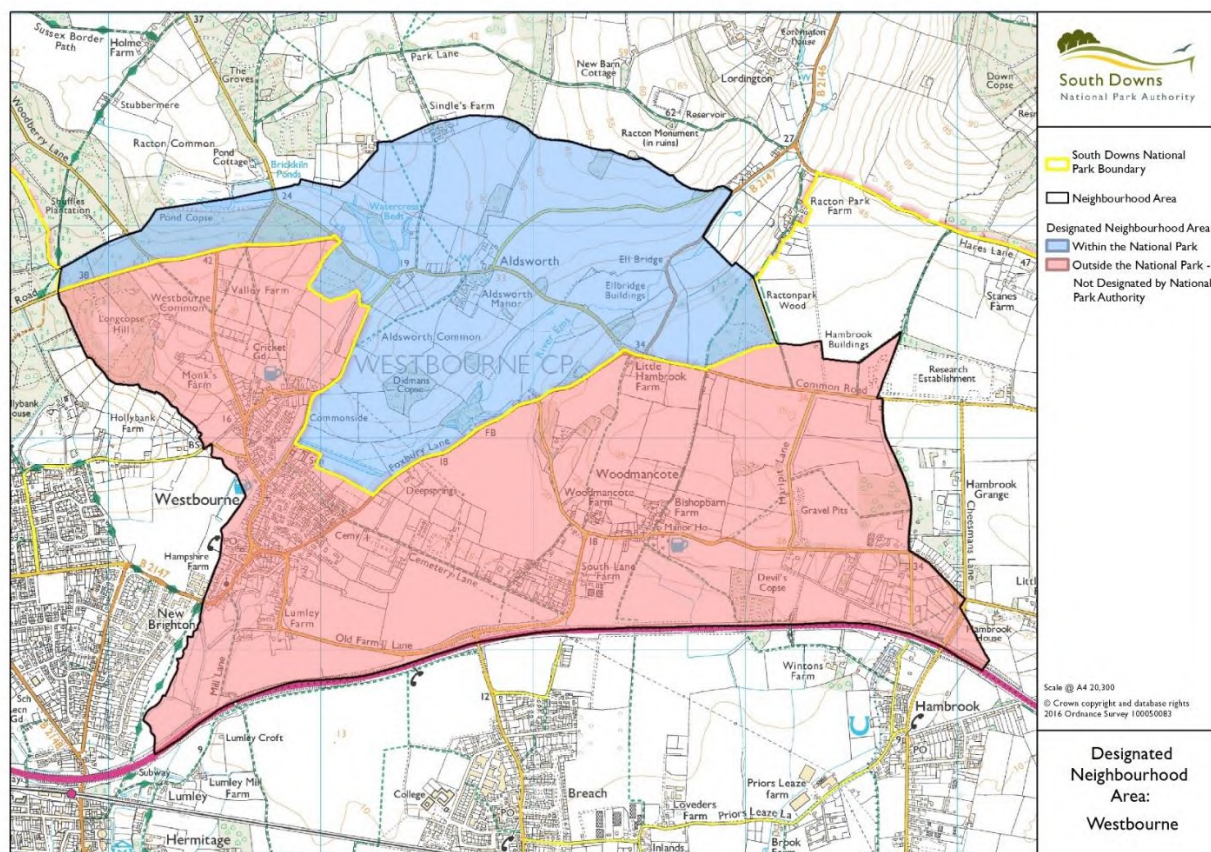
The Parish Council recognises the need to carry out improvements to the fabric of the Aldingbourne Community Sports Centre and acknowledges it as a key facility within the Parish. This will be a priority for developer contributions arising from housing developments within the parish and adjacent in BEW, where new residents are likely to access the facilities.

Local Housing Connection

Evidence gained through the Housing Needs Survey indicates a requirement for local homes to enable local people to stay in the village. It is of course difficult to predict how many young people who say they need a home will indeed remain in the Parish but it is a known issue which affects young people and their ability to work and live in rural areas. (British Youth Council research 2010). NPPG para 74 allows neighbourhood plans to contain a distinct local approach to that set out in strategic policy and this is being used to try to ensure that the local community has the best possible chance to benefit from new affordable homes. Intergenerational support is essential to family. Where people remain in the area they grew up in they retain friendships and support networks which are important to community cohesion - social capital.

The Parish Council will seek to work with the LPA to ensure that affordable and social rented housing delivered as part of policy H4, or through any rural 'exception scheme' will be subject to planning conditions and/or planning obligations to require the first and subsequent occupants to be existing residents of Aldingbourne. This will be achieved through the Aldingbourne, Barnham and Eastergate Community Land Trust (ABE CLT), which has been established in order to provide and manage affordable housing and other facilities for residents of the two parishes.

Westbourne Neighbourhood Area



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. South Downs National Park Authority, Licence No. 100050083 (2012) (Not to scale)

WESTBOURNE NEIGHBOURHOOD PLAN

2017 to 2029

Post Examination Version

June 2021

Agenda Item 12 Report PC 21/22-06 – Appendix 6

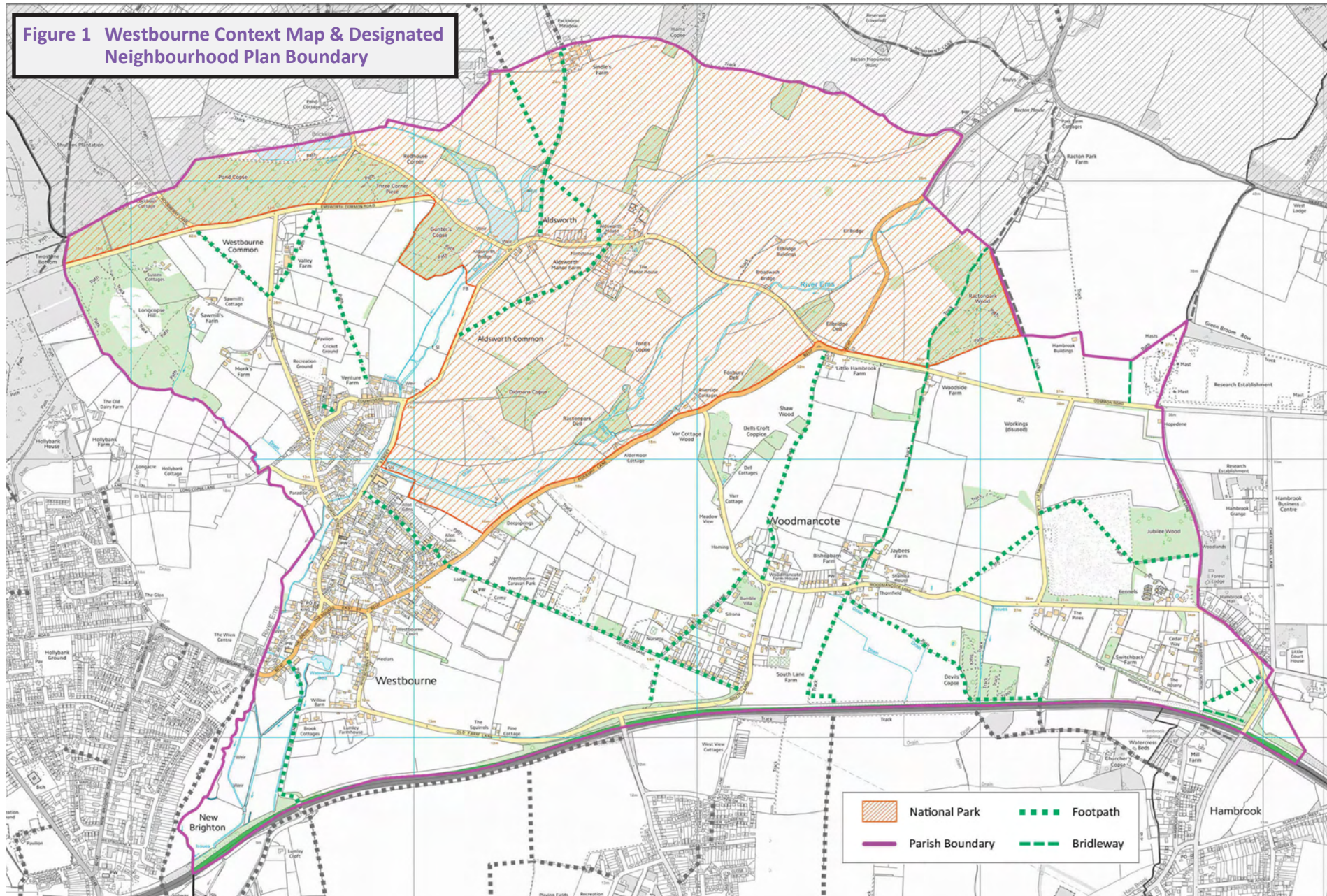


WESTBOURNE NEIGHBOURHOOD PLAN 2017 TO 2029

POST EXAMINATION VERSION:

1	INTRODUCTION:			
1.1	What Is our Neighbourhood Plan?	3	4.12	Monitoring and Review 32
1.2	Planning Policy Context	4	4.13	Community Infrastructure Levy (CIL) & Developer Contribution 33
1.3	Strategic Environment Assessment Sustainability Appraisal	4	5	GLOSSARY 34
1.4	Equality	4	6	SUPPORTING DOCUMENTS 37
1.5	Habitat Regulation Assessment	4	7	SITE ASSESSMENTS APPENDIX 39
1.6	The Neighbourhood Plan document	4		OBJECTIVES & POLICIES:
2	PARISH PROFILE:		3.3.6	Objectives 12
2.1	About our Parish	5	OA1:	Sustainable Development Policy 14
2.2	Population Profile	7	OA2:	Community Facilities Policy 15
2.3	Education – Facilities and Achievements	7	OA3:	Community Balance Policy 18
2.4	Community Facilities	7	LD1:	Local Distinctiveness Policy 21
2.5	Housing Tenure	8	LD2:	Heritage Policy 21
2.6	Housing Need	8	BD1:	Biodiversity Opportunity Area and SNCI Policy 27
2.7	Our Economy: Local Business and Employment	9	BD2:	Natural Environment Policy 27
2.8	Development Constraints	10	LGS1:	Cemetery Green Space Policy 28
2.9	Flooding	10	SS1:	Land to The West of Monk's Hill Policy 30
3	WHAT DO WE WANT OUR NEIGHBOURHOOD PLAN TO DO?:		SS2:	Land at Long Copse Lane Policy 31
3.1	The community vision	11	SS3:	Land Adjacent to Chantry Hall, Foxbury Road Policy 32
3.2	Local Opinions	11		MAPS AND DIAGRAMS:
3.3	How do we achieve our vision for the future?	11	Fig 1	Westbourne Context & Designated Neighbourhood Area Map 2
4	LAND USE POLICIES OF THE NEIGHBOURHOOD PLAN:		Fig 2	Westbourne Age Profile Graph 7
4.1	Introduction to the Policies	13	Fig 3	Westbourne Property Values Graph 9
4.2	Development Considerations	13	Fig 4	Westbourne Residents' Economic Activity Graph 9
4.3	Settlement Boundary	14	Fig 5	Westbourne Settlement Boundary Map 14
4.4	Facilities	15	Fig 6	Westbourne Landscape Character Map 20
4.5	Community Balance	15	Fig 7	Westbourne Designated & Non-Designated Heritage Assets 24
4.6	Local Distinctiveness	19	Fig 8	Westbourne Biodiversity Corridors & Ecological Networks Map 26
4.7	Heritage	21	Fig 9	Westbourne Local Green Space- Cemetery 27
4.8	Biodiversity	25	Fig 10	Westbourne The Square - Isochrone 29
4.9	Local Green Space	27	Fig 11	Westbourne Primary School - Isochrone 30
4.10	Site Assessments and Allocations	28	Fig 12	Westbourne Monks Hill site 30
4.11	Site Allocation Policies	30	Fig 13	Westbourne Long Copse Lane site 31
			Fig 14	Westbourne Chantry Hall site 32

Figure 1 Westbourne Context Map & Designated Neighbourhood Plan Boundary



1 INTRODUCTION

1.1 WHAT IS OUR NEIGHBOURHOOD PLAN?

- 1.1.1 Neighbourhood Plans (NPs) were introduced by the 2011 Localism Act and can help local communities shape their own environment. NPs are part of the statutory development plan system and must conform to national and local planning policies.
- 1.1.2 The Government's national planning policy is contained in its National Planning Policy Framework, March 2012, and additional specific guidance for Gypsy and Traveller sites is provided in its Planning Policy for Traveller Sites, August 2015. These policy documents provide the overarching advice which supports the concept of sustainable development, which both plan making and plan decision taking must adhere to.
- 1.1.3 In terms of local planning policies, Westbourne is subject to two Local Planning Authorities (LPAs): Chichester District Council is responsible for the main part of Westbourne Parish, including Westbourne village and Woodmancote. The new South Downs National Park Authority is responsible for the northern part of the Parish including Aldsworth and part of Stansted Park.
- 1.1.4 Westbourne Parish Council applied for the whole Parish to be designated as a Neighbourhood Plan Area and approval was given by Chichester District Council (CDC) on 03-12-2013 and South Downs National Park Authority (SDNPA) on 27-11-2013.
- 1.1.5 The Chichester Local Plan: Key Policies 2014-2029 (CLPKP) was formally adopted in July 2015, whilst the South Downs National Park Local Plan was adopted in July 2019. The NP must be in conformity with the strategic policies of the current Local Development Plan (LDP) but can address other local issues not covered by these LDPs.
- 1.1.6 The content of a NP should be drawn from the views of the whole community, which will need to endorse the draft NP at a referendum, following independent examination, before it can be formally adopted. Once adopted the NP becomes a component of the statutory LDP.
- 1.1.7 Our 'Neighbourhood Area' is the whole Parish of Westbourne, nearly 3 sq miles or about 7.5 sq kilometres, which comprises the village of Westbourne as well as the outlying and separate hamlets of Woodmancote and Aldsworth. About one third of the Parish, to

the north, is in the South Downs National Park (SDNP).

- 1.1.8 Within the constraints of international, national and local government legislation and regulation our NP we can choose where new homes should be built. We can say what new buildings should look like and what infrastructure should be provided. We can also identify and protect environmentally important green spaces, corridors, open spaces, and other community assets. The horizon of our NP, as set by the new CLPKP, is for 12 years (2017–2029). It is recognised, however, that much can alter in 12 years, including changes in government legislation and guidance, reviews of the CLPKP as well as Westbourne residents' evolving wishes and preferences. In light of these potential factors, the NP will be monitored on an annual basis. If it is felt that amendments should be made, a NP review will be undertaken with proposed changes tested with residents of Westbourne through consultation and feedback.
- 1.1.9 The NP has been co-ordinated and prepared for the Westbourne Parish Council and community by the Westbourne Neighbourhood Plan Steering Group (WNPSG), comprising Parish Councillors and local community volunteers. It has canvassed the views of everyone in the community to help generate a vision for the Westbourne area and to create an NP that will stand us in good stead until 2029. In June and July 2013, the WNPSG carried out an initial community consultation. Flyers were delivered to more than 1,000 households and an Open Day was held in the Parish Hall, giving people opportunities to indicate their priorities and comment on what they would like to see included in the NP. Subsequently, detailed NP questionnaires were distributed to all households in the Parish during May 2014. 35% of these were completed and returned and the responses used as part of the community's input into the NP. The sites put forward for development were unveiled to the Parishioners at an Open Day in July 2015.
- 1.1.10 NPs, as part of the formal development plan system, are intended to guide planning decisions in accordance with specific local land use planning policies. The proposed policies of this NP fulfil this statutory objective. However, the Westbourne community has expressed aspirations for a better local environment that go beyond strict land

use planning policy and this NP also gives voice to the aspirations which our community wishes to achieve during the life of the NP.

1.2 PLANNING POLICY CONTEXT

- 1.2.1 The Neighbourhood Plan must be in general compliance with the National Planning Policy Framework (NPPF), the Planning Policy for Traveller Sites (PPTS), the Chichester Local Plan: Key Policies 2014 - 2029 (CLPKP), EU obligations and human rights requirements. Once adopted, it will form part of the Development Plan and its policies will work alongside, and may in certain cases add to, the policies in the CLPKP. The Plan provides a vision for the future of the Parish and sets out clear policies, principles and objectives to realise this.
- 1.2.2 It must be noted that about one third of the Parish is in the SDNP. In September 2015, the SDNP Authority published its Local Plan for consultation. Until a Local Plan has been adopted for the National Park Area, the SDNP Authority's current planning policy comprises the saved policies of the Chichester Local Plan 1999. It is currently estimated that the SDNP Local Plan will be adopted in July 2018.
- 1.2.3 In all applications for development adjoining, or in close proximity to, the SDNP, consideration will be given to paragraphs 115 and 116 of the NPPF, which refer to protected landscapes. The Government has provided two statutory purposes for National Parks in England. All public bodies and utility companies, when undertaking any activity which may have an impact on the designated area, have a duty to have regard to these purposes. The Government also places a corresponding social and economic duty upon National Park Authorities themselves - to be considered when delivering the two purposes. This reciprocal arrangement is designed to ensure a high degree of mutual cooperation, avoiding the risk either that the needs of National Park residents and businesses will be ignored, or that others will ignore its designation when undertaking activities.
- 1 Purpose 1: To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.
 - 2 Purpose 2: To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.
 - 3 Duty: To seek to foster the social and economic wellbeing of the local communities within the National Park in pursuit of our

purposes. For further information see: <https://www.southdowns.gov.uk/national-park-authority/our-work/purposes-duty/>

1.3 STRATEGIC ENVIRONMENT ASSESSMENT SUSTAINABILITY APPRAISAL (SEA/SA)

- 1.3.1 The WNP has been subject to an SEA determination as a result of which it has been determined by Chichester District Council that no SEA is necessary. The formal screening opinion is included in the evidence base.

1.4 EQUALITY

- 1.4.1 In accordance with the themes of sustainability, one of the aims of the Neighbourhood Plan is to promote equal opportunity and the ability of present and future residents of Westbourne Parish to live, work and play in a community without any prejudice in terms of race, gender, sexual orientation, age, disability, ethnic origin or religion. To achieve and maintain this objective, the Plan will support the examination of all new developments, planning applications and policies to ensure that there is no adverse impact on the quality of life for current and future residents of Westbourne.

1.5 HABITAT REGULATION ASSESSMENT

- 1.5.1 The European Habitats Directive (92/43/EC) requires 'appropriate assessment' of plans and projects that are, either alone or in combination with other plans and projects, likely to have a significant impact on national and international designated sites. In the case of the Westbourne Neighbourhood Plan this matter has already been addressed, in terms of the level of overall housing provision, by the relevant assessments carried out for the adopted Chichester Local Plan: Key Principles 2014-2029.

1.6 THE NEIGHBOURHOOD PLAN DOCUMENT

- 1.6.1 This plan is the culmination of a large evidence gathering and consultation exercise. The neighbourhood plan itself only contains the key points that emerged from several years of work. This

- document contains the vision, spatial strategy, site allocations and key land use policies.
- 1.6.2 This Neighbourhood Plan should be read in conjunction with supporting evidence, available in hard copy or online on the Westbourne Parish Council website, <http://www.westbournepc.org/>. This includes:
- 1 Village Design Statement.
 - 2 SEA screening opinion.
 - 3 Technical reports on Traffic and Parking.
- 2 PARISH PROFILE
- 2.1 ABOUT OUR PARISH
- 2.1.1 Westbourne is a civil parish in the Chichester District of West Sussex. It is adjacent to Emsworth, administered by Havant Borough Council. The parish consists of the village of Westbourne and includes the separate and outlying hamlets of Woodmancote and Aldsworth. The immediate surroundings are notable for the meandering River Ems, which has been canalised to create mill leats and mill ponds. This small river flows into Chichester Harbour at Emsworth. It is believed that the village takes its name from its position on the river, which traditionally marks the westernmost boundary of Sussex, 'bourne' being an archaic term for a boundary as well as for a small river or brook.
- 2.1.2 It is a rural parish whose history dates back to the Domesday Book of 1086; it was probably a trading centre from early times. In 1302 there was a weekly market and a fair on the 28th August, the day of the Beheading of St. John the Baptist (the patron of the church). There were also nineteen tenants who held stalls in the market-place. In 1348, Westbourne, as with the whole of Britain, was ravaged by the Black Death, a disease that wiped out entire families and depopulated whole villages. The value of acreage in Westbourne dropped significantly as there were no longer enough people to cultivate and maintain the land. A detailed rental of the manor drawn up about 1375 shows that the tenements in Bourne itself were mostly small cottager holdings. However, later, in the 15th and 16th centuries, Westbourne became famous for sheep, cattle and pony trading and the settlement reached the height of its

prosperity in the late 1600s, during the reign of Charles II. A disastrous fire destroyed a large part of the village at about this time, resulting in few of the ancient buildings surviving. Westbourne still retains a vibrant village centre with shops, doctor's surgery, garages, public houses as well as a local primary school. The parish church, with its 18th century spire, plays an integral part in village life. Residents appreciate Westbourne's rural charm, its heritage assets and its sense of community and wish to retain its unique and historic identity.

- 2.1.3 The charm of the parish lies in its rural location covering 1846 acres of countryside nestling in a patchwork of open fields and woodland, interlaced by streams, valuable wildlife habitats and country lanes. Westbourne lies on the flattish coastal plain which marks the boundary between the South Downs and the English Channel. The settlement is just above the 10 metre contour but almost immediately to the north the land rises to around 45 metres. The southern part of Westbourne Parish sits within an area classified as the South Coast Plain in the West Sussex Landscape Assessment. Since April 2011, the north-eastern and eastern edges of the village have formed boundaries with the newly designated South Downs National Park; this designation will greatly assist in protecting and preserving Westbourne's important landscape, biodiversity and cultural heritage. The characteristics of the landscape are described in the South Downs Integrated Landscape Character Assessment.
- 2.1.4 Westbourne's agricultural land has been extensively farmed for many centuries. The fields are used for both arable farming and grazing, and tend to be regularly shaped, suggesting that their form results from the planned enclosures which took place between 1818 and 1823. The area was once important for watercress farming, largely using artificially-made ponds and streams. There are large areas of forest to the north, some of which are designated as Ancient Woodland and provide a haven for wild life.
- 2.1.5 The whole of Westbourne Parish benefits from an extensive network of Public Footpaths, including the long distance Sussex Border Path. There is also a network Bridleways within the Parish for the horses and ponies kept either in the livery yards in Westbourne or located privately in the many paddocks and stables in the Parish.

- 2.1.6 Westbourne Parish lies a few kilometres to the north of the Chichester Harbour Area of Outstanding Natural Beauty (AONB), which includes many areas of special nature conservation.
- 2.1.7 Westbourne Parish is particularly recognised for the diversity of its buildings, ranging from timber-framed thatched cottages and Georgian mansions to Victorian terraces. The Parish is home to over 60 Listed Buildings as well as a similar amount of positive, non-designated Heritage Assets, both within the Conservation Area and outside it, which make an important contribution to creating the Parish's sense of place and local identity. (See appendix 6.1 and Figure 18). The following are amongst the most significant surviving historic features:
- 1 Continuous occupation since the Norman period;
 - 2 St John the Baptist's Church, with Norman origins, and some late 14th century and later fabric;
 - 3 Unusual, dispersed layout with the main part of the village centred on the church and possible site of the medieval market place;
 - 4 The survival of Westbourne Mill and its mill pond next to River Street;
 - 5 Meandering streams and mill leats;
 - 6 Some 16th century houses along Church Road;
- 2.1.8 Whilst more detailed information can be found in the West Sussex Historic Landscape Character Assessment and the Chichester District Historic Environment Record, the Parish's key characteristics are summarised in the Westbourne Conservation Area Character Appraisal as being:
- 1 A large linear Conservation Area encompassing the former mill and mill pond, various residential streets, and the village centre, with its shops and other facilities;
 - 2 River Ems and its various mill leats and ponds are very important;
 - 3 North Street is a winding, mainly residential, road connecting the village centre to Westbourne Mill and Commonsides;
 - 4 Westbourne House is a fine 18th century house and is listed grade II*;

- 5 High concentration of listed buildings in the village centre around The Square and St John the Baptist's Church, which is itself listed grade I;
 - 6 The church occupies a focal position on Westbourne Road, and its churchyard is notable for the ancient yews which face Church Road;
 - 7 East Street and Foxbury Lane lead out of the village centre and have a number of prestigious listed houses including Mile End House, dating to the 18th century and listed grade II;
 - 8 Whitechimney Row is a quite separate winding lane with many early listed buildings on the west side, and two substantial gentry houses (Westbourne Court and The Lawn) somewhat concealed by high walls and planting on the east;
 - 9 Varied materials including flint, brick, thatch and clay roof tiles;
- 2.1.9 The Parish's archaeology is significant. Because of its particularly rich natural resources, the West Sussex coastal plain has been exploited continuously since hominids first arrived in Britain c. 500,000 years ago. The older, Palaeolithic deposits would not normally survive close enough to the surface to be relevant, but later pre-historic deposits, from the Mesolithic to the Early Saxon, and most particularly Bronze age to Roman, should be expected to survive at plough depth. The significant archaeological themes are the general potential that the coastal plain has for later pre-historic, Roman and medieval settlement, especially close to a natural water-course, and the particular potential that comes from the earlier medieval history of the village itself – the importance of the market to the Earls of Arundel, etc. The Historic Environment Record (formerly SMR -Sites and Monuments Record) records the following features for Westbourne:
- 1 Middle Bronze Age cremation burial was found close to Mill Road in 1949 (an Archaeologically Sensitive Area);
 - 2 St John the Baptist Church: an important medieval church with a Norman foundation;
 - 3 Existing 18th century water mill to the west side of River Street may be on the site of Northmylle, which is mentioned in the Domesday Survey of 1086 and which may have included a

malthouse. A corn mill is recorded also in 1663. The current building ceased operations in the late 1920s.

4 Former Engine House on the east side of River Street (now converted to a private dwelling). This housed a water-powered engine which supplied water to Stansted House from the River Ems. In 1855 a steam engine was installed, which apparently ceased working in the 1900s, presumably when mains water was supplied;

5 A medieval seal was found in Westbourne in 1986, and a 13th century silver ring was found in 1985, when new houses were being built to the north of the village;

6 A Roman coin was found in a field outside Westbourne;

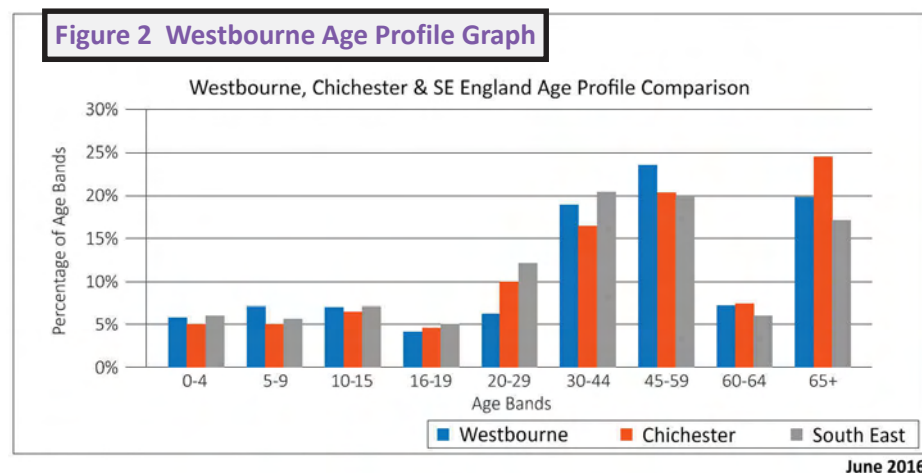
7 Evidence of the canalisation of the River Ems in the 18th century to the north-east of Westbourne, probably to provide a source of water to Westbourne Mill or to alleviate flooding;

8 Four mills once existed between Westbourne and Lumley;

9 Late Bronze Age, Roman and Middle or Late Saxon pottery was found close to Foxbury Lane, possibly along the former line of the River Ems, during 1999-2000

2.2 POPULATION PROFILE

2.2.1 The West Sussex Ward Profile 2013, drawn from the 2011 Census gives the age information for the Parish population, see Figure 2:



2.2.2 The profile demonstrates a very even population distribution with a good mixture of younger families and elderly residents, although there is a relatively low number of people aged 20-29 living within Westbourne compared to the rest of the district and SE England. It also indicates a relatively high number of people aged 45-59 compared to the rest of the district and SE England.

2.3 EDUCATION – FACILITIES AND ACHIEVEMENTS

2.3.1 Westbourne has a privately-run nursery and a primary school. Secondary education is provided at the Bourne Community College in neighbouring Southbourne. A number of children attend school in Chichester.

2.3.2 GCSE Results published by West Sussex Country Council in 2012 for residents in the Westbourne Ward, considering the percentage of students achieving 5Cs and above including Maths and English combined, are slightly higher (59.1%) than the level for the District (56.4%) and the County (57.4%).

2.3.3 Residents have indicated that the Primary School is important to the long-term future of the Parish and wish to see it retained.

2.4 COMMUNITY FACILITIES

2.4.1 Commonsides forms the northern edge of the village of Westbourne. This area is located near the village cricket pitch and The Cricketers Pub. There is also a children's play area and a Common to the north of the village. The Parish boasts many active groups and clubs, which include the Scouts, the WI, the History Group and the Local Environment Group. The doctor's surgery is managed by the Emsworth practice. Shopping facilities are provided in the area of The Square and The Grove and a small shop at the junction of Monk's Hill/Commonside/North Street is well used. A post office is situated within the supermarket and there is a pharmacy in The Grove.

2.4.2 20% of the population is 65+ and the latest census data indicates that the percentage of those in that age group in good health is lower than for the District, County and South East England. In particular, the percentage of residents of 85+ with a limiting long-term illness is higher than the national average at 71.3%. Therefore,

it is considered vital, if Westbourne is to remain a sustainable community, to retain and if possible improve the facilities offered at the Doctor's Surgery.

- 2.4.3 There are two churches in the Parish, and a Cemetery managed jointly by a committee from Southbourne and Westbourne Parish Councils. Social facilities are provided at The Parish Hall, The Meeting Place and Westbourne Club. The Parish Council provides allotments and also recreation space at Monk's Hill and Mill Road.
- 2.4.4 Of particular concern to the community is that Westbourne's infrastructure will not keep pace with the rate of new development. The purpose of Infrastructure Business Plans (IBP) is therefore to plan that infrastructure is provided at the right time and in the right place. Infrastructure can be paid for in several different ways, for example:
- 1 Customer bills – to telephone and broadband companies, and water companies to supply fresh water and to take away and treat wastewater.
 - 2 Government grants, to help provide school places.
 - 3 Planning obligations – S106/S278 (infrastructure directly related to a planning application).
 - 4 Community Infrastructure Levy (a levy on new development) (see also section 4.17).
- 2.4.5 Sometimes several different funding sources have to be combined to pay for the infrastructure that is needed. The IBP shows which funding sources will contribute, and to what extent, to each infrastructure item/project, and where and when it will be provided.
- 2.4.6 Westbourne has prepared an initial IBP and its content can be viewed in the evidence base. This initial IBP, as it is still evolving, is not exhaustive and is subject to change.

2.5 HOUSING TENURE

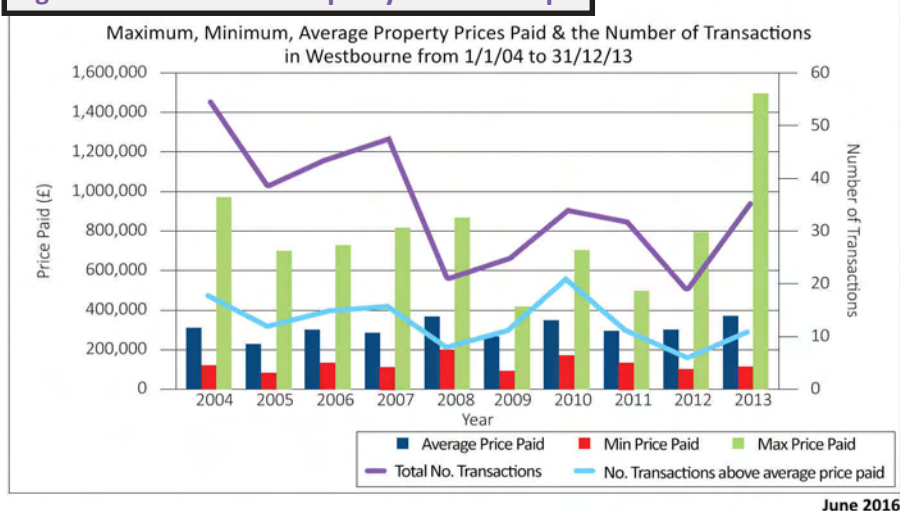
- 2.5.1 The Parish has a population of 2,309. 104 new houses were built in Westbourne between 2001 and 2011. The population residing in the main village of Westbourne is currently estimated to number some 1,950 people. The population residing in Woodmancote is

estimated at around 230 and in Aldsworth 130. Accommodation tenure is set out in the table below:

<i>Accommodation tenure</i>	<i>Number</i>	<i>%</i>
Owned	716	68.52%
Shared Ownership		
<i>(Part Owned or Part Rented)</i>	16	1.53%
Social Rented	163	15.60%
Private Rented	90	8.61%
Living Rent Free	15	1.44%
GTTSP pitches/plots	45	4.31%

Source 2011 census & Source CDC figures 2014 - 2017

- 2.5.2 The population density is 3.1 people per hectare, higher than the average for the District at 1.4 people per hectare. 90% of houses within the Parish are in Westbourne Village, the remainder are mainly in Woodmancote. In terms of Council Tax bands, Westbourne ward has the majority of its properties in Council Tax bands C and D. The majority of properties in this ward are semi-detached, with almost 60% of properties having at least two rooms that are not regularly used.
- 2.5.3 The average price paid in 2014 for a property in Westbourne was £362,052. The table below, figure 3, from CDC Housing Department gives a more detailed indication of the minimum, average and maximum prices paid for housing in Westbourne over a ten-year period. *Source Land Registry.*
- 2.6 HOUSING NEED
- 2.6.1 Westbourne is considered to have a high need for affordable housing within the CDC area (171 dwellings are affordable housing as of March 2015). The total number of households on CDC's Housing Register with a stated local connection to Westbourne at November 2015 was 26, of which 12 were classified with a priority need. The highest demand is for one and two bedroom properties, although there are 4 households on the housing list seeking four bedroom properties, and for which there is currently no provision.

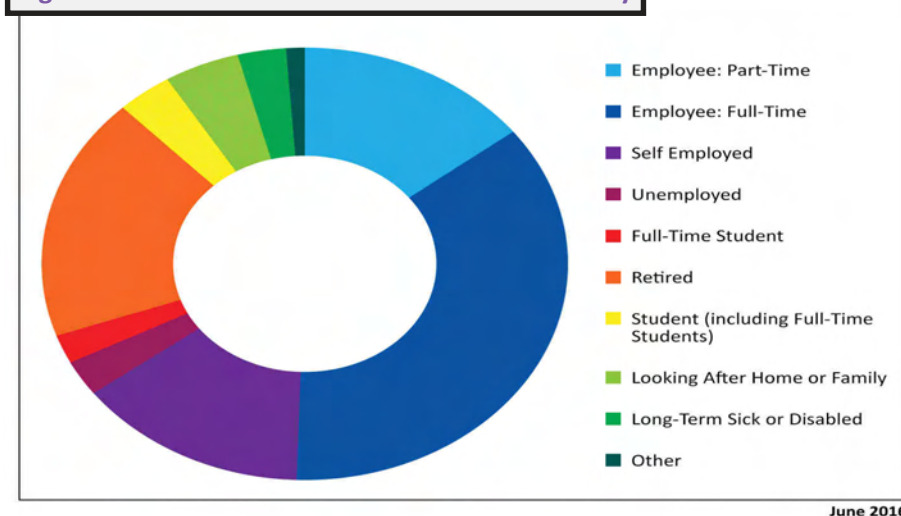
Figure 3 Westbourne Property Values Graph

2.7 OUR ECONOMY: LOCAL BUSINESS AND EMPLOYMENT

2.7.1 The number of self-employed in Westbourne is approximately the same as in Chichester District, although substantially higher than in West Sussex and in the country as a whole. Those retired at 18.4%, again, is approximately the same as for Chichester District but higher than in the rest of the country. There are significantly more people involved in professional occupations than in the Chichester District or in England. The unemployment rate at 2.7% is broadly similar to Chichester District but lower than for the remainder of West Sussex. Although 36.2% of the working population of Westbourne have Level 4 qualifications or above, 18.6% of the population have no qualifications at all.

2.7.2 The following chart is compiled from the 2011 Census and shows the activity breakdown of Westbourne residents

	Westbourne		Chichester	
Economically Active:	Total 1,151		Total 56,102	
Employee: Part-Time	241	14.60%	11,384	14.00%
Employee: Full-Time	594	35.90%	27,847	34.40%
Self-Employed	236	14.30%	11,774	14.50%
Unemployed	44	2.70%	2,267	2.80%
Full-Time Student	36	2.20%	2,830	3.50%

Figure 4 Westbourne Residents' Economic Activity

	Westbourne		Chichester	
Economically Inactive:	Total 505		Total 24,935	
Retired	304	18.40%	14,773	18.20%
Student				
inc Full-Time Students	56	3.40%	3,590	4.40%
Looking After				
Home or Family	78	4.70%	3,395	4.20%
Long-Term Sick				
or Disabled	48	2.90%	1,944	2.40%
Other	19	1.10%	1,233	1.50%

2.7.3 The NP questionnaire responses indicated:

- 1 Over 70% support for more independent shops in Westbourne.
- 2 65% felt that in order to promote the economy the provision of a car park is required.
- 3 70% thought that other new infrastructure is also required to encourage new business.
- 4 80% supported creating employment opportunities for young people.
- 5 81% supported the promotion of tourism.

2.7.4 The CLPKP policy is that, outside of Chichester city and the Settlement Hubs (eg Southbourne), the Service Villages including

Westbourne Parish will be the focus for new development and facilities. Provision will be made for local community facilities, including village shops that meet identified needs within the village, neighbouring villages and surrounding smaller communities, and will help make the settlement more self-sufficient, and small scale employment, tourism or leisure proposals.

2.7.5 Westbourne Parish does have a relatively thriving local economy, albeit that the numbers of shops and business have been in gradual decline over many years, as with all rural communities in modern times. The NP should set out to maintain and encourage the Parish's local economy and to support the on-going sustainability of the community. It should support the sustainable growth of all types of businesses and enterprise in the Parish, together with any rural tourism and leisure facilities that benefit local businesses, residents and visitors, and which respect the character of the countryside. NP land use planning policies for the location of shops and businesses, however, would not in themselves result in any significant enhancement of the local economy.

2.7.6 There is a strong feeling, especially amongst local businesses, that Westbourne needs additional car parking facilities. The Parish Council does not directly control any suitable land but has identified two or three possible sites. One of these adjoins the allocated development site, adjacent to Chantry Hall, Foxbury Lane (see Policy SS3). Given the scale of the proposed development in the immediate area, the Parish Council is mindful that extra parking will be required in the village area, and is currently at the early stage of investigating two other possible sites. If one of these is secured it would offer an opportunity to ease the car parking situation, particularly for visitors using the retail and community facilities in the village. Funding to assist the development of additional car parking facilities has been included in the initial IBP.

2.8 DEVELOPMENT CONSTRAINTS

2.8.1 There are several development constraints in Westbourne Parish:

1 A significant part of the Parish, including the entire hamlet of Aldsworth, is designated as National Park, which places particular constraints on development as per paragraphs 115 and 116 of the

NPPF. The SDNP forms part of the Parish but the setting of the National Park will also be a consideration in planning. Development could also be constrained in close proximity to the border of the National Park to avoid any development having a detrimental impact on its setting.

2 A Conservation Area extends beyond the village to the south and east.

3 The entire hamlet of Woodmancote is situated within the countryside and therefore is not normally suitable for any new development, apart from those proposals justifying development as rural exception sites to meet local need or deemed to require a countryside location.

4 Chichester Harbour SAC, Chichester and Langstone Harbours SPA and Ramsar Site lie about 2 km to the south.

5 5 Sites of Nature Conservation Interest (SNCI) exist within the Parish as well as a Biodiversity Opportunity Area, see Figure 12.

6 Areas of flood risk (Flood Zones 2 and 3) extend along the River Ems valley running north to south through the village and extending north-east and south-west of the village.

7 Grade 1 Agricultural Land lies to the south-east.

8 The western edge of the village is directly adjacent to Havant Borough, which is currently proposing extensive development on its side of the boundary. 260 houses are proposed adjacent to the boundary. This development will significantly reduce the existing gap between Havant and Westbourne and, unless it is maintained on the Westbourne side, it will adversely impact on the rural character and lead to coalescence of the separate settlements. This therefore restricts the development potential within Chichester District.

2.9 FLOODING

2.9.1 It has been noted that extensive tracts of land in Westbourne Parish fall within Flood Zones 2 and 3. See <http://apps.environment-agency.gov.uk/wiyby/37837.aspx>. The community's concerns about flooding are reflected in the parish-wide survey in 2014 in which 92% of respondents expressed a wish for new development to include flood risk mitigation. The NP needs to be guided by CLPKP's Policy 42 Flood Risk and Water Management in directing future

development, where possible away from the areas of highest flood risk. However, as indicated above, there are significant other constraints to development in Westbourne Parish. In considering suitable sites for future development WPC has had to take into account these conflicting constraints, as well as the availability of sustainable sites which would be acceptable to the local community.

3 WHAT DO WE WANT OUR NEIGHBOURHOOD PLAN TO DO?

3.1 THE COMMUNITY VISION

3.1.1 Our community vision is for Westbourne Parish to continue to thrive as a vibrant and distinctive community:

- 1 to continue to respect and reflect the views of its community;
- 2 to evolve whilst retaining its unique and distinctive historic identity and rural character;
- 3 to recognise the unique and separate identities of the main village and the two outlying hamlets;
- 4 to avoid the erosion of that identity through development which would inappropriately lead to the coalescence of local neighbouring communities;
- 5 to plan for the appropriate change and evolution of our Parish within reasonable and measured limits;
- 6 to utilise the Community Infrastructure Levy (CIL) and the Infrastructure Business Plan (IBP) to secure improvements to Westbourne's infrastructure;
- 7 to provide for an outstanding quality of life for current and future generations of residents.

3.2 LOCAL OPINIONS

3.2.1 Responses to Development

The responses to the questionnaire overwhelmingly confirmed that the community feels Westbourne cannot absorb any more development. However on the grounds that the NP has to plan for some development, more detailed responses can be summarised as follows:

- 1 61% agreed that development should take place on small sites in order to spread the impact.

2 54% agreed that some development should take place outside Westbourne village, eg Woodmancote.

3 90% agreed that any development should focus on previously developed sites first.

4 There were no strong views about whether development should concentrate on housing for younger or older people but 48% agreed that new development should be predominantly family housing.

5 53% felt that new development should not be predominantly affordable housing.

6 77% supported compliance with the Village Design Statement.

7 92% wanted new development to mitigate flood risk.

3.2.2 Whilst the position of the community must be the starting point, the plan must also reflect national and local planning policy in order to be recommended for referendum. The main challenges that the NP has had to address are the allocation of development in the peripheral areas eg at Woodmancote, the desire for small sites and the concept of previously developed land first. The latter two issues create conflict with other policies and fail to deliver the preferred sites. This has created tensions between the wishes clearly expressed by the community and the planning constraints imposed by the NPPF & CLPKP.

3.2.3 This plan is accompanied by a consultation statement that sets out the full extent of all consultation carried out with the community to reach this stage. The consultation statement explains how the plan has changed to reflect the views of the majority of the community of Westbourne and other consultees.

3.3 HOW DO WE ACHIEVE OUR VISION FOR THE FUTURE?

3.3.1 Neighbourhood Plan Policy Parameters: The WPC can only draft planning policy within fixed parameters that are in general conformity with the CLPKP and the NPPF.

3.3.2 The CLPKP proposes that, outside of Chichester city and the larger proposed Settlement Hubs, 'Service Villages' including Westbourne will be the focus for new development and facilities, within which provision will be made for the following:

- 1 Small-scale housing developments consistent with the indicative

housing numbers set out in CLPKP Policy 5, which requires Westbourne to provide at least 25 new dwellings up to 2029, (recognising the limited capacity of Westbourne to provide new housing).

2 Local community facilities, including village shops, that meet identified needs within the village, neighbouring villages and surrounding smaller communities, and will help make the settlement more self-sufficient; and

3 Small-scale employment, tourism or leisure proposals.

3.3.3 The Westbourne community has expressed a wish for future development to be on smaller sites and to be dispersed throughout the Parish, and the WNPSG originally sought to spread development throughout the main village and the two hamlets.

3.3.4 However, the NPPF and the CLPKP seeks to restrict development in the countryside to those that absolutely require a rural location, meet an essential local rural need or support rural diversification. These constraints exclude Aldsworth and Woodmancote, along with the majority of Westbourne situated outside the Settlement Boundary Area, from any new development as NPPF guidance deems them unsustainable. This places a severe restriction on the location of potential development sites.

3.3.5 The CLPKP policy is that NP allocations for new housing development should be on sites of 6 or more dwellings. Development of sites with fewer than 6 dwellings are considered as ‘windfall’ developments, which are already accounted for in the CLPKP in terms of housing number targets.

3.3.6 Working within those parameters, the WPC set itself the task of identifying potential development sites to meet the following

Objectives:

- 1 accommodate between 6-10 dwellings, spread as evenly as possible throughout the Parish;
- 2 be sustainable in their location, based on access to services and facilities (*policy OA1*);
- 3 continue to protect the countryside location wherever possible (avoiding isolated development) (*policy OA1*);
- 4 encourage the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring (*policy LD2*);

- 5 ensure that any new development makes a positive contribution to the local character and distinctiveness (*policy LD1*);
- 6 be on previously developed land if at all possible;
- 7 be capable of meeting the requirements of the Westbourne VDS in terms of village character (*policy LD1*);
- 8 mitigate flooding and sewerage problems within the Parish;
- 9 provide a mix of housing types to meet the requirements of the whole community (*policy OA3*);
- 10 encourage the positive contribution that conservation of heritage assets can make to sustainable communities, including their economic vitality (*policy LD2*);
- 11 keep Westbourne thriving and vibrant;
- 12 encourage local business and employment;
- 13 ensure the current balance between the settled and travelling communities is maintained (*policy OA3*).

3.3.7 Justification and Rationale for Development Allocations:

1 As a community it is very clear to us that, in order to achieve sustainable development within Westbourne, it is necessary to respect the ‘social and cultural wellbeing’ dimension of sustainability that reflects the community’s needs and recognises that the identity of the community is in part made up from its valued townscape and landscape.

2 The Westbourne community supports the small and dispersed sites in the plan and **does not support the development of other greenfield sites outside the settlement boundary**. This is because virtually all of this land serves to protect the important gaps around the settlement that form Westbourne’s identity as a free-standing ‘delightfully rural’ settlement in a highly urbanised hinterland. It also serves to protect cherished views and helps to create cohesive ecological networks. These can become more resilient to current and future development pressures by planning positively for the creation, protection, enhancement and management of biodiversity networks.

3 All the development allocations in the NP contain green spaces to serve the strong Westbourne tradition of open spaces occurring deep within the village fabric. This is to ensure they create locally distinctive designs that reflect identified local character whilst safeguarding and retaining the rural feel of Westbourne and that all development is

contained within the settlement boundary, unless there is specific justification to the contrary.

4 In addition to the strong desire to retain the rural separation from the encroachment of Havant and the urban sprawl of the south coast conurbation, much of the greenfield land within Westbourne is subject to flooding, which strictly further limits the availability of sites for future development.

5 The community has recognised the drive to deliver much-needed housing and has demonstrated a 12% contingency to allow oversupply above the identified figure given by CDC through the allocations.

6 The WPC believe that the site selections meet the above objectives. Sadly, due to planning constraints, we are currently unable to recommend any previously developed sites to be included in the plan as their locations are not considered sustainable and none were identified within the settlement boundary.

4. LAND USE POLICIES OF THE NEIGHBOURHOOD PLAN

4.1 INTRODUCTION TO THE POLICIES

4.1.1 This section contains the Policies that will deliver the **Objectives** (see 3.3.6), together with reasoned justification and evidence to support inclusion. The Plan sets out to protect and, where appropriate, enhance the factors, identified through our consultation that contribute to the ‘traditional village setting’.

4.1.2 A series of local policies have been developed and are supported by the revised Westbourne Village Design Statement (available on the village website), which identifies the visual character of each area of the village and recommends future design options to ensure that character is maintained and, where possible, enhanced. The land use policies of the Neighbourhood Plan are listed below.

4.1.3 Overarching policies:

OA1: Sustainable Development Policy

OA2: Community Facilities Policy

OA3: Community Balance Policy

OA3-1 GTPPS Plots/Pitches

OA3-2 Housing For Older People

4.1.4 Local Distinctiveness policies:

LD1: Local distinctiveness Policy

LD2: Heritage Policy

4.1.5 Biodiversity Policies:

BD1: Biodiversity Opportunity Area and SSCI Policy

BD2: Natural Environment Policy

4.1.6 Local Green Space policies:

LGS1 Cemetery Green Space Policy

4.1.7 Westbourne site-specific policies

Explanation of Site Assessments and Site Allocation:

SS1: Land to the West of Monk's Hill Policy

SS2: Land at Long Copse Lane Policy

SS3: Land adjacent to Chantry Hall, Foxbury Lane Policy

4.2 DEVELOPMENT CONSIDERATIONS

4.2.1 Westbourne Parish has been allocated a minimum of 25 houses over the Plan period. All windfall numbers are in addition to allocated housing numbers and the Parish is not reliant on windfall developments to make up the allocation of a minimum of 25 houses. New sites have been selected in the most sustainable locations adjacent to the settlement boundary due to their walking proximity to the school and central village services. The allocations are located on three sites. The WNP will provide for 28 houses on allocated sites as defined in Policies SS1, SS2 and SS3 and consistent with the spatial strategy for the village.

4.2.2 Westbourne Parish is rural and the area within the current Settlement Boundary is unable to accommodate all the further housing required. New sites are required adjacent to the existing settlement area.

4.2.3 Through the consultation process, the community indicated that it would like small-scale development distributed throughout the settlement area, preferably built on a phased basis over the 12 year Plan period.

4.2.4 The recently adopted Chichester Local Plan makes provision to deliver 7,388 homes over the period 2014-2029. This includes 339 homes in the North of the Plan area, to be delivered through a combination of allocated housing sites and windfall sites of fewer than six dwellings (arising mainly through change of use, conversions, and small infill

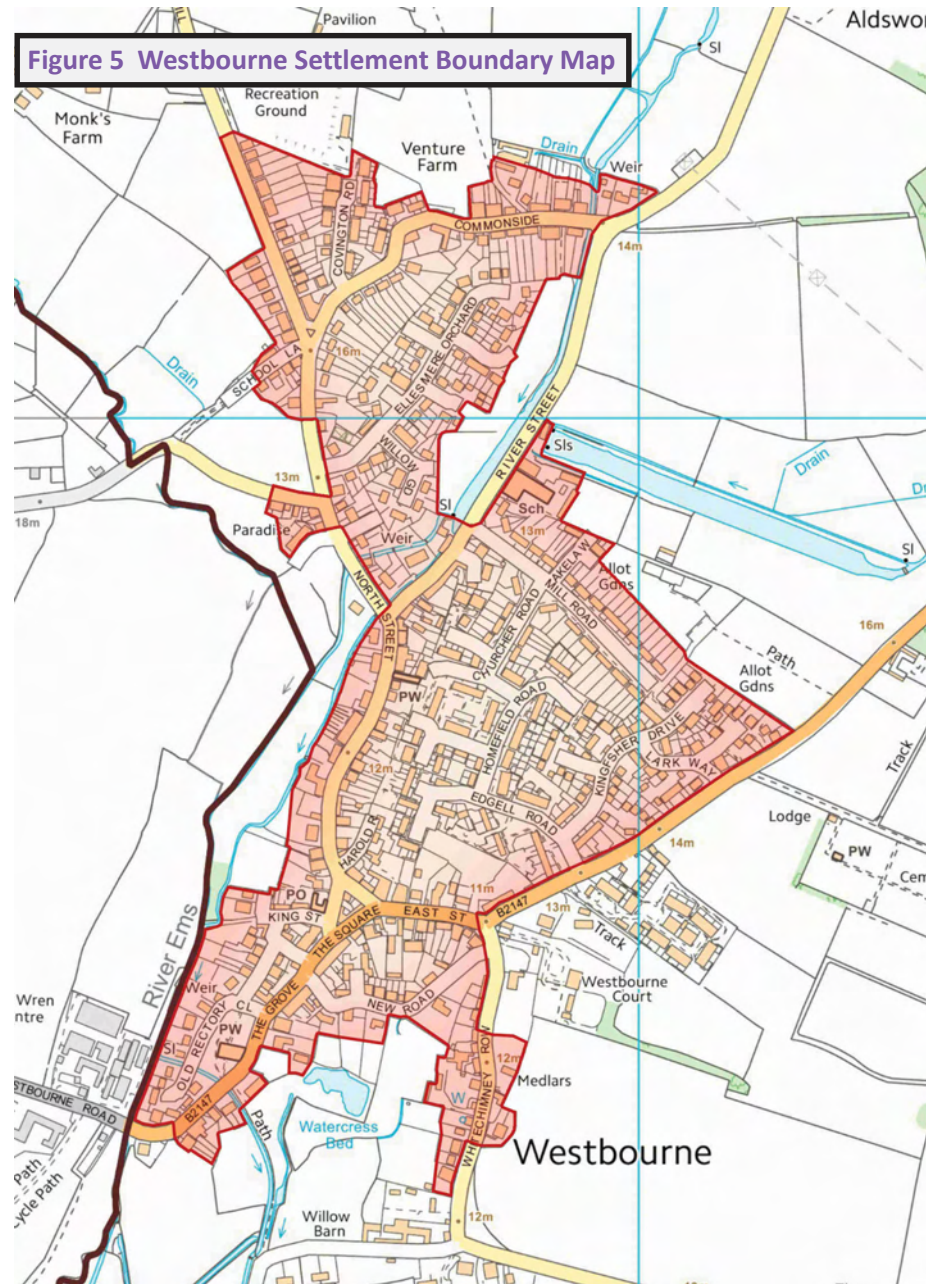
sites). Local Plan Policy 5 sets indicative housing numbers for each Parish to be identified in Neighbourhood Plans. However, the Local Plan (paragraph 7.29) indicates that developments of six or more dwellings that are permitted (ahead of Neighbourhood Plans) will be counted against the Parish housing numbers. This restriction on size of sites results in allocations that total more than the minimum of 25 to achieve a spread of sites through the village. Westbourne Parish has in its housing stock, 171 homes classified as affordable housing. 95 homes have been lost to Right to Buy. CDC reports a high level of demand for affordable housing in Westbourne Parish, particularly for one and two bedroom properties.

4.2.5 Policy OA1: Sustainable Development

- 1 Within the Settlement Boundary, as shown in Figure 5, there is a presumption in favour of sustainable development that will apply to proposals that meet all the policies of this plan.
- 2 Outside the Settlement Boundary, development proposals will not normally be considered either appropriate or sustainable unless;
 - (i) they comply with all other policy requirements of the development plan; or
 - (ii) it is sustainable development where the benefits demonstrably outweigh the harm, and is of a form or type that could not reasonably be located within the Settlement Boundary; or
 - (iii) they are rural exception sites to meet local need.
- 3 Development proposals will need to demonstrate that they have had regard to all relevant NP policies

4.3 SETTLEMENT BOUNDARY

- 4.3.1 The Settlement Boundary defines the area of the village in which development is normally permitted as set out in policy OA1, as it is considered to constitute sustainable development. When considering development proposals within the WNP Area, the LPA will take a positive approach that reflects the presumption in favour of sustainable development as contained in the NPPF, within the Settlement Boundary area. This term replaced the Settlement Policy Area (SPA) of the village as defined by the



Chichester District Saved Local Plan (1999). The WPC has reviewed the existing Settlement Boundary and concluded that it should remain unchanged and as shown in Figure 6 (Policy OA1).

4.4 COMMUNITY FACILITIES

4.4.1 Policy OA2: Community Facilities

Proposals that result in the loss of community uses within the Parish will not normally be supported, unless it can be demonstrated that the community use is no longer required and an alternative community use cannot utilise the building or site as demonstrated through market testing as prescribed in CLPKP Appendix E.

4.5 COMMUNITY BALANCE

4.5.1 Our approach to Community Balance mirrors the visions of the NPPF, PPTS¹ & CLPKP and seeks to bolster and mould them to reflect Westbourne Parish's circumstances and particular needs. In the CLPKP stated Objectives, Vibrant safe and clean neighbourhoods, para 3.21 states: *'Support neighbourhoods to build and maintain community spirit and help shape the area in which they live. Promote the development of mixed, balanced and well integrated communities. Maintain low levels of crime and disorder, improve community safety and work to reduce anti-social behaviour.'* This is what our Community Balance Policy seeks to promote whilst taking special account of our unique local requirements. The following is divided into issues of Housing size and Tenure Mix

4.5.2 Housing Size Issues. Our community's challenge includes supporting new, better-paid and diverse employment opportunities, providing the homes needed for those who live and work in the Parish on low incomes, and maintaining and evolving the services they rely on. NPPF paragraph 50 requires LPAs to: *'plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes)... this approach contributes to the objective of creating mixed and balanced communities.'*

4.5.3 The Parish Council is conscious that the Population Profile (para 2.2 & Figure 2) show that 52% of residents were aged 45 and over (24% were over 65) at the 2011 census. Over the lifetime of the NP, the Parish will house an increasing proportion of elderly residents, many of whom may wish to downsize to smaller properties within the Parish. Social care is set to become an ever-increasing problem and it requires attracting additional younger residents into the Parish to both help look after the ageing population and to keep the community vibrant. Therefore the Parish Council supports appropriate proposals for the provision of starter homes, affordable housing for rent, as well as live/work and self-build initiatives in line with national policy and where they meet the policies of the development plan. A high priority will be given to identifying and securing affordable housing in time for the next review of the plan.

4.5.4 In light of this a Westbourne Community Trust was formed in November 2018. The vision for the Trust, focused on the Parish of Westbourne, is to make Westbourne a better place to live. The primary objective for the Trust is the provision of affordable housing that is locally owned and controlled for the benefit of residents of the Parish who have housing needs. 12 dwellings are to be delivered and will be "affordable" for people with a local connection to Westbourne. The rented homes will be let at no more than 80% of market rent value. The village has a significant housing need as shown by the housing needs survey and as such these homes would go towards meeting this demand. This initiative will accelerate the provision of affordable housing for the local community, harnessed through the Trust and planning system. This approach offers the ability for neighbourhood planning to secure a significant affordable housing supply for local communities that could also be applied more widely across the country.

4.5.5 Housing Tenures - Gypsy, Traveller and Travelling Showpeople (GTTSP). Local evidence has identified that the recent significant and rapid increase in Gypsy, Traveller and Travelling Showpeople (GTTSP) pitches/plots in Westbourne, but in particular within Woodmancote², has increased tensions and significantly impacted on the balance between the various sectors of the community who reside locally. This increase is entirely contrary to Para 4 of the PPTS which states: *'Government's*

¹ DCLG Planning Policy for Traveller Sites August 2015

² Woodmancote houses 44 pitches/plots of the total 45 in the Parish.

- aims in respect of traveller sites are to reduce tensions between settled and traveller communities in plan-making and planning decisions.'*
- 4.5.6 The increased tensions have come about in Woodmancote due to the piecemeal development of traveller sites mostly allowed at appeal. These developments mainly result from there being no effective underlying strategic policy in place to control the number and location of new applications for sites. The problem stems from the time that WSCC first developed the site for 17 pitches in the 1980s, when they failed to properly prescribe the site layout, cap the maximum amount of residents allowed on site and failed to plan for future expansion.
- 4.5.7. In addition Gypsy and Traveller developments tend to be contentious, because they are often in open countryside (and therefore in locations that would not generally be given planning permission if the application came from the settled community) and disproportionately concentrated within the Parish. Despite significant opposition based on concerns for community balance from the settled community, they have been allowed on appeal.
- 4.5.78 For the purposes of the Neighbourhood Plan a Gypsy and Traveller pitch is a site (or part of a site) that is (or will be) occupied by one household, where the occupants meet the definition of Gypsies and Travellers provided by the DCLG.³
- 4.5.89 Extensive consultation, including face-to-face, contact with all existing GTTS residents did not produce any consultation responses from this part of the community in relation to the proposals in the Regulation 14 consultation.
- 4.5.910 The Old Army Camp in Cemetery Lane and its immediate environs now has 30 pitches, most of which fall well below government guidelines for size of pitch and amenity and are contrary to government guidelines in terms of overall numbers, which recommend a maximum limit of 15. The government's now withdrawn Designing Gypsy and Traveller Sites – A Good Practice Guide⁴ states: *'There is no one ideal size of site or number of pitches although experience of site managers and residents alike suggest that a maximum of 15 pitches is conducive to providing a comfortable environment which is easy to manage.'*
- 4.5.11 The Select Committee of ODPM report on Gypsy and Traveller Sites 2004⁵ concluded: *'permanent sites should have no more than 18 pitches ... all sites should be small and not disproportionate to the size of the community in which they are placed ... a cap should be placed on the number of people who are resident on the site ... the number of long-term visitors on a site should be controlled by planning powers and enforced by the site manager.'*
- 4.5.12 Sadly the CDC Gypsy and Traveller DPD, which would inform and influence such speculative applications and fairly allocate GTTP sites throughout the district, has been delayed on technical grounds. This DPD is not now expected to be completed and come into force before 2020. Figures for GT and TSP are generated separately, each having a specific requirement.
- 4.5.13 It is acknowledged that Woodmancote in Westbourne Parish already houses a disproportionate number of GTTSP sites by comparison to other Parishes in the District. A comparison table of Parishes is included in the evidence base.
- 4.5.14 As of February 2017, CDC have confirmed⁶ that sufficient sites have now been granted for Travelling Showpeople plots to satisfy the identified required and stated need until 2022 and no more are immediately required. The Chichester Local Plan: Key Policies 2014-2029 (Chichester Local Plan) under Policy 36 (Planning for Gypsies, Travellers and Travelling Showpeople) sets out the identified need for permanent pitches and plots for the period 2012-2027. It states that the Chichester Local Plan area needs to provide a total of 59 pitches for Gypsies and Travellers, and 18 plots for travelling showpeople. Policy 36 also specifies that 37 pitches and 11 plots be provided by 2017, which has been achieved.
- 4.5.15 In the Chichester Local Plan area the number of pitches for Gypsies and Travellers granted planning permission since September 2012, which is the base date of the GTAA, is 54 (including 4 personal permissions) whilst the number of plots for travelling showpeople granted planning permission is 17. There remains therefore a current requirement to provide a further 5 Gypsy and traveller pitches and 1 travelling showperson plot for the period up to 2027.

³ See 'Planning policy for traveller sites, 5: Glossary'.

⁴ Guidance withdrawn 1 September 2015.

⁵ See <https://www.publications.gov.uk>.

⁶ See evidence base: WNP - GTTS Feb2017

- 4.5.16 In light of the above, and at the time of writing (13 February 2017), CDC is able to demonstrate a five-year supply for Gypsy and Traveller pitches and for travelling showpeople plots for the period 2017-2022. It is expected that the GTTSP DPD will identify a supply of broad locations for growth, for years 6 to 10 and, where possible, for years 11-15.
- 4.5.17 Development of any further GTTSP sites in the Parish would be premature and disproportionate for Westbourne. No further consents are necessary in Westbourne in this Plan period. The broad location of new Gypsy and Traveller sites from 2022 will be determined by CDC in light of revised GTAA findings and the implementation of the overdue GTTSP DPD; it is not anticipated any further allocation for plots or pitches will be made in Westbourne Parish in the forthcoming GTTSP DPD for the 6-15 year period given the disproportionate share of the Council's requirement that has been permitted in the period 2014-2017. This is in order to maintain an appropriate community balance in line with the expired DCLG guidance on plot size and maximum numbers. The policy below reflects the current position.
- 4.5.18 CDC should recognise that dispersal of Gypsy and Traveller pitches across the District is likely to minimise the impact of development. Not all parishes are suitable for Gypsy and Traveller development due to the location within the National Park, however there are over 20 parishes that could take Gypsy and Traveller development.
- 4.5.19 Within the National Park the emerging policy is restrictive by ensuring development proposals for the provision of permanent or transit accommodation, or temporary stopping places, to meet the needs of Gypsies and Travellers and Travelling Showpeople will be supported where they meet a proven need, as identified by a Gypsy and Traveller Accommodation Assessment.
- 4.5.20 In addition to proving a need for either permanent or transit accommodation, development proposals for both types of sites will only be permitted where they comply with other relevant policies. In particular they are required to be well related to existing settlements and do not harm the character and appearance of the area; They should avoid sites being over-concentrated in any one location, or disproportionate in size to nearby communities;
- 4.5.21 In order to justify the application, they are required to demonstrate there is no alternative empty lawful pitch which could be used and confirmed by the local housing authority; and to demonstrate that occupiers of the site satisfy either the definition of a Gypsy and Traveller or Travelling Showpeople as outlined in Planning Policy for Traveller Sites (2012) or any subsequent policy.
- 4.5.22 Should the revised GTAA findings point to the need to increase provision in the first five years and the identification of new sites in the new GTTSP DPD, again it is not anticipated any further allocation for plots or pitches will be made for Westbourne given the disproportionate share of the Council's overall requirement that has been permitted in the period 2014-2017 and the constrained environment around Westbourne that makes any additional development outside the settlement boundary unsustainable and unacceptable for the reasons set out in section 3.3.6. Therefore the Plan does not support the development of other greenfield sites outside the settlement boundary.
- 4.5.23 At the time of the examination of the WNP, it was evident that the supply of plots/pitches for the identified need for this type of accommodation had already been exceeded for the WNP period within the Parish. Further provision of GTTS plots or pitches would be likely to erode the current community balance and would not be acceptable unless all of the criteria in Policy OA 3-1 are met
- 4.5.24 Longevity Revolution. There may be occasions when people wish to provide multi-generational housing or ancillary accommodation to provide additional living space for elderly relatives, or for young families or to meet a variety of other personal and domestic circumstances, and these will be considered on their respective merits. It is important that appropriate controls prevent ancillary accommodation becoming independent dwellings; this will normally be through a legal agreement to prevent separate occupation.
- 4.5.25 Older people in need of housing within this element of the policy includes people over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing as well as the full range of retirement and specialised housing for those with support or care

needs, falling within planning use classes C2 and C3 and relevant sub groups.

- 4.5.26 For some older people a move to a smaller, more accessible and manageable home can also free up much-needed local family housing. Encouragement will be given to senior members of the community, currently occupying under used properties, to downsize to smaller accommodation. It is hoped that that encouragement will free up some of the 60% of local housing which have two or more rooms that are not regularly used (see 2.5.2).
- 4.5.27 Responses to the questionnaire distributed to all Parish residents in 2014 did not indicate a strong desire from the community for more housing provision for the elderly. However, in order to provide for the increasing number of elderly residents and to enable them to remain within their familiar surroundings of Westbourne, the Parish Council believes that it is important to facilitate appropriate proposals for the provision of local housing, by way of sheltered housing, care and nursing homes, downsizing and the building of granny annexes to existing properties.

4.5.28 Policy OA3: Community Balance

OA3-1 GTTSP PLOTS/PITCHES

Development proposals to meet the needs of the Gypsy, Traveller and Travelling Showpeople community (as defined in Planning Policy for Traveller Sites (2015) or any subsequent policy) will be permitted where they:

- a) Can demonstrate a local connection;
- b) Can demonstrate that there is no alternative available pitch which could be used in the locality;
- c) Do not result in sites being over-concentrated in any one location or disproportionate in size to nearby communities;
- d) Are capable of being provided with infrastructure such as power, water supply, foul water drainage and recycling/waste management without harm to the special qualities of the National Park.
- e) Provide sufficient amenity space for residents;
- f) Do not cause, and are not subject to, unacceptable harm to the amenities of neighbouring uses and occupiers;

g) Have a safe vehicular and pedestrian access from the public highway and adequate provision for parking, turning and safe manoeuvring of vehicles within the site; and

h) Restrict any permanent built structures in rural locations to essential facilities.

Proposals for sites accommodating Travelling Showpeople should allow for a mixed-use yard with areas for the storage and maintenance of equipment.

OA3-2 HOUSING FOR OLDER PEOPLE

Proposals for the provision of housing for older people that meet the wide range of their circumstances and lifestyles will be welcomed and considered in accordance with Government Planning Policy and guidance.

- 4.5.29 Justification: NPPF para 50 requires LPAs to: *'plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.'*

1 OA3- 1 For the provision of pitches and plots for the GTTSP community, consultation undertaken on the pre-submission draft of the Neighbourhood Plan identified that residents of Westbourne are extremely concerned about the growing and disproportionate number of Gypsy/Traveller sites in the Parish. The volume and detail of the response has led the Parish Council to include a policy to address this issue. In the absence of a site-specific allocations policy for GTTSP in the adopted Chichester Local Plan and CDC's current decision to delay completion and implementation of a GTTSP DPD, Westbourne Parish Council believes there is a need to establish a local position on supply that is consistent with needs identified in the GTAA April 2013 and consistent with both the NPPF and the PPTS.

2 OA3- 2 Good housing for older people can enable them to live healthy, independent lives and reduces pressure on working families in caring for older relatives. It can also prevent costs to the NHS and social care; therefore any appropriate and sustainable initiatives will be encouraged.

4.6 LOCAL DISTINCTIVENESS

4.6.1 As described earlier in the Parish Profile section, paragraphs 2.1.1 to 2.1.9, Westbourne is a distinct rural Parish. Surrounding the village of Westbourne is a patchwork of fields and woodland, connected by streams and country lanes to the hamlets of Woodmancote and Aldsworth.

4.6.2 The CDC Landscape Capacity Study Extension 2011, shows 7 landscape character areas surrounding the Parish to the district boundary with Havant Borough. Below is a summary of landscape sensitivity, value and capacity ratings of the character areas in this 2011 study:

Landscape Character Areas [2011 Study]

No		Landscape Sensitivity	Landscape Value	Landscape Capacity
110	Westbourne Common Foot Slopes	Substantial	Moderate	Low
111	Aldsworth Common Spur	Major	Substantial	Negligible
112	Westbourne Western Settlement Edge	Moderate	Moderate	Medium
113	Westbourne – Emsworth Upper Coastal Plain	Substantial	Moderate	Low
114	Westbourne – Woodmancote Upper Coastal Plain	Substantial	Moderate	Low
115	Woodmancote Foot slopes	Substantial	Moderate	Low
116	Woodmancote-Hambrook Foot slopes	Substantial	Slight	Low/Med
117	Hambrook Northern Foot slopes	Substantial	Moderate	Low

4.6.3 Negligible to low-medium ratings for landscape capacity indicates that development would have a significant and detrimental effect on the character of the landscape as a whole and/or on the setting of the existing settlement or the South Downs National Park. Development in these character areas should only be on a very small scale and proposals would need to demonstrate no adverse impacts on the setting of the settlement or the wider landscape.

4.6.4 A rating of medium, where there are moderate ratings of sensitivity or value, identifies a landscape character area with the capacity for

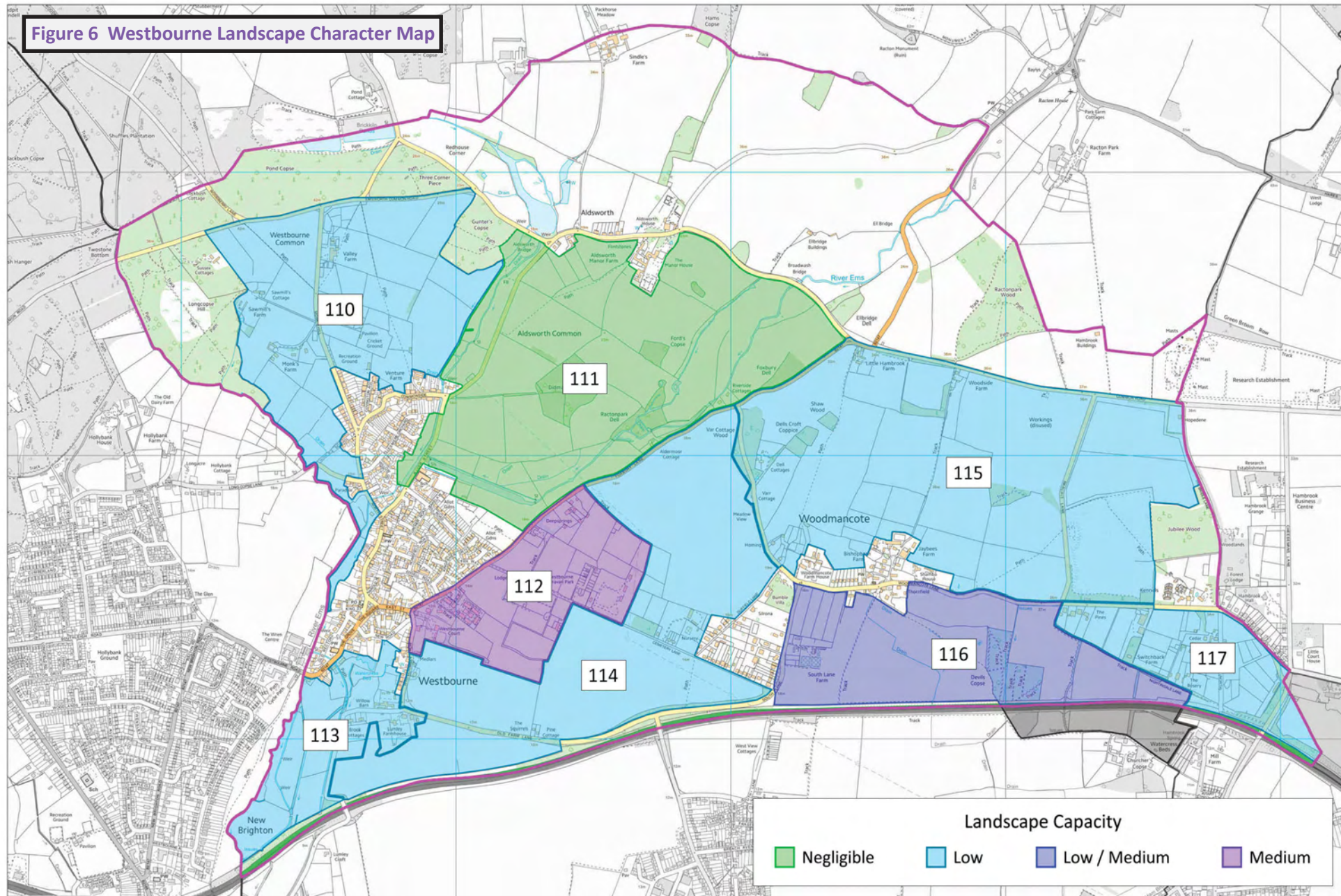
limited development in some parts of the character areas, having regard for the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas.

4.6.5 Less constrained areas with high capacity could, from a landscape perspective, accommodate significant allocations of new development without significant detrimental effects on the character of the landscape as a whole. There were no areas within this category in Westbourne Parish. This important landscape assessment is the framework within which sites have been selected and where areas that need protection to avoid damage to key local gaps and green corridors that form the last defence from development in the adjacent Borough/County, (see Fig 11), have been identified.

4.6.6 Much of the built environment is classified as a Conservation Area in which are situated over sixty Listed Buildings of architectural or historic importance and just as many that are non-designated heritage assets.

4.6.7 Intent: The Neighbourhood Plan introduces design policies to conserve the local distinctiveness of Westbourne Parish to ensure that change enhances and does not damage its special character. Good design in the Westbourne Neighbourhood Plan means developments which:

- 1 will respond to the rural nature of the Parish and reflect the character of local surroundings and materials while not discouraging innovation;
- 2 will establish a strong sense of place, where the individual identity of the Parish, actual or perceived, is maintained;
- 3 prevent coalescence with Westbourne Parish, Hambrook, Emsworth and Southbourne and maintain the separate identities of the settlements of Westbourne Village, Aldsworth and Woodmancote by the introduction and maintenance of local gaps;
- 4 will create and sustain a balance of village uses, including green and public spaces, the built and rural environment, recreation and sports, adequate infrastructure and support for local facilities.
- 5 will ensure that all new housing reflects the established vernacular of the Parish in terms of density, building styles and



June 2016

materials, respecting existing Listed properties, non-designated heritage buildings and features, buildings with positive townscape merit and the essential open space character integral to Westbourne.

- 4.6.8 Justification: The responses to the WNP community questionnaire overwhelmingly supported the need for any new development to comply with the Village Design Statement. The Parish produced a Westbourne Village Design Statement (VDS) in 2000 which, whilst it is still very relevant, the WPC decided it necessary to revise and update the first edition. The second edition of the Westbourne VDS is posted on the WNP website. The VDS has been used to provide evidence for the WNP policies on local distinctiveness. Responses to the Neighbourhood Plan questionnaires also indicated a high level of support for the Westbourne Conservation Area Appraisal and Management Plan.
- 4.6.9 Several respondents expressed a wish for the Conservation Area to be extended and some were concerned that the Management Plan was frequently ignored. Paragraph 47 of the NPPF states that Local Planning Authorities should set out their own approach to housing density to reflect local circumstances and this has been reflected in paragraph 17.6 of the CLPKP. The CLPKP recognises that housing density should balance the goals of efficient use of land with the characteristics of the surrounding built-up area. This Plan will support developments where the density maintains the existing character and requires high quality design and layout which fits the vernacular of the village and immediate context.

4.6.10 Policy LD1: Local distinctiveness

All new development proposals in Westbourne Parish, will be required to follow the policies set out in this Plan and have regard to the guidance set out in the Westbourne Village Design Statement.

- 1 All new development proposals must demonstrate how they will integrate into the existing surroundings and reflect the established vernacular of the Parish in terms of building styles and materials;**

- 2 The density of new development should be in character with the immediate local surrounding area, respect the rural nature of the Parish and avoid uniform designs;**
- 3 All new development should have well-defined public and private spaces and enclosure should reflect the local rural character of the area. Appropriate planting with trees and hedges will be encouraged;**
- 4 All new development must demonstrate how sustainable means of travel have been considered and where feasible incorporated to mitigate the impact of parking within Westbourne.**

4.7 HERITAGE

- 4.7.1 Intent: The importance of Westbourne's built and natural heritage has been emphasised in the Parish Profile (see Section 2). The historic built environment, landscape setting and archaeological resources of an area make an important contribution to the social and cultural lives of residents and visitors, both now and in the future. Westbourne's historic environment provides an opportunity to meet the aims of the NPPF to achieve sustainable development by implementing Policy 47 and the guidance of the CLPKP.
- 4.7.2 Justification: Westbourne has a significant Conservation Area in the centre of Westbourne village (See Conservation Area Appraisal and Management Plan) and the heritage value of the wider Parish is considered in the Westbourne VDS. Over 60 Listed Buildings have been identified, as well as a number of non-designated heritage assets. Consultation throughout the NP process has shown that residents place a high value on Westbourne's heritage as making a significant contribution to the distinctiveness of the Parish.

4.7.3 Policy LD2 – Heritage

- 1 The historic environment of the parish and its heritage assets (both designated and non-designated) will be preserved or enhanced.**
- 2 All new development should preserve or enhance the special interest character and appearance of the Conservation Area or the**

significance of other heritage assets. Planning applications will explain how the design of proposals have sought to retain or enhance positive features of the area identified in the District Council's Conservation Area Appraisal and Management Plan or address issues identified in that document.

3. Development proposals that affect designated and non-designated heritage assets must demonstrate how proposals will preserve or enhance the historic significance of the asset and its setting proportionate to the assets' importance sufficient to indicate the potential impact of the proposal on their significance.

4 Archaeological investigation of sites where new developments or improvements are proposed will be required in areas where there is high archaeological potential. Following a desk-based assessment, archaeological investigation must be carried out, where appropriate, prior to construction of new developments. Any reports should be made available for public viewing and be submitted to the County Council for inclusion in the Historic Environment Record.

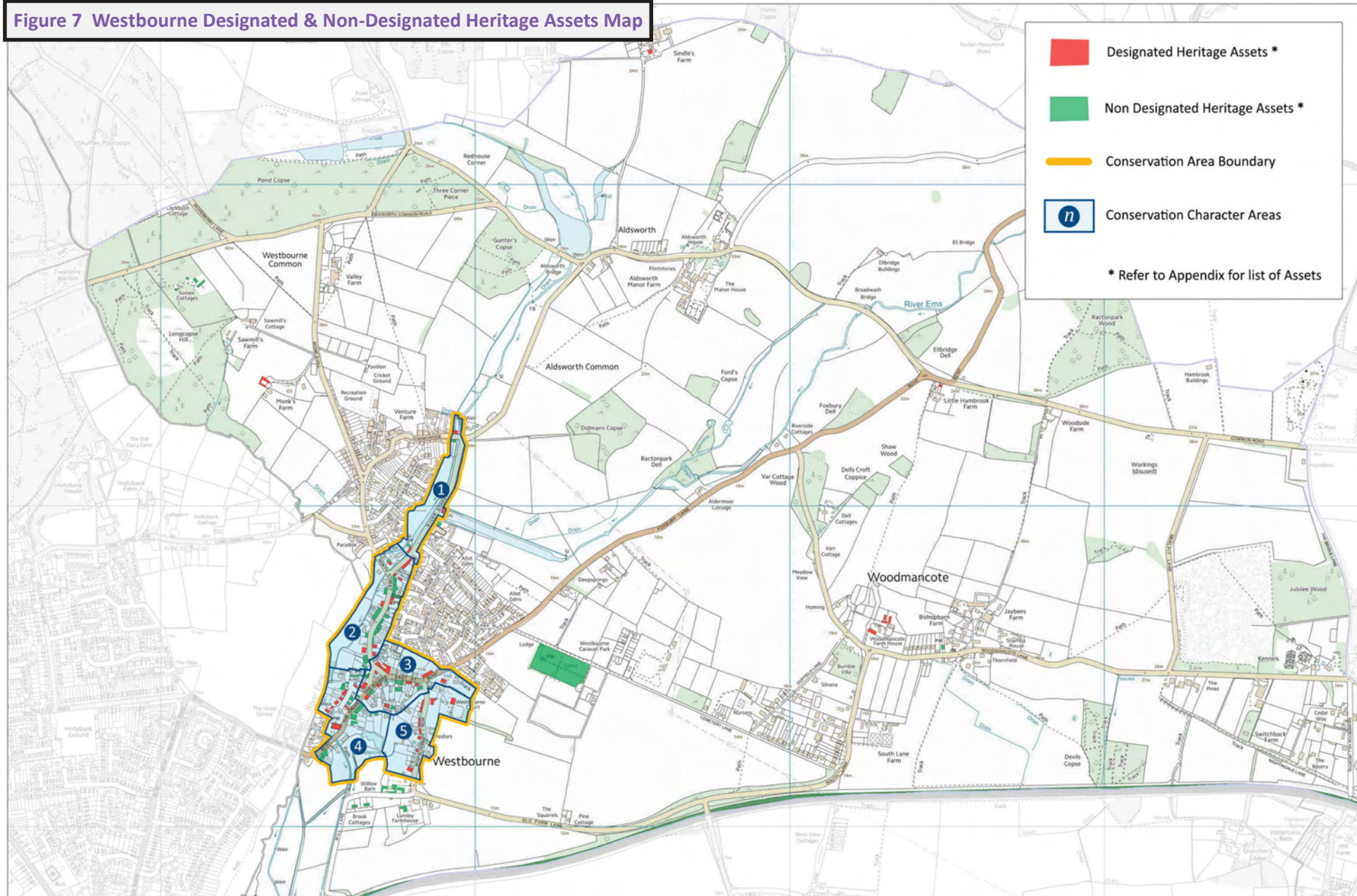
4.7.4 WESTBOURNE'S DESIGNATED HERITAGE ASSETS

Cartref, Westbourne Cottage, Church Road	Grade II	301346
Elmhurst, Church Road	Grade II	301345
Old School House, Church Road	Grade II	301347
Smuggler's Cottage, Church Road	Grade II	301348
The Parish Church of St John the Baptist, Church Road	Grade I	301343
The Thatched Cottage, Church Road	Grade II	301344
Mouse House, Church View	Grade II	301349
Hill House, Common Road	Grade II	301351
Sindle's Farmhouse, Common Road	Grade II	301350
Bridge House, 56 Commonsides	Grade II	301353
Box Cottage, Routledge Cottage, 1 East Street	Grade II	301357
Devon Cottage, 1 East Street	Grade II	301358
Foxbury House, Foxbury Lane	Grade II	301354
Mile End House, Foxbury Lane	Grade II	301360
The Bucknalls, Foxbury Lane	Grade II	301359
Milton Stores, The Window Box Willcott The Square	Grade II	301388
Monk's Farmhouse, Monk's Hill	Grade II	301364

Little Thatch, Marsh Cottage, 21 New Road	Grade II	301365
Churchers Farmhouse, 5 North Street	Grade II	301369
Gate Piers to the East of Westbourne House North St	Grade II	301373
Ivy Cottage, Yew Tree Cottage, North Street	Grade II	301375
Manchester Cottage, Manchester House North Street	Grade II	301374
Norman House, North Street	Grade II	301556
Old London, 5 North Street	Grade II	301370
The Good Intent Public House, 5 North Street	Grade II	301376
The Thatched Cottage, 5 North Street	Grade II	301371
Westbourne House, North Street	Grade II*	301372
Whitefriars, North Street	Grade II	301368
Cranberry, North Street	Grade II	301366
Sparrows, North Street	Grade II	301367
Middle House, Old Rectory Close	Grade II	301378
Talbot Cottage, Old Rectory Close	Grade II	301377
1a River Street	Grade II	301379
6, 7, 8 & 9, River Street	Grade II	301380
Forge House, River Street	Grade II	301381
Mill House, 16 River Street	Grade II	301383
Watersmeet, 19 River Street	Grade II	301382
Kingsbury's Stores, The Bakehouse, The Lanes, The Sq	Grade II	301391
1, 2 & 3, The Square	Grade II	301384
Centra Country Stores and the House Attached, The Sq	Grade II	301394
Chalk Cottage, Lamb Cottage, The Square	Grade II	301389
Lickfold Luton, The Square	Grade II	301390
St Leger, The Square	Grade II	301386
The White House, The Square	Grade II	301387
The White Horse Public House, The Square	Grade II	301385
The Stag's Head Public House, The Square	Grade II	301392
Trudgetts, The Square	Grade II	301393
Woodman's, Whitechimney Row	Grade II	301398
1, 2 & 3, Whitechimney Row	Grade II	301397
Cooper's Cottage, Whitechimney Row	Grade II	301396
Drounces, Whitechimney Row	Grade II	301395
Fir Tree Cottage, Whitechimney Row	Grade II	301399
Homelands, Whitechimney Row	Grade II	301403
The Lawns, Whitechimney Row	Grade II	301405

The Old Dairy, Whitechimney Row	Grade II	301401	Ivy House, North Street	non-designated
Timbers, Whitechimney Row	Grade II	301400	Ivydene, North Street	non-designated
Well Cottage, Whitechimney Row	Grade II	301402	Johns Gate, North Street	non-designated
Westbourne Court, 1 Whitechimney Row	Grade II	301404	Langley, North Street	non-designated
The Manor House, Woodmancote Lane	Grade II	301406	Manchester House, North Street	non-designated
Woodmancote Farmhouse, Woodmancote Lane	Grade II	301407	Newland House, North Street	non-designated
4.7.5 NON-DESIGNATED BUILT HERITAGE ASSETS:				
The Cemetery, Cemetery Lane		non-designated	Norman House, Old Farm North Street	non-designated
Rose Cottage, Church Road		non-designated	Rainbow Cottage, North Street	non-designated
Smugglers Cottage, Church Road		non-designated	Rockery House, North Street	non-designated
Buildings north of Rose Cottage to King St, Church Road		non-designated	Sandringham, North Street	non-designated
Poates Cottage, Church View		non-designated	Tanyard Cottage, North Street	non-designated
Little Hambrook Farm, Common Road		non-designated	Westbourne Baptist Church, North Street	non-designated
Sussex Cottages, Common Road		non-designated	Whitefriars, North Street	non-designated
53 & 54, Commonsides		non-designated	1-8, Manchester Terrace, North Street	non-designated
1, East Street		non-designated	The Cottage and The House at Herons Hollow, North Street	non-designated
1-4, Devon Cottages East Street		non-designated	Lumley House, Old Farm Lane	non-designated
1-6, Jubilee Terrace East Street		non-designated	Westbourne Club, River Street	non-designated
1-6, Victoria Terrace East Street		non-designated	Westbourne Primary School, River Street	non-designated
22, East Street		non-designated	1-7, The Grove	non-designated
Ashcroft, East Street		non-designated	Roseberry House, The Square	non-designated
Oak Court, East Street		non-designated	5 7 & 8, The Square	non-designated
Robin Cottage, King Street		non-designated	Post Office, The Square	non-designated
Wren Cottage, King Street		non-designated	Avondale, Westbourne Road	non-designated
1, 2 & 3, Brook Cottages Mill Lane		non-designated	Church House, Westbourne Road	non-designated
4, 19-21, New Road		non-designated	Dellcroft, Westbourne Road	non-designated
Rockingham, North Street		non-designated	Fern Cottage, Westbourne Road	non-designated
1 - 3, Rose Cottages, North Street		non-designated	Nylstroom, Westbourne Road	non-designated
1 & 2, Rainbow Villas, North Street		non-designated	The Old Rectory, Westbourne Road	non-designated
1, 3, 5, North Street		non-designated	Waterways, Westbourne Road	non-designated
1-6, Beckenham Terrace, North Street		non-designated	Flowers Cottage, Whitechimney Row	non-designated
Alton Cottage, North Street		non-designated	Gingerbread Cottage, Whitechimney Row	non-designated
Bellevue, North Street		non-designated	Shires Barn, Whitechimney Row	non-designated
Bourne Cottage, North Street		non-designated	The Granary, Whitechimney Row	non-designated
Fair Oak, North Street		non-designated	The Old Studio, Whitechimney Row	non-designated
Fuchsia Cottage, North Street		non-designated	Willow Barn, Whitechimney Row	non-designated
			Woodmancote Church, Woodmancote	non-designated

Figure 7 Westbourne Designated & Non-Designated Heritage Assets Map



Source: English Heritage & Westbourne History Group - June 2016

4.7.6 WESTBOURNE'S OTHER NON-DESIGNATED HERITAGE ASSETS:

The flint wall in Covington Road, part of the old workhouse	non-designated
The bridge over the river in North Street	non-designated
The wall alongside the river in River Street	non-designated
The bridge over the river at the junction of River St/Commonside	non-designated
The wall alongside the Parish Hall in Westbourne Road	non-designated
The Parish fingerposts The Square, Common Road	non-designated

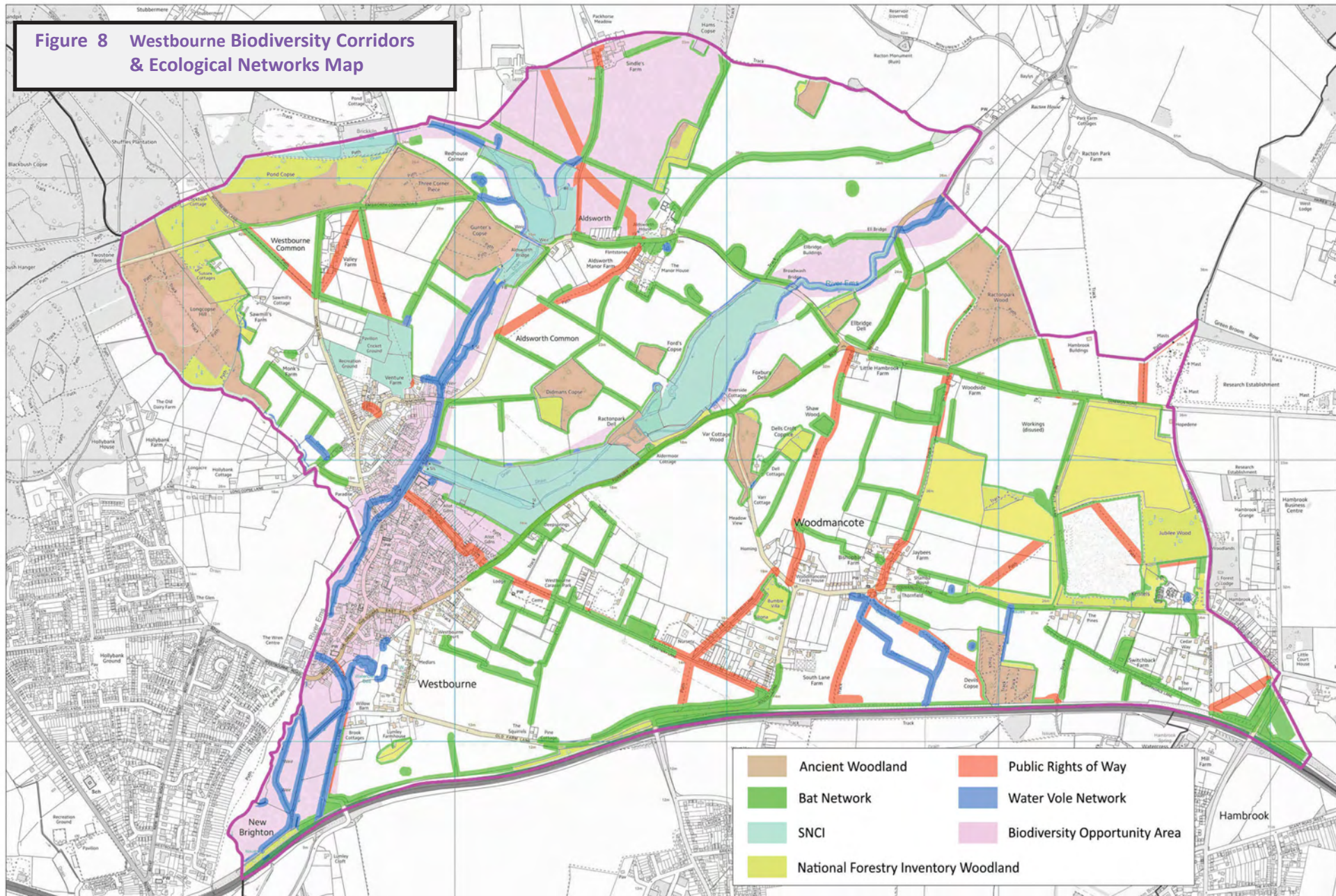
4.8 BIODIVERSITY

- 4.8.1 West Sussex Country Council and the South Downs National Park Authority have both conducted studies into the landscape and biodiversity of the area encompassing Westbourne Parish. These studies have led to classification of the landscape and recommendations for the management of the land in order to conserve and promote biodiversity. This is consistent with the development plan and NPPF to plan positively for the creation, protection, enhancement and management of biodiversity networks.
- 4.8.2 Through consultation, Westbourne residents have indicated that they consider it vital to protect the natural environment in Westbourne in order that the area continues to flourish as a rural community and the ecology of the area is protected from urban development.
- 4.8.3 The character areas which relate to Westbourne Parish are:
- 1 South Coast Plain: This area includes the villages at the foot of the South Downs between Emsworth and Chichester. Westbourne is included in the sub-area Southbourne Coastal Plain, although it has no coastline. The area developed from medieval villages where fertile soils encouraged the development of agriculture and markets were an important feature. In more recent time intensive horticulture, glasshouses and horse paddocks, have become features of this landscape. However, the area is noted for fine views from the South Downs to the coast and the tranquil, open character of the landscape.
 - 2 Landscape Type B: Wooded Estate Downland, Area B3 Stansted to West Dean Wooded Estate Downland: This character area exhibits chalk scenery typical of the dipslope of the Wooded Estate

Downland landscape type comprising chalk that has been eroded to form rounded coombes, supporting slightly heavy acidic soils which are well suited to woodland. Settlements in this area are low density, scattered farmsteads.

3 Landscape Type E: Chalk Valley Systems, Area E2 Ems Valley: A smoothly rounded U-shaped valley which supports large areas of hangar woodland, the majority of which is ancient and of significant ecological interest. The River Ems is spring fed and in Westbourne Parish meanders through open floodplains, creating flood meadows and wetland environments.

- 4.8.4 Biodiversity opportunity area: Westbourne chalk streams to Compton tributaries has been recognised as a Biodiversity Opportunity Area (BOA) as it represents a priority area for the delivery of Biodiversity Action Plan (BAP) targets. The opportunities identified are for wetland management, restoration and the creation of ecological networks.
- 4.8.5 The Sussex Biodiversity Record Centre has recorded the siting of a number of different species of fauna and flora in Westbourne, including protected species of birds and bats. As can be seen in the Biodiversity map, (Figure 12), Westbourne has a water vole network and a bat network.
- 4.8.6 The Water Vole is the fastest declining mammal in the UK. It is a protected species in the UK Biodiversity Action Plan. Urbanisation of flood plains and a general increase in development have led to the direct loss of habitat and the loss of riverside vegetation (*source: The Mammal Society*). Conservation and restoration of river banks are important tools in arresting the decline of the population.
- 4.8.7 The natural habitat of bats - hedgerows, woodlands and ponds - have been declining for a century. Bat roosts and commuting routes are particularly susceptible to building development. It is important that we create new suitable habitats and manage and enhance existing habitats to help bats recover and survive. (*source: Bat Conservation Trust*)
- 4.8.8 Any proposed sites with these networks within them are not necessarily precluded from development but the features of the



Source: Chichester District Council Environment Department - June 2016

- network must be preserved and enhanced if the site is developed; in particular lighting will need to consider and be sympathetic to bats.
- 4.8.9 A Site of Nature Conservation Importance (SNCI) is a non-statutory designation made by West Sussex County Council. Their special characteristics mean they are high priority sites and their maintenance is important. There are five such sites within Westbourne Parish designated as SNCI:
- 1 Aldsworth Pond & Meadows - is of considerable ornithological importance, and also supports large numbers of dragonflies and a White-letter Hairstreak colony. The two meadows have a wet influence with species such as Southern Marsh Orchid and Ragged-Robin;
 - 2 Hams Copse – Ancient Woodland – insects, particularly moths;
 - 3 River Ems & Meadows – river and water meadow and neutral grassland;
 - 4 Cricket Ground & meadows - Wild Orchid - Autumn Lady's Tresses;
 - 5 Brick Kiln Ponds & meadow - important breeding sites for amphibians, birds and dragonflies, and the meadows have botanical and invertebrate interest.
- 4.8.10 Sites of Nature Conservation Importance and woodland do not enjoy the same level of protection as SACs, SSSIs and Ancient Woodlands but still should not be allocated for development unless there are no other options.

- 4.8.11 **Policy BD1: Biodiversity Opportunity Area and SNCI Policy.** Within the Biodiversity Opportunity Area or a Site of Nature Conservation Importance, see figure 8, proposals must demonstrate how they improve the biodiversity of the site and be accompanied by a management plan to show how they can maintain and enhance the biodiversity opportunity over time.
- 4.8.12 **Policy BD 2: Natural Environment Policy** In order to promote the opportunities for biodiversity in the Westbourne Neighbourhood Plan area, Biodiversity Corridors and existing ecological networks are identified in Figure 8. These offer protection to the significant number of species of flora and fauna to be found there. To protect and enhance the resilience of these

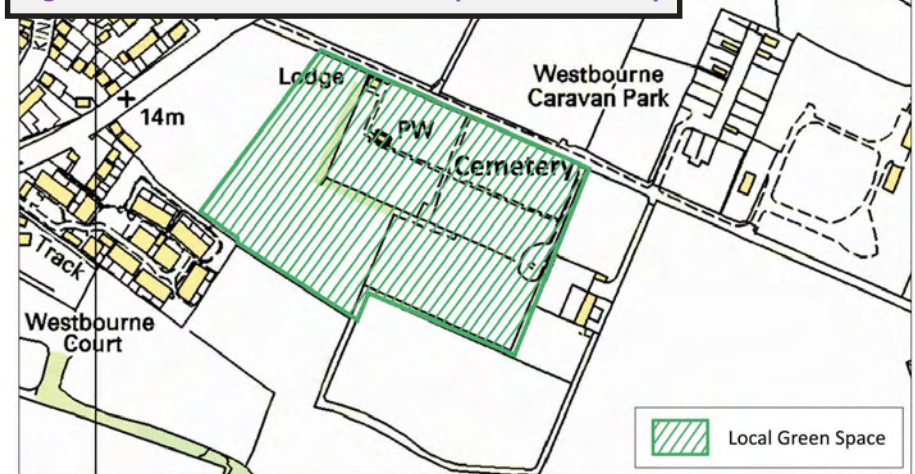
corridors and networks for species within, proposals must be accompanied by a management plan to demonstrate;

- i) how they will provide net gains to the habitats of the identified corridors; and**
- ii) how the protection, enhancement and management of the biodiversity of the site will contribute to the resilience of the wider ecological network.**

4.9 LOCAL GREEN SPACE

- 4.9.1 Intent: To retain existing Green Spaces that contribute to and enhance the character of Westbourne. This Plan has designated the area below and shown in figure 9 as Local Green Space. Proposals for development of land designated as Local Green Space will not be permitted except in very special circumstances.
- 4.9.2 Justification: The NPPF (paragraphs 76-77) enables communities to identify and give special protection to green areas of land with particular importance to the community. This could include recreational areas to aid health and wellbeing, and areas that provide an important social benefit to the community or are of historical significance. By designating an area as a green space, development on the land is not permitted. The site, detailed below

Figure 9 Westbourne Local Green Spaces - Cemetery



June 2016

and identified in figure 9, is designated as Local Green Space. The Cemetery is situated to the north-east of Westbourne village. It was built in the mid-19th century, close to what was previously Westbourne Rectory (now Westbourne Court) but away from the main village and St John the Baptist Church in order to prevent the spread of infection through inhalation – a belief prevalent at the time known as ‘miasma theory’. The Cemetery consists of two main buildings – the mortuary and the lodge built of flint and stone. The cemetery is laid out in a formal park style, incorporating yew hedges and surrounded by a boundary wall of snapped flint with brick copings.

4.9.3 Policy LGS1: Cemetery Local Green Space

The site identified in Figure 9 is designated as Local Green Space. The area of the Cemetery and its Heritage setting is very important to Westbourne residents, to the families whose loved ones have been laid to rest there and to visitors to the area and is classified in Chichester District Council’s Historic Environment Register as a non-designated heritage asset.

4.10 SITE ASSESSMENTS AND ALLOCATIONS

4.10.1 SITE SELECTION RATIONALE

The process to develop a Neighbourhood Plan has included a search for and assessment of available locations for development. Sites that were submitted to CDC’s published Strategic Housing Land Availability Assessment (SHLAA - a list of land offered for development) were considered, as well as a number of sites proposed to and identified by the Parish Council during the consultation process.

4.10.2 On December 15th 2015 our draft NP was sent to CDC to process, with three sites selected for recommendation. The sites selected, that would have met our obligation to provide 25 houses, did not include the land at Long Copse Lane. On the same day the application for development of 16 residential units at Long Copse Lane was allowed following an appeal to the Planning Inspectorate.

4.10.3 The WPC had decided that the Long Copse Lane site was unsuitable for inclusion in the NP, primarily because it represents an essential gap between Westbourne and the neighbouring borough, underlining the

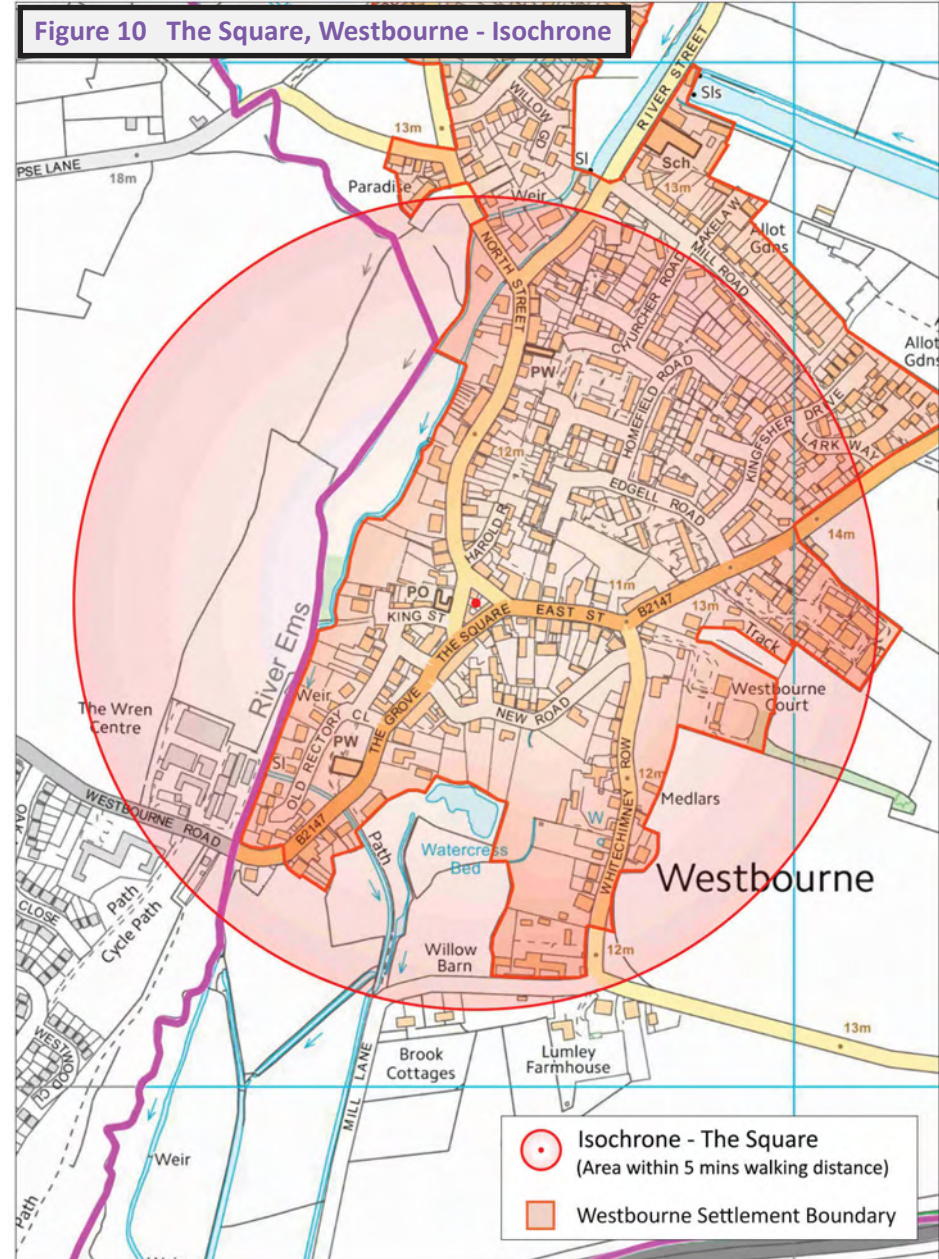
rural character of the Parish (see Site Assessments). However, the WPC (has now) reluctantly accepted that it was necessary to include provision for 16 units on this site in the NP despite its not meeting all of the selection criteria identified as important through consultation with the community. Therefore the original NP draft was formally withdrawn to allow our Plan to be revised to reflect the changed circumstances. A requirement of the NP process is that only sites with a minimum capacity of 6 houses can be considered. As we are now obliged to accept 16 houses at Long Copse Lane, the other two recommended sites (both of 6 units) take the proposed allocation in the NP to 28 units in total. The WPC must allocate the site as it has the benefit of planning permission, and cannot be excluded and is now under construction. In addition, the controls in the policy reflect the nature of that consent. The site must be identified in the Plan as it counts towards overall provision and subsequent or alternative applications will be determined against this policy.

4.10.4 Two sites have been selected in the most sustainable locations due to their walking proximity to the school and central village services. Safe pedestrian access and being within a 5-minute walk isochrone were important considerations used in the selection. In addition, all allocated sites are adjacent to the existing settlement boundary or existing built development in the village. The development of the allocated sites is unlikely to impact significantly on the Conservation Area, open space areas, prominent views, key gateways, biodiversity, significant trees or neighbouring amenity. To the extent that development proposals may cause some planning harm, it is anticipated that due to the likely scale of proposed development that appropriate mitigation is likely to overcome such harm, thereby and thus conserving the strong village character and local distinctiveness, all proposals being treated on their merits.

4.10.5 All the sites were considered against a strategy which sought to allocate the most sustainably located to reduce the need to travel by car, and related well to the existing built development in the village. In addition the sites were reviewed in a sustainability matrix, comparing the impacts of each and considered sites in groups where one site could mitigate the potential harm of another site. The key criteria used were:

- 1 Access by non-car modes to the main village services and facilities.
- 2 Transport impact and means of access.
- 3 Impact on landscape and, in particular, local gaps and village gateways.
- 4 Heritage impact on the conservation area, and on listed buildings.
- 5 Village character, and relationship to the settlement boundary and built development.
- 6 Use of previously developed sites in preference to greenfield if they were sustainably located.
- 7 Opportunities for new open spaces and recreational facilities.
- 8 Impact on the landscape and the SDNP.
- 9 Impact on biodiversity and opportunities for enhancement.
- 10 Impact on climate change, flooding, drainage and water sources.
- 11 Impact on local green spaces.
- 12 Opportunities for mitigation of issues.

- 4.10.6 In addition to the testing through the sustainability appraisal, recent planning applications and appeal decisions that relate to the sites considered have also been examined in detail to inform the allocation of sites. This has considered detailed assessment of landscape impact in particular and has also considered the strength of local opposition. With the Long Copse Lane site, local opposition was overruled by the grant of consent for 16 dwellings by the appeal decision.
- 4.10.7 The use of five-minute walking isochrone diagrams, figures 10 and 11, confirmed that those sites within this zone would encourage alternatives to the use of the car, as at this distance people naturally walk to facilities. Matching popular locations with the practicalities of sustainability has been a challenge. Figures 10 and 11 show two isochrone zones representing a five-minute walking distance from the key facilities within the village, the school and village centre focused on the Square. This distance of 400m is considered the extent of travel on foot for inhabitants. Development within these zones would not encourage the use of the car for short journeys. Meeting this criterion would, therefore, contribute towards the sustainability of the location.



June 2016

Figure 11 Primary School, Westbourne - Isochrone

June 2016

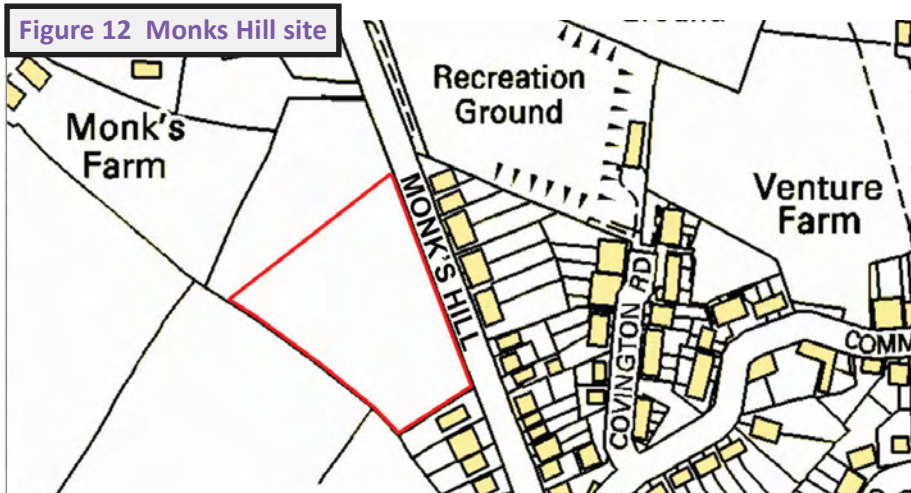
Both site SS1 and SS3 are just beyond the five-minute walk zones; however, these sites are the closest available that are not constrained by Flood Zone or National Park designation.

- 4.10.8 The extensive review of sites in the village has only revealed two new entirely suitable sites. Many of the sites identified in the village are too small to be included within the Parish's allocation and will be considered part of the windfall provision that will support the allocated sites. The strategy was to spread the impacts on suitable sites around the village in smaller numbers as this was the preference identified through consultation. Whilst the Long Copse Lane Appeal decision has affected this aim, the allocations have tried to hold fast to the village wishes. Both Monk's Hill and Chantry Hall have limited capacity due to the need to protect the approaches to the village, recognised as sensitive both by the National Park Authority and by the Inspector who considered the planning appeal and dismissed a much larger scheme proposed by Taylor Wimpey at the Chantry Hall site in March 2014.
- 4.10.9 The sites identified deliver more than the required number of units over the period of the Plan. It is these site allocations that Westbourne Parish residents were consulted on as part of the pre-submission consultation. Two new sites were selected that represented the most sustainable sites adjacent to the settlement boundary whose development could be considered acceptable with tight controls over physical form and use.

4.11 SITE ALLOCATION POLICIES

4.11.1 LAND TO THE WEST OF MONK'S HILL - 6 UNITS

The site will be allocated for not less than 6 dwellings as shown in figure 12. The frontage hedgerow will be retained and managed. Additional biodiversity enhancement in the form of a significant strategic planting buffer will contain the spread of development, and protect longer views from the National Park. The early history of the village as an important market may indicate that the historic core contains significant archaeological interest. Any future development will need to take this potential into account.



4.11.2 Policy SS1: Land to the West of Monk's Hill

Land to the west of Monk's Hill is allocated for not less than 6 dwellings for the period 2017-2029. Proposals for the site shall include:

- 1 New development shall have regard to the principles contained in the Westbourne Village Design Statement;
- 2 New development will comprise only single-storey dwellings with pitched roofs;
- 3 A single point of access from Monk's Hill. The existing frontage hedgerow and trees will be retained consistent with providing suitable visibility splays; and
- 4 Prior to the submission of a planning application for new development, bat surveys shall be undertaken by suitably qualified ecologists to determine the presence of Bechstein's Bat and flight routes in this area and if necessary provide a plan for appropriate mitigation measures and habitat management in advance of planning permission being implemented.
- 5 Developments will be expected to avoid or minimise harm to significant archaeological assets. In some cases, remains may be incorporated into and/or interpreted in new development. The physical assets should, where possible, be made available to the

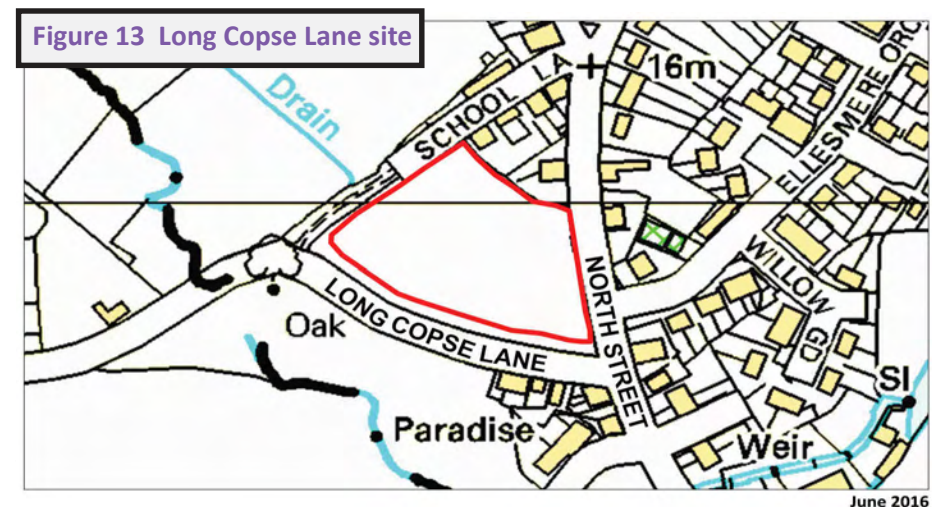
public on-site and opportunities taken to actively present the site's archaeology. Where the archaeological asset cannot be preserved or managed on-site, appropriate provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset, and must be undertaken by suitably-qualified individuals or organisations.

4.11.3 LAND AT LONG COPSE LANE - 16 UNITS

Planning permission was granted in December 2015 by the Planning Inspector following an appeal against refusal for 16 dwellings. The application was vigorously opposed by the community. However, whilst the Inspector found that decisions on locations of development should be made by the Neighbourhood Plan, in the absence of a submission version of the Neighbourhood Plan and faced with a proposal that he considered sustainable and not harmful to the character and appearance of the area, he granted consent very much against local wishes.

4.11.4 Policy SS2: Land at Long Copse Lane

Land at Long Copse Lane is allocated for a maximum of 16 dwellings for the period 2017-2029.

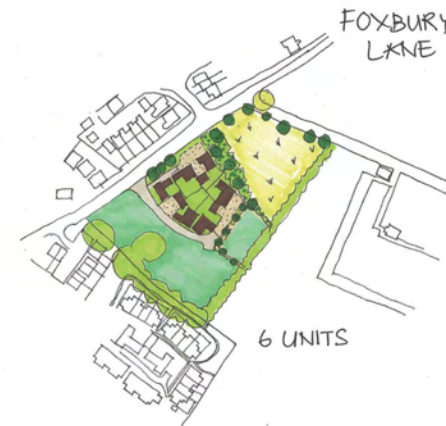


June 2016

4.11.5 In recognition of the environmental issues constraining this site, which is adjacent to a significant local heritage asset, the allocation will be for not less than 6 units, shown on the plan, Figure 14. The form of development will be two-storey dwellings to reflect the character of this area. The access will be served from a single point from Foxbury Lane. A gap will be maintained between the development and the Cemetery to protect the setting of the heritage asset and perpetuate the historic separation of the Cemetery from the village. It is noted that this is an area of biodiversity importance. The SS3 developer is encouraged to discuss proposals with the Parish Council and Local Planning Authority with regard to the disposition of uses on the site, land transfer arrangements, landscape proposals and management arrangements including funding. The early history of the village as an important market may indicate that the historic core contains significant archaeological interest. Any future development will need to take this potential into account.

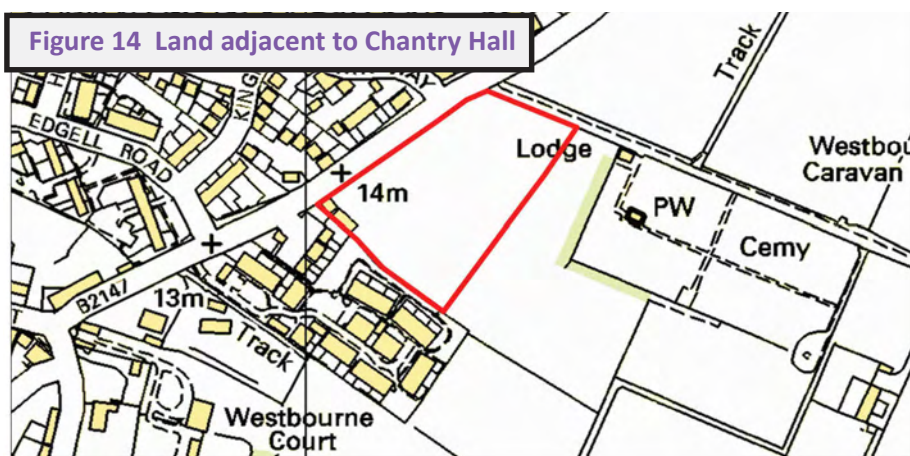
4.11.6 **Policy SS3: Land adjacent to Chantry Hall, Foxbury Lane**
Proposals for the comprehensive development of the site allocated for development on land to the north-east of Chantry Hall shall satisfy the following criteria;

Figure 14a Land adjacent to Chantry Hall - Schematic



1. Residential development shall provide a single point of access from Foxbury Lane and comprise no less than 6 dwellings and constructed on no more than two-storeys under pitched roofs;
2. Public open space (POS) shall be provided on the balance of the site, subject to a requirement that POS on land fronting Foxbury Lane and Cemetery Lane shall not be less than 0.175 hectares;
3. Development proposals shall be accompanied by a detailed landscape scheme for the residential component of the site and the balance of the site allocated as POS. The latter shall include appropriate retention of existing mature trees; appropriate hedgerow retention and enhancement along Cemetery Lane; and the creation of a natural, tranquil environment to maintain the character of Westbourne at this village entrance,
4. The landscape proposals relating to the area(s) of POS shall be separately identified and be accompanied by a costing maintenance and management schedule which shall also identify the capitalised cost of maintenance of the POS in perpetuity.
5. The area(s) of POS shall be transferred to the Westbourne Community Trust prior to the implementation of planning permission for the development of Site SS3, together with a planning obligation to complete the landscaping improvements to the POS in advance of first occupation of any new dwelling and to

Figure 14 Land adjacent to Chantry Hall



June 2016

transfer the capitalized maintenance contribution prior to the first occupation of 50% of the gross floorspace of the residential development permitted;

6. Developments will be expected to avoid or minimise harm to significant archaeological assets. If appropriate, remains shall be incorporated into and/or interpreted in the new development. The physical assets should, where possible, be made available to the public on-site and opportunities taken to actively present the site's archaeology. Where the archaeological asset cannot be preserved or managed on-site, appropriate provision shall be made for the investigation, understanding, recording, dissemination and archiving of that asset, and undertaken by suitably-qualified persons or organisations.

4.12 MONITORING AND REVIEW

- 4.12.1 It is intended to have an annual monitoring assessment of the plan to consider if the policies are effective or need updating. A formal review of the plan would only take place if the plan became so out of date as not to be effective or if CDC made significant policy changes at the Local Plan Review, which would render the NP significantly out of step with the Local Plan.

4.13 COMMUNITY INFRASTRUCTURE LEVY (CIL) AND DEVELOPER CONTRIBUTIONS

- 4.13.1 CIL has been adopted by CDC and is payable for new residential development at a set rate per square metre. CDC have identified the priorities for CIL funding in the Regulation 123 list. These include:
Transport, Education, Health, Social Infrastructure, Green Infrastructure, Public Services.
- 4.13.2 The CIL Regulations 2013 state that 25% of CIL funds collected from a development will be passed directly to the parish council in which the development is located, if there is an adopted Neighbourhood Plan in place. In this respect Westbourne can anticipate CIL receipts for the developments that generate additional residential floorspace, retail floorspace or purpose built student accommodation.

- 4.13.3 Planning obligations (funding agreements between the local planning authority and the developer) will continue to play an important role in helping to make individual developments acceptable. However, reforms have been introduced to restrict the use of planning obligations.
- 4.13.4 The CIL is intended to provide infrastructure to support the development of an area rather than to make individual planning applications acceptable in planning terms. As a result, there may still be some site-specific impact mitigation requirements without which a development should not be granted planning permission (eg affordable housing, local highway and junction improvements and landscaping). Therefore, there is still a legitimate role for development planning obligations to enable a local planning authority to be confident that the specific consequences of development can be mitigated. These are negotiated by Chichester District Council when they consider planning applications.
- 4.13.5 CIL payments are non-negotiable. There are some exemptions for example self-builders, charities or where benefits are made in kind.
- 4.13.6 Infrastructure Business Plan (IBP). Current priorities for local infrastructure have been identified in the IBP. In Westbourne these projects include the Cemetery, a Village car park, benches, street lighting, outdoor recreation equipment, and external display boards.

The **Westbourne Neighbourhood Plan Steering Group** consists of: Jim Barlow, Roy Briscoe, Wanda Canwell, Patricia Goodhew, John Hernon, Richard Hitchcock (Chair), Piers Mason, Julia Munday, Richard Munday and Alan Wright. The WNPSG both thank and acknowledge the help, advice and assistance received from the residents of the Parish of Westbourne throughout the preparation of this Neighbourhood Plan. The Group would also like to thank Lisa Jackson, of Jackson Planning Limited, who acted tirelessly as Planning Consultant to the Group during the process.

5 GLOSSARY**Affordable housing**

Housing provided to eligible households whose needs are not met by the market. Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. (NPPF)

Ancient woodland

An area that has been wooded continuously for at least 400 years.

Aquifers An underground reservoir or layer of water-bearing rock, from which water runs out as springs.

AONB - Area of Outstanding Natural Beauty

An area of high scenic-quality which has statutory protection.

Biodiversity

The variety of life on Earth - plants, animals and micro-organisms and their habitats.

CACA Conservation Area Character Appraisal.

CDC Chichester District Council.

Character areas

An area of the landscape which has distinct, recognisable and consistent elements.

CIL Community Infrastructure Levy.

CLPKP Chichester Local Plan: Key Principles 2014-2029

Community Infrastructure

Services and facilities used by residents such as health, sports, leisure, cultural and religious institutions, pubs and local shops, education and youth facilities and open space.

Community Infrastructure Levy

Financial contributions from developers to fund community infrastructure projects.

Community-led planning

A community-prepared local plan for development, ie Parish Plan, Village Design Statement or Neighbourhood Development Plan.

Conservation areas

Areas of special architectural or historic interest, the character and appearance of which is desirable to preserve or enhance.

DECC Department of Energy & Climate Change.

Designated heritage assets

Listed buildings, conservation areas, historic parks and gardens, historic battlefields or scheduled monuments that have been formally designated and given protection.

Development

Defined as the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.

ELR - Employment Land Review

A study which assesses the needs for land or floor space for economic development over the plan period, and the ability of existing and future supply to meet the identified needs.

General Permitted Development Order 2015

Statutory Instrument that grants planning permission for certain types of development.

Green infrastructure

Green infrastructure includes parks, open spaces, playing fields, woodlands, wetlands, grasslands, river and canal corridors allotments and private gardens.

Habitat Regulations Assessment

An assessment to determine whether proposals are likely to have a significant effect on protected sites of European importance for nature conservation.

Heritage assets

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic environment

All surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Housing demand

The demand for open-market housing, that is either owner-occupied or private market rented.

Housing need

Those households that are in need of 'affordable' housing. There can be additional 'hidden' housing need; households in need of a home but have not registered either formally on the housing waiting list or through a housing-need survey.

Landscape character

What makes an area unique. Defined as a distinct, recognisable and consistent pattern of elements, be it natural (soil, landform) and/or human (for example, settlement and development) in the landscape that makes one landscape different from another, rather than better or worse.

LCA - Landscape character assessment

Used to develop a consistent and full understanding of what gives England's landscape its character, using statistical analysis and structured landscape assessment techniques.

LDP Local Development Plan.**Listed buildings**

Buildings held on a statutory list as being of special architectural or historic interest.

Local connection

A test to be met by households to show a genuine link to a defined local area.

Local Green Space

A green space that is given special protection where it is of particular importance and is in close proximity to the community it serves, that is special to that community because of its beauty,

historic significance, recreational value, tranquillity or richness of wildlife. See NPPF paragraphs 76-77 and criteria.

Local Plan documents

Documents containing the plan for the development of a local area, drawn up by the LPA

LPA Local Planning Authority.**Market housing**

Housing which has no occupancy restriction or legal tie and that can be bought or rented by anyone who can afford to do so.

MCS Microgeneration Certification Scheme.**NNRs - National Nature Reserves**

Represent many of the finest wildlife and geological sites in the country and NNRs were initially established to protect sensitive features and to provide 'outdoor laboratories' for research.

Neighbourhood Development Plan

A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Non-designated heritage assets

Buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. This includes locally listed buildings.

NP Neighbourhood Plan.**NPPF** National Planning Policy Framework.**Public Realm**

Places where people can gain unrestricted access for the purpose of passing through, meeting, leisure and any other public activities.

Public Rights of Way

Footpaths, bridleways, byways open to all traffic, and restricted byways.

Ramsar sites

Sites of nature conservation importance recognised under the

Ramsar Convention, which is an international treaty for the conservation and sustainable utilisation of wetlands.

Rural exception sites

A site for affordable housing to meet an identified local need that would not secure planning permission for open-market housing.

SACs - Special Areas of Conservation

An area which has been given special protection under the European Union's Habitats Directive.

Scheduled monument

A designated building, structure or work, above or below the surface of the land, any cave, or any site comprising, any vehicle, vessel, aircraft or other movable structure.

SDNP South Downs National Park.

SEA/SA Strategic Environment Assessment/Sustainability Appraisal.

Section 106/section 278 payments

The traditional system of financial obligations paid by developers to fund infrastructure, limited by legislation as of 2015.

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Elements of a setting may make a positive, negative or neutral contribution to the significance of an asset.

Settlement pattern

The layout of streets, buildings and plots within settlements, and of settlements in relation to each other.

Settlement Policy Boundary

A spatial planning tool used to direct development into settlements and allocated extensions to them, and restrict it in the wider countryside, by mapping a boundary between the two.

SHLAA - Strategic Housing Land Availability Assessment

A study which establishes realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

SNCI Sites of Nature Conservation.

Spatial Strategy

The overall framework for guiding different kinds of development and, in what broad locations.

SPAs - Special Protection Areas

An area of land of importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

SSSIs - Sites of Special Scientific Interest

A selection of the country's very best wildlife and geological sites.

Sustainable Drainage Systems (SuDS)

Drainage systems designed to control surface water run off close to where it falls and mimic natural drainage as closely as possible.

Sustainability Appraisal

A systematic process, required by law, of evaluating the predicted social, economic and environmental effects of an emerging planning document, when judged against reasonable alternatives.

Sustainable Development

Development meeting the needs of the present without compromising future generations to meet their own needs.

Transit sites

Formal sites for Gypsies and Travellers provided on a permanent basis.

Travel plans

Plans to minimise the impacts of travel from a development proposal by reducing car usage and by encouraging the use of sustainable modes such as walking, cycling, public transport and car sharing.

VDS - Village Design Statement

A VDS outlines the character of the village against which planning applications can be assessed.

WNP Westbourne Neighbourhood Plan.

WNPSG Westbourne Neighbourhood Plan Steering Group.

WPC Westbourne Parish Council.

The examination of the WNP had regard to the following documents:

1. Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (SEA Directive) Town and Country Planning Act 1990 (as amended)
2. Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora
3. The Town & Country Planning Act 1990 (as amended)
4. The Planning and Compulsory Purchase Act 2004 (as amended)
5. Human Rights Act 1998
6. National Planning Policy Framework, 27 March 2012
7. National Planning Policy Framework, revised 24 July 2018
8. National Planning Policy Framework, revised 19 February 2019
9. National Planning Policy Framework, revised 19 June 2019
10. Planning Practice Guidance, Last updated 1 October 2019
11. Neighbourhood Planning (General) Regulations 2012
12. National Design Guidance, Ministry of Housing, Communities and Local Government, January 2021
13. The Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018
14. Chief Planning Officer's letter to LPAs - Habitats Regulations Assessments – 15th January 2019
15. Chichester Local Plan Key Policies 2014 2029
16. South Downs Local Plan (adopted on 02 July 2019)
17. Westbourne Neighbourhood Plan Basic Conditions Statement Submission Version: April 2017
18. Westbourne Neighbourhood Plan Consultation Statement, Submission Version: April 2017
19. Westbourne Parish Council's Evidence Base Documents – from Parish Council's website
20. South Downs Local Plan - Pre-submission Consultation September – November 2017
21. European Habitats Directive (92/43/EC)
22. Environmental Assessment of Plans and Programmes Regulations 2004
23. Equality Act 2010
24. Human Rights Act 1998
25. The Neighbourhood Planning (General) Regulations 2012
26. Village Design Statement, Submission Version, April 2017
27. Westbourne Village Design Statement April 2000 (adopted as Supplementary Planning Guidance)
28. "How to gather and use evidence" Planning Aid England / Royal Town Planning Institute – undated.
29. The Town and Country Planning (Tree Preservation) (England) Regulations 2012
30. Chichester District Car Park Strategy 2010-2020, Chichester District Council, September 2010
31. Hearing Documents:
 - a. Agenda
 - b. Opening statement of WNDPSG
 - c. Annotated plan of land adjacent to Chantry Hall
 - d. WNDPSG paper on the settlement boundary provided in advance of the hearing
 - e. The preliminary examination questions and preliminary answers of the WNDPSG
 - f. Appeal decisions at Chantry Farm APP/L3815/A/13/2205297 and Mill Lane APP/L3815/W/16/3164723
 - g. Statement of Common Ground between Chichester District Council and Westbourne Parish Council - Gypsy and Travellers and Travelling Showpeople Figures - 23 October 2017

Heritage Documents

- 01 HE Archaeology And Heritage Report Long Copse Lane
- 02 HE Archaeology Report Cemetery Lane Foxbury Lane September 2012
- 03 HE West Sussex CC Historic Environment Record

Housing and Population Documents

- 01 H&P Chichester Local Plan Key Policies 2014 2029
- 02 H&P CDC Housing Information Westbourne December 2014
- 03 H&P CDC SHLAA March 2010
- 04 H&P CDC SHLAA March 2013
- 05 H&P CDC SHLAA May 2014
- 06 H&P CDC SHLAA May 2014 Map
- 07 H&P Localism Act 2011
- 08 H&P National Planning Policy Framework

- 09 H&P National Planning Practice Guidance
- 10 H&P N Yorkshire Accommodation Requirements Of Showmen Report December 2009
- 11 H&P Planning Policy For Traveller Sites
- 12 H&P Planning Update March 2015 Written Statement To Parliament
- 13 H&P Designing Gypsy And Traveller Sites Good Practice Guide
- 14 H&P Proof Of Evidence Historic Buildings Advisor
- 15 H&P Havant Borough Council Adopted Allocations Plan July 2014
- 16 H&P Havant Borough Council Adopted Core Strategy 2011
- 17 H&P Havant Borough Council Draft Local Plan Housing Statement 2016
- 18 H&P Village Design Statement
- 19 H&P Westbourne CACA 2012
- 20 H&P Westbourne GTTSP Evidence Report 2016
- 20a H&P Appendix A Letter Exchange WPC, CDC, WSCC
- 20b H&P Appendix B Statement Re Gypsy Travellers Westbourne 30 10 2016
- 20c H&P Appendix C Dist Of Plots Pitches
- 20d H&P Appendix D Sample Of Objector Comments
- 20e H&P Appendix E Appeal Decision Old Army Camp 2000
- 20f H&P Appendix F Comments Of Responses Compiled From Reg 14 Consultation
- 20g H&P Appendix G Enforcement Report To WPC
- 20h H&P Appendix H Chichester Local Plan KP 36
- 20i H&P Appendix I Laying The Foundations A Housing Strategy For England
- 20j H&P Appendix J GTTS And ECHR
- 20k H&P Appendix K Non Designated Asset CL
- 20l H&P Appendix L Exchanges Of Emails CDC, Parish Council, PCSO, Community
- 20m H&P Appendix M Gypsy Traveller And Travelling Showpeople
- Site Allocation Development Plan Document Review**
- 20n H&P Appendix N Appeal Re 5 Pitch Site 14 01217 FUL APPEAL ALLOWED 12 4 16 2121069
- 21 H&P Westbourne Neighbourhood Plan GTTS Feb 2017
- 22 H&P WNP Pre Submission Draft 2 September 2016
- 23 H&P Westbourne Parish Plan 2006

- 24 H&P Westbourne Settlement Capacity Profile 2013
- 25 H&P Westbourne West Sussex Ward Profile 2013
- Infrastructure Documents**
- 01 IN Chichester District Council Strategic Flood Review 2008
- 02 IN CDC Residential Parking Standards
- 03 IN CDC Wastewater Treatment Position Statement 2014
- 04 IN CDC Position Statement On Wastewater And Delivering Development In The Local Plan
- 05 IN Chichester District Council Car Park Strategy 2010 2020
- 06 IN LGPS Summary Of December 2014 Meeting On Traffic In Westbourne
- 07 IN Westbourne Square Traffic And Parking Discussion Paper 2015
- 08 IN West Sussex Transport Plan 2011 2026

Landscape and Biodiversity Documents

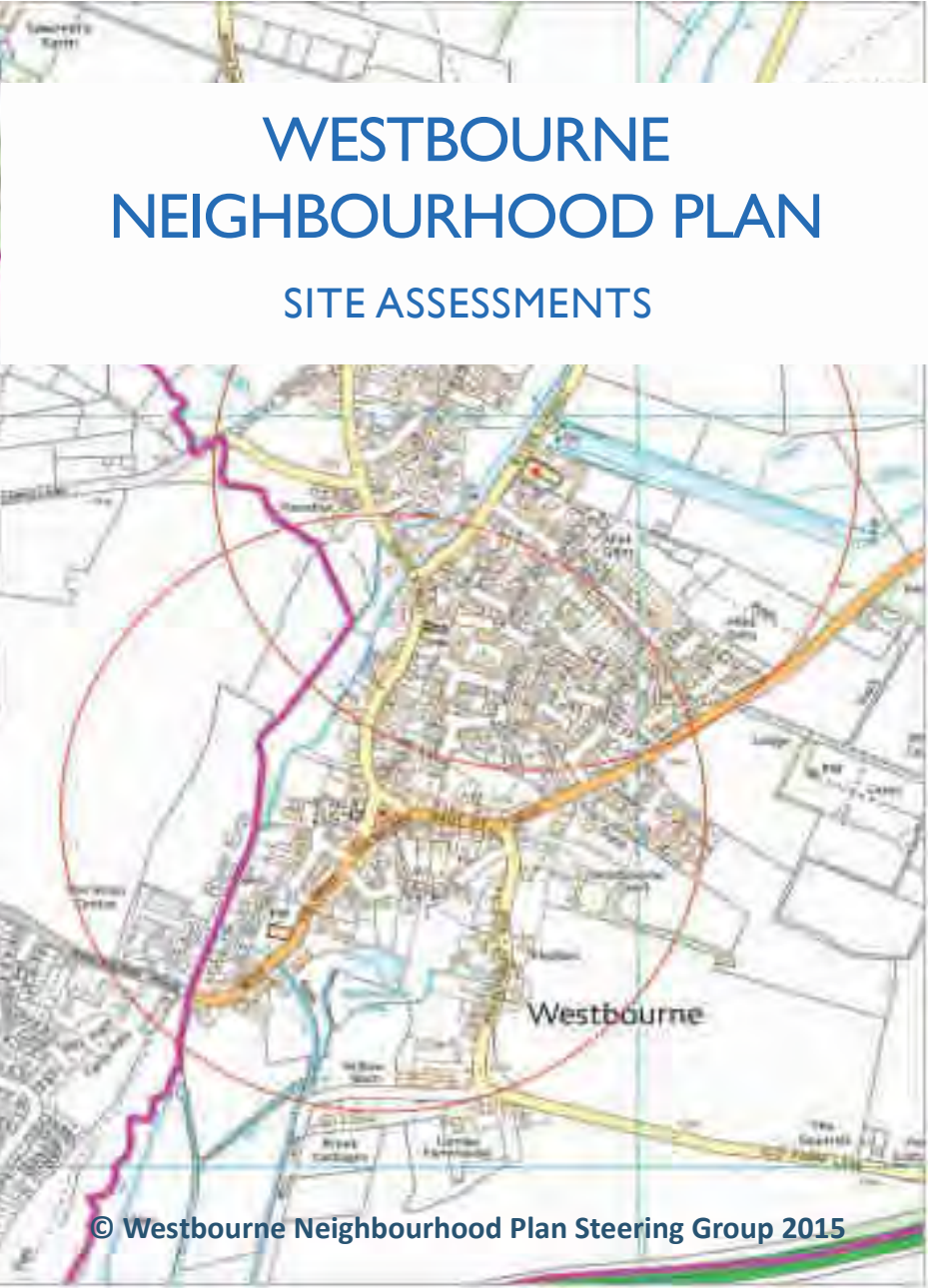
- 01 L&B CDC Biodiversity Action Plan 2011
- 02 L&B Chichester Landscape Capacity Extension 2011
- 03 L&B CDC Strategic Flood Risk Assessment User Guide
- 04 L&B Chichester Harbour Conservancy Management Plan -
- 05 L&B Chichester Harbour Conservancy Planning Guidelines 2014
- 06 L&B European Habitats Directive
- 07 L&B Westbourne Pre Sub NP SEA Determination Letter 25 10 2016
- 08 L&B South Coast Plain
- 09 L&B South Downs State Of The National Park Report
- 10 L&B South Downs Landscape Character Areas
- 11 L&B South Downs Local Plan Master 24 08 2015
- 12 L&B South Downs Local Character Areas Westbourne CP
- 13 L&B SxBRC Westbourne Chalk Streams To Compton
- 14 L&B SxBRC Report For Westbourne Parish 2015
- 15 L&B West Sussex CC Historic Landscape Character Assessment
- 16 L&B West Sussex Landscape Strategy Countywide Landscape Guidelines
- 17 L&B West Sussex Minerals Plan March 2015
- 18 L&B West Sussex Joint Minerals Local Plan April 2016
- 19 L&B West Sussex Rights Of Way Current Provision
- 20 L&B Westbourne Important Views Assessment
- 21 L&B Westbourne Local Gaps Assessment

22 L&B South Downs National Park: View Characterisation and Analysis Final Report. Prepared by LUC on behalf of the South Downs National Park Authority, November 2015

Consultation evidence documents

CS01 Neighbourhood Plan Flyer April-May 2013
 CS02 Parish Assembly & Public Meeting Flyer April-May 2013
 CS03 Minutes of Neighbourhood Plan Meeting 2 May 2013
 CS04 Minutes of WNPSG Meeting 16 May 2013
 CS05 Terms of Reference 26 July 2013
 CS06 Westbourne Designation Letter 3 December 2013
 CS07 Westbourne Designation Map
 CS08 Flyer/Questionnaire 14 July 2013
 CS09 Flyer & Open Day Responses June & July 2013
 CS10 WNPSG Stakeholder Notice 17 February 2015
 CS11 Chichester District Council Contacts & Stakeholder Contacts
 CS12 Local Stakeholders & Community Groups - list
 CS13 Westbourne Businesses - list
 CS14 Local Business & Community Group Feedback details
 CS15 Rowena Tyler's Presentation January 2014
 CS16 Main Questionnaire Booklet May 2014
 CS17 Flyer for Public Consultation event October 2014
 CS18 Rowena Tyler's Presentation
 CS19 John Hernon's Presentation
 CS20 Call for sites article
 CS21 Call for sites/landowners
 CS22 Neighbourhood Plan Flyer for Open Day July 2015
 CS23 Neighbourhood Plan event comments July 2015
 CS24 Neighbourhood Plan event scorecards July 2015
 CS25 Neighbourhood Plan event Meeting Boards July 2015
 CS26 Westbourne Magazine Article August 2015
 CS27 Quotes for Economy display
 CS28 Copy of Economy scoresheet
 CS29 Environment Results and analysis
 CS30 Roads results and analysis
 CS31 Our Community feedback
 CS32 Our Homes charts

CS33 Young people's questionnaire
 CS34 Young people's comments
 CS35 Preferences expressed at the Open Day
 CS36 Preferences expressed by Postcode
 CS37 Postcode Map
 CS38 Westbourne Magazine article December 2015
 CS39 Comments & responses to Pre-submission 1
 CS40 Comment cards for Open Day March 2016
 CS41 Event consultation poster for March 2016
 CS42 Email to local organisations 26 February 2016
 CS43 Email to statutory consultees 26 February 2016
 CS44 Car Park petition - 1
 CS45 Car Park petition - 2
 CS46 Car Park petition - 3
 CS47 Westbourne Parish Newsletter November 2016
 CS48 Comments & responses to Pre-Submission 2
 CS49 Focussed consultation November 2016
 CS50 Planning history of land north of Long Copse Lane



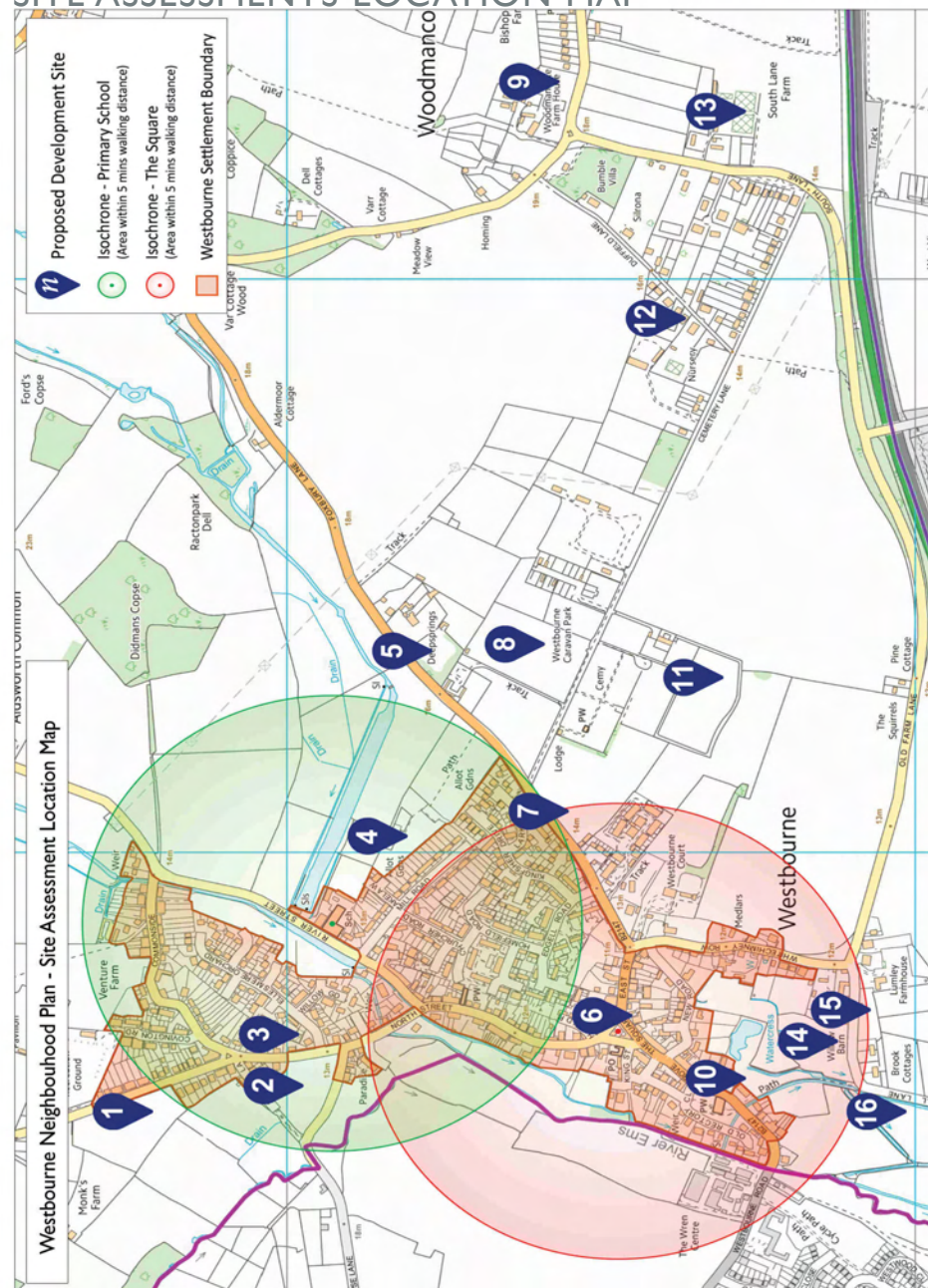
WESTBOURNE NEIGHBOURHOOD PLAN SITE ASSESSMENTS

SITE ASSESSMENTS CONTENTS	
INTRODUCTION	50
SITE ASSESSMENT LOCATION MAP	50
1 WEST OF MONK'S HILL	51
2 LONG COPSE LANE	52
3 ELLESMERE NURSERIES	54
4 REAR OF 30-56 MILL ROAD	55
5 DEEP SPRINGS, FOXBURY LANE	56
6 GOSMORE, THE SQUARE	57
7 SITE ADJACENT TO CHANTRY HALL	58
8 LAND NORTH OF CEMETERY LANE	59
9 WOODMANCOTE FARMHOUSE	60
10 LAND REAR OF PARISH HALL	61
11 FOLLYFOOT STABLE, CEMETERY LANE	62
12 ST LAWRENCE, DUFFIELD LANE	63
13 LAND AT SOUTH LANE FARM	64
14 LAND NORTH OF MILL LANE	65
15 LAND SOUTH OF MILL LANE	66
16 MILL MEADOWS FARM	67
CONCLUSION & SUMMARY TABLE	68

INTRODUCTION

This assessment and appraisal considers all 16 sites that were identified from various sources as suitable for development. These included SHLAA sites (identified by CDC), sites put forward by landowners and those identified by the WNPSG. The assessments have been carried out by the WNPSG, and checked for validity and consistency by an independent planning consultant. The assessment involved a site inspection; a review of submissions put forward, consideration of any relevant planning history. Each site was assessed for the following criteria: access and services with a view to the sustainability of the location, compatibility with village character, assessment of the current use - considering brownfield, review of landscape heritage and biodiversity constraints from published information,, and review of flood zones.

SITE ASSESSMENTS LOCATION MAP



I - WEST OF MONK'S HILL

Detailed Assessment

Site name/location:
 WNP Review reference number:
 Type of development:
 Site owner/Agent:
 Site size (hectares) and existing land use:
 Site availability:
 Planning History:

West of Monk's Hill.
 Map Reference Number 1.
 Housing - suggested 6 bungalows.
 Mr W Rowe.
 2.16 Permanent pasture.
 1-5 years.
 Not known.

Access & Provision of services

- 1 Describe access to road:
- 2 Is the access safe?:
- 3 Can the access be made adequate for the development?:
- 4 Could residents walk safely to village centre?:
- 5 What time does it take to walk to the village centre?:
- 6 Are there pavements to walk on to the village centre?:

Direct to Monk's Hill via a slip road
 Could be made safe. The introduction of visibility splays will remove some of the frontage hedgerow.
 Yes. A gateway traffic calming feature would help to restrict vehicular on the approach which would be some benefit to the local road network, and may allow visibility splays to be slightly reduced.
 Yes, and within 5 minutes of school.
 5-8 minutes.
 Yes.

Village Character

- 1 What is the landscape character of the site? Will development of the site be harmful to the village character –explain how?:

The South Downs National Park is less than 1km to the north of the site. The site is at a visually important approach to the village from the National Park. The landscape character zone is 110 where there is low capacity. A large development filling the site may have a harmful impact on the approach, a smaller well screened development would not.
 Yes, if a limited scheme of housing only was permitted –note: owner is promoting single-storey and limited number of units.
 No.

- 2 Can the potential harm/ landscape/ heritage impact be satisfactorily mitigated?:
- 3 Would this development bring any additional benefit to the village?:
- 4 Does the proposal cause harm to trees and hedgerows?:

Trees can be retained and protected as part of the scheme; some loss of hedgerow for visibility splays would require mitigation planting.

Use of land

- 1 Describe current/previous use:
- 2 Are any parts of the site brownfield land?:
- 3 Is there history or potential for contamination?

Agricultural/grazing- Not thought to be the best and most versatile agricultural land.
 No.
 No.

1 - WEST OF MONK'S HILL

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?:	This is a potential concern regarding the NP gateway. Development and mitigation must address this potential impact.
2 Will development adversely affect the amenity of nearby properties?:	Not directly, no overlooking or privacy issues.
3 Will site preserve existing views?:	Yes, if development is limited in scope and scale.
4 Will site affect any listed buildings/heritage assets?:	No.
5 Will any green space be gained?:	Some biodiversity screen planting could act to Green corridors.
6 Is there any impact to footpaths?	No.
7 Is there any impact on protected species or other biodiversity impacts?	No – hedgerow loss on frontage would need compensatory planting elsewhere on the site.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3:	No.
2 Will development of the site increase flood risk?:	No providing mitigating measures in place to deal with surface water run-off.
3 Can the existing sewerage system cope with this development?:	Unknown, but private drainage is a possible solution.

Assessment

This site could come forward for a limited amount of development as indicated by the owner. The site is on an important gateway to the village needs a very careful scheme of design; the development must protect the character and appearance of the area and a solution using single storey units would be appropriate.

Capacity

The assessment indicates an acceptable maximum capacity of 6 dwellings in order to mitigate potential harm. The following are required:

Design Requirements

Protect the village gateway approach from the north with significant screen planting; traffic calming to support a single point of access from Monk's Hill and visibility splays of 2.4m x 40m; compensatory planting for loss of frontage hedgerow; create strong landscape buffer around the north western, western and south western boundaries; development maximum of single storey; remove permitted development rights for extensions and loft conversions to maintain the rural character and low impact.

2 - LONG COPSE LANE

Detailed Assessment

Site name/location:	Long Copse Lane
WNP Review reference number:	Map Reference Number 2
Type of development:	Housing - suggested 9 – 22
Site owner/Agent:	Southcott Homes
Site size (hectares) and existing land use:	Agricultural/Equestrian
Site availability:	1-5 years
Planning History:	Refusal 22 dwellings 13/00231/FUL and appeal DISMISSED 2 /12/2013 Refusal 16 dwellings 14/00911 Appeal allowed on 14/12/2015

Access & Provision of services

1 Describe access to road:	Direct access onto North Street– 30 mph speed limit
2 Is the access safe?:	Could be made safe. The introduction of visibility splays will remove some of the frontage hedgerow.
3 Can the access be made adequate for the development?:	Yes. The access would be uncharacteristic as it would need to climb to the higher level of the site and would be dug in in part which may have greater impact on the hedgerow. Appeal Inspector required site levels to be approved to ensure no impact on character.
4 Could residents walk safely to village centre?:	Yes
5 What time does it take to walk to the village centre?:	5 minutes of village school
6 Are there pavements to walk on to the village centre?:	Yes

Village Character

1 What is the landscape character of the site?	The South Downs National Park lies less than half a kilometre to the east. The local landscape is traditional surrounded by small historic pastures. The land gently slopes down towards the south west and south east and is generally about one metre above the level of the adjoining road. Landscape Character Zone 110, where there is low capacity. Significant views identified in the VDS would be harmed
Will development of the site be harmful to the village character-explain how?:	The trees on the western boundary of the site are on the skyline and this, together with the sense of openness over the site, contributes to the open and semi-rural character of this part of the village. The scheme for 22 units, dismissed at appeal, was considered to be detrimental to the pastoral setting and rural approach. The scheme for 16 was felt not to harm the character and appearance of the village.

2 - LONG COPSE LANE

2 Can the potential harm/ landscape/ heritage impact be satisfactorily mitigated?:

No the impact on the gap would be unacceptable for the village given the very narrow gap at this point with the neighbouring authority. The sense of openness within this part of the village would be lost and the proposal would detract from the open and semi-rural character and appearance of this part of the village. The Inspector concluded the proposed development would be detrimental to the character and appearance of the village. However, the Inspector for 16 units concluded otherwise he considered that the proposal would not be a prominent projection into the rural area and through careful design has addressed the previous Inspector's concerns with regard to the western approach along Long Copse Lane. The rural aspect to the western approach would be retained.

3 Would this development bring any additional benefit to the village?:

Appeal Inspector agreed to contributions to education, 6 affordable dwellings and traffic calming and new footpath

4 Does the proposal cause harm to trees and hedgerows?:

No- trees can be retained and protected as part of the scheme; some loss of hedgerow for visibility splays would be required.

Use of land

1 Describe current/previous use:

Agricultural/grazing- Not thought to be best and most versatile agricultural land.

2 Are any parts of the site brownfield land?:

No

3 Is there history or potential for contamination?:

No

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?:

This is a major concern. The appeal was dismissed for 22 units based on prominent projection into the village, visually overbearing and damage to key approach to the village. However, the Inspector for 16 units concluded otherwise. He considered that the proposal would not be a prominent projection into the rural area and through careful design has addressed the previous Inspector's concerns with regard to the western approach along Long Copse Lane. The rural aspect to the western approach would be retained.

2 Will development adversely affect the amenity of nearby properties?:

Significant loss of open views, inspector dismissed scheme on overbearing nature of development. The Inspector looking at 16 units concluded that there would be some loss of views but this would not be harmful.

3 Will site preserve existing views?:

No – retained views in revised scheme are not rural but across the access road.

4 Will site affect any listed buildings/heritage assets?:

No

5 Will any green space be gained?:

No, the approved appeal scheme did not offer any open space on site.

6 Is there any impact to footpaths?:

No –additional footpath secured along with traffic calming for Monk's Hill as part of scheme approved on appeal.

7 Is there any impact on protected species or other biodiversity impacts?:

No protected species in phase 1 habitat survey– hedgerow loss would need compensatory planting elsewhere on the site. Appeal Inspector secured bat boxes as mitigation.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3:

No

2 Will development of the site increase flood risk?:

No providing mitigating measures in place to deal with surface water run -off

3 Can the existing sewerage system cope with this development?:

If no capacity a private system could be used, Appeal scheme requires foul and surface drainage solution including Sustainable

Assessment

This site is an important gap site in the village, both in terms of the gap with the neighbouring borough and as part of the rural character of the village. The setting of the village is enhanced by its undeveloped nature. It is a prominent site with important views on approach and across the site identified in the VDS.

The elevated nature of the site makes proposed development particularly difficult and has the potential to be overbearing, in addition the access to the site would be uncharacteristic as it would need to cut into the bank.

The objections to the scheme identified in the Inspector's report that the sense of openness within this part of the village would be lost and the proposal would detract from the open and semi-rural character and appearance of this part of the village. It is therefore against the village view that the site should now be developed for 16 units

The site must now be put forward for inclusion in the WNP as part of the spatial strategy.

Capacity

16 – following approval of the scheme given the appeal decision.

3 - ELLESMERE ORCHARD

Detailed Assessment

Site name/ location	3 Ellesmere Nurseries
WNP Review:	Map Reference Number 3
Type of development:	Housing - suggested 2 units
Site owner/Agent:	Mr and Mrs Pett
Site size (hectares) and existing land use:	Horticultural Nursery (NB Not Brownfield)
Site availability	1-5 years
Planning History	Not known

Access & Provision of services

1 Describe access to road	Direct from Ellesmere Orchard
2 Is the access safe?	Yes
3 Can the access be made adequate for the development?	Yes
4 Could residents walk safely to village centre?	Yes
5 What time does it take to walk to the village centre?	5-8 minutes, less than 5 minutes to school
6 Are there pavements to walk on to the village centre?	Yes

Village Character

1 What is the landscape character of the site?	Within built up area, redevelopment not harmful
Will development of the site be harmful to the village character - explain how?	
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	Yes
3 Would this development bring any additional benefit to the village?	No
4 Does the proposal cause harm to trees and hedgerows?	Some of the neighbouring trees overhang parts of the site

Use of land

1 Describe current/previous use.	Horticultural Glasshouse
2 Are any parts of the site brownfield land?	No
3 Is there history or potential for contamination?	No

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	No
2 Will development adversely affect the amenity of nearby properties?	Care needs to be taken to avoid any harm to amenities as this is a tight plot
3 Will site preserve existing views?	Yes, if development is limited in scope and scale
4 Will site affect any listed buildings/heritage assets?	No
5 Will any green space be gained?	No
6 Is there any impact to footpaths?	No
7 Is there any impact on protected species or other biodiversity impacts?	Unlikely

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	No
2 Will development of the site increase flood risk?	No providing mitigating measures in place to deal with surface water run-off
3 Can the existing sewerage system cope with this development?	Private system would be possible if no capacity

Assessment

This site is NOT a brownfield site despite being covered by greenhouses. The use is considered agricultural which does not fall within the definition of brownfield land. The site only provides at maximum 2 units, so is only a windfall site.

Capacity

NONE for WNP – could be advanced as windfall as within existing settlement boundary.

4 - REAR OF 30-56 MILL ROAD

Detailed Assessment

Site name/ location:	Rear of 30-56 Mill Road
WNP Review:	Map Reference Number 4
Type of development:	Housing – 10 units and playground
Site owner/Agent:	CDC Estates
Site size (hectares) and existing land use:	0.98 ha
Site availability:	1-5 years
Planning History:	

Access & Provision of services

1 Describe access to road	Direct access Mill Road
2 Is the access safe?	Could be made safe. Some easing of the bend on entering the road possible
3 Can the access be made adequate for the development?	Yes. Improvement to parking on Mill Road could assist
4 Could residents walk safely to village centre?	Yes
5 What time does it take to walk to the village centre?	5 minutes
6 Are there pavements to walk on to the village centre?	Yes

Village Character

1 What is the landscape character of the site?	Not assessed within the landscape capacity study as considered within the built up area of the village.
Will development of the site be harmful to the village character –explain how?	Yes
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	
3 Would this development bring any additional benefit to the village?	Upgraded Playground and access to school
4 Does the proposal cause harm to trees and hedgerows?	No

Use of land

1 Describe current/previous use.	Public Open Space
2 Are any parts of the site brownfield land?	No
3 Is there history or potential for contamination?	No

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	No
2 Will development adversely affect the amenity of nearby properties?	No overlooking or privacy issues, some loss of open views from the rear of dwellings
3 Will site preserve existing views?	Yes
4 Will site affect any listed buildings/heritage assets?	No
5 Will any green space be gained?	Neutral - replacement public open space would be required
6 Is there any impact to footpaths?	No

7 Is there any impact on protected species or other biodiversity impacts? No

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	Flood Zone 2
2 Will development of the site increase flood risk?	Possibly - a site specific Flood Risk Assessment might show otherwise.
3 Can the existing sewerage system cope with this development?	Yes

Assessment

The site falls within flood zone 2 (1 in a 1000 year event). If no other sites were available (without other planning constraints) a sequential test could demonstrate that the site is viable. However, as the Long Copse Lane application was granted on appeal, this site is no longer required.

Capacity

NONE as there are sequentially preferable sites with sufficient capacity.

5 - DEEP SPRINGS, FOXBURY LANE

Detailed Assessment

Site name/ location:	5 Deep Springs, Foxbury Lane.
WNP Review:	Map Reference Number 5.
Type of development:	Housing - suggested 4 units.
Site owner/Agent:	Mr John Appi.
Site size (hectares) and existing land use:	Garden land, stables and haybarn.
Site availability:	1-5 years.
Planning History:	

Access & Provision of services

1 Describe access to road	Direct from Foxbury Lane.
2 Is the access safe?	Yes.
3 Can the access be made adequate for the development?	Yes.
4 Could residents walk safely to village centre?	No.
5 What time does it take to walk to the village centre?	Beyond 5 minute walking zone to school or centre.
6 Are there pavements to walk on to the village centre?	No.

Village Character

1 What is the landscape character of the site? Will development of the site be harmful to the village character –explain how?	Remote from village, feels within countryside, extensive tree cover. Would harm rural approach to village and impact on the SDNP boundary. Is located in landscape character zone 112 where there is medium capacity.
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	No.
3 Would this development bring any additional benefit to the village?	No.
4 Does the proposal cause harm to trees and hedgerows?	There are a number of good mature specimen trees that may be harmed by the proposal.

Use of land

1 Describe current/previous use.	Part garden/ part paddock.
2 Are any parts of the site brownfield land?	No.
3 Is there history or potential for contamination?	No.

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	Yes. The development would be very harmful to this important village gateway.
2 Will development adversely affect the amenity of nearby properties?	No.
3 Will site preserve existing views?	No, it would harm important views and rural gateway.
4 Will site affect any listed buildings/heritage assets?	No.
5 Will any green space be gained?	No.
6 Is there any impact to footpaths?	No.

7 Is there any impact on protected species or other biodiversity impacts?

Given mature trees and vegetation there could be biodiversity impacts.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	No.
2 Will development of the site increase flood risk?	No providing mitigating measures in place to deal with surface water run -off.
3 Can the existing sewerage system cope with this development?	Private system would be possible if no capacity.

Assessment

The site only provides at maximum 4 units, so is only a windfall site at best. Comes under the affordable housing threshold so has no wider benefits.

The site is part of an attractive mature garden with a number of good specimen trees. Any development here would harm the rural approach to the village and the National Park. Development would not comply with NPPF, which seeks to protect countryside for its own sake, and to avoid harm to National Parks, and would be contrary to CDC Local Plan.

Capacity

NONE for WNP not suitable for windfall as outside settlement boundary.

6 - GOSMORE, THE SQUARE

Detailed Assessment

Site name/location:	6 Gosmore, The Square.
WNP Review:	Map Reference Number 6.
Type of development:	Housing - suggested 4 units.
Site owner/Agent:	Mrs Wanda and Mr Peter Canwell.
Site size (hectares) and existing land use:	Bungalow and Garden.
Site availability:	1-5 years.
Planning History:	Not known.

Access & Provision of services

1 Describe access to road	Direct from the Square.
2 Is the access safe?	Yes.
3 Can the access be made adequate for the development?	Yes.
4 Could residents walk safely to village centre?	Yes.
5 What time does it take to walk to the village centre?	In the village centre. less than 5 minutes to school .
6 Are there pavements to walk on to the village centre?	Yes.

Village Character

1 What is the landscape character of the site?	Within Conservation Area.
Will development of the site be harmful to the village character - explain how?	
2 Can the potential harm/ landscape/heritage impact of the development be satisfactorily mitigated?	Yes.
3 Would this development bring any additional benefit to the village?	No.
4 Does the proposal cause harm to trees and hedgerows?	No.

Use of land

1 Describe current/previous use.	Dwelling and garden.
2 Are any parts of the site brownfield land?	Yes- the area of the dwelling.
3 Is there history or potential for contamination?	No.

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	No.
2 Will development adversely affect the amenity of nearby properties?	Care needs to be taken to avoid any harm to amenities as this is a tight plot.
3 Will site preserve existing views?	Yes, if development is limited in scope and scale.
4 Will site affect any listed buildings/heritage assets?	No.
5 Will any green space be gained?	No.
6 Is there any impact to footpaths?	No.
7 Is there any impact on protected species or other biodiversity impacts?	Unlikely.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	Yes. Flood zone 2.
2 Will development of the site increase flood risk?	No, providing mitigating measures are put in place to deal with surface water run -off.
3 Can the existing sewerage system cope with this development?	Private system would be possible if no capacity.

Assessment

The site only provides at maximum 4 units, so is only a windfall site.

The site falls within flood zone 2.

Site falls within Conservation Area so particular attention would need to be paid to design.

Capacity

NONE for WNP – could be advanced as windfall as within existing settlement boundary, however in flood zone 2, given it cannot be allocated if it fails in the sequential testing.

7 - SITE ADJACENT TO CHANTRY HALL

Detailed Assessment

Site name/ location:	Site adjacent to Chantry Hall.
WNP Review	Map Reference Number 7.
Type of development:	Housing - suggested 25 to 70 units – (6).
Site owner/Agent:	Donna Palmer (Agent: Taylor Wimpey).
Site size (hectares) and existing land use:	3.21. Agricultural/Equestrian.
Site availability	1-5 years.
Planning History	Appeal dismissed 14 April 2014 following refusal of WE/12/04779/FUL.

Access & Provision of services

1 Describe access to road	Direct access onto Foxbury Lane – (30 mph)
2 Is the access safe?	Could be made safe. The introduction of visibility splays will remove some of the frontage hedgerow.
3 Can the access be made adequate for the development?	Yes. A gateway traffic calming feature would restrict vehicle speeds on this part of Foxbury lane, and be of benefit to the local road network.
4 Could residents walk safely to village centre?	Yes.
5 What time does it take to walk to the village centre?	5 minutes.
6 Are there pavements to walk on to the village centre?	Yes.

Village Character

1 What is the landscape character of the site? Will development of the site be harmful to the village character – explain how?	The SDNP lies some 160 m to the north. The site is in the Southbourne Coastal Plain, zone 112, and shows the site as having medium potential. It is an open field bounded by Cemetery Lane and Foxbury Lane and significant as it draws in the rural character deep into this side of the village. It is at a visually important approach to the village from the National Park. A large development would impact on the setting of a heritage asset and destroy the historic gap between the cemetery and the village.
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	Yes, if a very limited scheme of housing (as suggested) only was permitted.
3 Would this development bring any additional benefit to the village?	An informal event car park could assist the village on occasion.
4 Does the proposal cause harm to trees and hedgerows?	No- trees can be retained and protected as part of the scheme; loss of hedgerow for visibility splays would require mitigation planting. There are a number of mature trees in the adjoining property to the southwest of the site, which are the subject of a Tree Protection Order

(TPO) Some of these trees overhang parts of the site.

Use of land

1 Describe current/previous use.	Agricultural/grazing- Not thought to be best and most versatile agricultural land.
2 Are any parts of the site brownfield land?	No.
3 Is there history or potential for contamination?	No.

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	This is a potential concern. Development and mitigation must address this potential impact.
2 Will development adversely affect the amenity of nearby properties?	Not directly, no overlooking or privacy issues, some loss of open views.
3 Will site preserve existing views?	Yes, if limited in scope and scale.
4 Will site affect any listed buildings/heritage assets?	No, but care must be taken to protect the undesignated heritage asset of the cemetery.
5 Will any green space be gained?	Yes- public open space adjoining development.
6 Is there any impact to footpaths?	No.
7 Is there any impact on protected species or other biodiversity impacts?	No – hedgerow loss would need compensatory planting elsewhere on the site.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	No.
2 Will development of the site increase flood risk?	No providing mitigating measures in place to deal with surface water run -off.
3 Can the existing sewerage system cope with this development?	Off-site sewer improvements could provide for a connection to the sewer.

Assessment

This site could house a limited development, avoiding the issues identified as unacceptable in Appeal Ref: APP/L3815/A/13/2205297. The site is on an important village gateway and adjacent to a village heritage asset so needs a careful design to protect the character and appearance of the area.

Capacity

The assessment indicates an acceptable maximum capacity of six dwellings of a maximum of two storeys, to be a mixture of sizes and styles to create a varied townscape including some semi-detached, and detached to reflect the transition to open countryside.

Design Requirements: the following are required

Protect the coalescence of the village and Cemetery by maintaining the existing historic gap; protect the setting of the undesignated heritage asset (the Cemetery); protect the village gateway with planting; retain views of the Cemetery from Foxbury Lane; retain trees; provide public open space; provide informal car park; traffic calming gateway feature and a single access point from Foxbury Lane; visibility splays of 42x2 m; planting for loss of frontage hedgerow; create strong landscape buffer along south eastern boundary; ensure footpath link through development to village primary school; remove PD rights for extensions and loft conversions to maintain the rural character. Dwellings to be a mixture of sizes and styles to create a varied townscape including some semi-detached, and detached to reflect the transition to open countryside.

8 - LAND NORTH OF CEMETERY LANE

Detailed Assessment

Site name/ location:	8 Land north of Cemetery Lane.
WNP Review:	Map Reference Number 8.
Type of development:	Housing - suggested 25 to 70 units.
Site owner/Agent:	Mr T Vine (Agent: Mr Newman).
Site size (hectares) and existing land use:	3.25. Agricultural/Equestrian.
Site availability:	1-5 years.
Planning History:	Not known.

Access & Provision of services

1 Describe access to road	Cemetery Lane would need upgrading.
2 Is the access safe?	Could be made safe. The introduction of visibility splays will remove some of the frontage hedgerow.
3 Can the access be made adequate for the development?	Yes. A gateway traffic calming feature would help to restrict vehicular speeds along this part of Foxbury lane, which would be some benefit to the local road network, and may allow visibility splays to be slightly reduced.
4 Could residents walk safely to village centre?	Yes.
5 What time does it take to walk to the village centre?	Outside the 5 minute walking zone.
6 Are there pavements to walk on to the village centre?	Partial.

Village Character

1 What is the landscape character of the site? Will development of the site be harmful to the village character – explain how?	The SDNP lies some 160m to the north. The site is in the Southbourne Coastal Plain, zone 112, which shows the site as having medium potential. It is an open field bounded by Cemetery Lane and Foxbury Lane and significant as it draws in the rural character deep into this side of the village. It is at a visually important approach to the village from the National Park. A large development would impact on the setting of a heritage asset and would harm to the character of the area.
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	No the development would impact on the setting of an undesignated heritage asset.
3 Would this development bring any additional benefit to the village?	No.
4 Does the proposal cause harm to trees and hedgerows?	No- trees can be retained and protected as part of the scheme; loss of hedgerow for visibility splays would require mitigation planting.

Use of land

1 Describe current/previous use.	Agricultural/grazing - Not thought to be best and most versatile agricultural land.
2 Are any parts of the site brownfield land?	No.

3 Is there history or potential for contamination?	No.
--	-----

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	This is a major concern.
2 Will development adversely affect the amenity of nearby properties?	Not directly, no overlooking or privacy issues, but loss of open views.
3 Will site preserve existing views?	No.
4 Will site affect any listed buildings/heritage assets?	Yes, the undesignated heritage asset of the cemetery.
5 Will any green space be gained?	Yes - as part of any scheme.
6 Is there any impact to footpaths?	Yes - the change in the nature of cemetery lane.
7 Is there any impact on protected species or other biodiversity impacts?	No - hedgerow loss would need compensatory planting elsewhere on the site.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	No.
2 Will development of the site increase flood risk?	No providing mitigating measures in place to deal with surface water run -off.
3 Can the existing sewerage system cope with this development?	Off-site sewer improvements could provide for a connection to the sewer.

Assessment

The site is on an important gateway to the village adjacent to an important village heritage asset and would adversely affect the open countryside character of the area; the development must protect the character and appearance of the area. Development would not comply with NPPF, which seeks to protect countryside for its own sake, and to avoid harm to National Parks, and would be contrary to CDC Local Plan.

Capacity

NONE for WNP development here would not be consistent with the existing planning policy framework at National and Local level.

9 - WOODMANCOTE FARMHOUSE

Detailed Assessment

Site name/ location:	9 Woodmancote Farmhouse.
WNP Review	Map Reference Number 9.
Type of development:	Housing - suggested 4 units.
Site owner/Agent:	Mr N Rowe.
Site size (hectares) and existing land use:	Overgrown garden orchard 0.25 hectares.
Site availability	1-5 years.
Planning History	Not known.

Access & Provision of services

1 Describe access to road	Direct from Woodmancote Lane.
2 Is the access safe?	Yes.
3 Can the access be made adequate for the development?	Yes.
4 Could residents walk safely to village centre?	No.
5 What time does it take to walk to the village centre?	25 minute walk to Westbourne.
6 Are there pavements to walk on to the village centre?	No.

Village Character

1 What is the landscape character of the site? Will development of the site be harmful to the village character - explain how?	Remote from village, feels within countryside, within setting of listed building.
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	Not known.
3 Would this development bring any additional benefit to the village?	No.
4 Does the proposal cause harm to trees and hedgerows?	Loss of some orchard trees.

Use of land

1 Describe current/previous use.	Orchard.
2 Are any parts of the site brownfield land?	No.
3 Is there history or potential for contamination?	No.

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	Within countryside location.
2 Will development adversely affect the amenity of nearby properties?	No.
3 Will site preserve existing views?	No.
4 Will site affect any listed buildings/heritage assets?	Yes- assessment of impact unknown.
5 Will any green space be gained?	No.
6 Is there any impact to footpaths?	No.
7 Is there any impact on protected species or other biodiversity impacts?	Given mature trees and vegetation there could be biodiversity impacts.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	No.
2 Will development of the site increase flood risk?	No providing mitigating measures in place to deal with surface water run -off.
3 Can the existing sewerage system cope with this development?	Private system would be possible if no capacity.

Assessment

The site only provides at maximum 4 units, so is only a windfall site at best. Comes under the affordable housing threshold so has no wider benefits.

Potential impact on the listed building.

Development would not comply with NPPF, which seeks to protect countryside for its own sake, and to avoid harm to National Parks, and would be contrary to CDC Local Plan.

Capacity

NONE for WNP not suitable for windfall as outside settlement boundary

10 - LAND REAR OF PARISH HALL

Detailed Assessment

Site name/ location:	10 Land rear of Parish Hall.
WNP Review	Map Reference Number 10.
Type of development:	Housing - 3 units, village car park and pond.
Site owner/Agent:	Mr Scales and family.
Site size (hectares) and existing land use:	Grazing land.
Site availability	1-5 years.
Planning History	Not known.

Access & Provision of services

1 Describe access to road	Access to Westbourne Road.
2 Is the access safe?	Visibility maybe inadequate?
3 Can the access be made adequate for the development?	Needs to be demonstrated.
4 Could residents walk safely to village centre?	Yes.
5 What time does it take to walk to the village centre?	At village centre less than 5 minutes to school.
6 Are there pavements to walk on to the village centre?	Yes.

Village Character

1 What is the landscape character of the site? Will development of the site be harmful to the village character – explain how?	Frontage within built up area, rear is characterful open land within zone 113 of the landscape capacity study shown as having low capacity and part of attractive river environment.
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	Within Conservation area. Limited development might be acceptable.
3 Would this development bring any additional benefit to the village?	Car Park and Pond.
4 Does the proposal cause harm to trees and hedgerows?	Some of the neighbouring trees overhang parts of the site.

Use of land

1 Describe current/previous use.	Grazing.
2 Are any parts of the site brownfield land?	No.
3 Is there history or potential for contamination?	No.

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	No.
2 Will development adversely affect the amenity of nearby properties?	Care needs to be taken to avoid any harm to amenities as this is a tight plot.
3 Will site preserve existing views?	Yes, if development is limited in scope and scale.
4 Will site affect any listed buildings/heritage assets?	Site is within Conservation Area, adjoins to listed buildings.
5 Will any green space be gained?	Yes - the pond.
6 Is there any impact to footpaths?	Yes - impacts on path to the west.

7 Is there any impact on protected species or other biodiversity impacts?

Unlikely.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	Yes Flood Zone 3.
2 Will development of the site increase flood risk?	Development here not acceptable in Flood zone 3.
3 Can the existing sewerage system cope with this development?	Flood considerations.

Assessment

The site only provides at maximum 3 units, so is only a windfall site.
The site falls within flood zone 3 so in sequential terms is the worst performing site.
Heritage considerations would need careful consideration based on a detailed design.

Capacity

NONE for WNP – as it fails on the sequential test and provides insufficient units for a site allocation.

11 - FOLLYFOOT STABLE, CEMETERY LANE

Detailed Assessment

Site name/ location:	Follyfoot Stable, Cemetery Lane.
WNP Review	Map Reference Number 11.
Type of development:	Housing no capacity suggested.
Site owner/Agent:	Mr Edgell.
Site size (hectares) and existing land use:	2.42. Agricultural/Equestrian.
Site availability	1-5 years.
Planning History	Not known.

Access & Provision of services

1 Describe access to road	Cemetery Lane would need upgrading.
2 Is the access safe?	Could be made safe. The introduction of visibility splays will remove some of the frontage hedgerow.
3 Can the access be made adequate for the development?	Yes. A gateway traffic calming feature would help to restrict vehicular speeds along this part of Foxbury lane, which would be some benefit to the local road network, and may allow visibility splays to be slightly reduced. ? Not clear if rights of access exist.
4 Could residents walk safely to village centre?	Yes.
5 What time does it take to walk to the village centre?	Outside the 5 minute walking zone.
6 Are there pavements to walk on to the village centre?	Partial.

Village Character

1 What is the landscape character of the site? Will development of the site be harmful to the village character – explain how?	The SDNP lies some 160m to the north. The site is in the Southbourne Coastal Plain, zone 112, and shows the site as having medium potential. It is an open field bounded by Cemetery Lane and Foxbury Lane and significant as it draws in the rural character deep into this side of the village. It is at a visually important approach to the village from the National Park. A large development would impact on the setting of a heritage asset and would harm to the character of the area.
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	No the development would impact on the setting of an undesignated heritage asset.
3 Would this development bring any additional benefit to the village?	No.
4 Does the proposal cause harm to trees and hedgerows?	No- trees can be retained and protected as part of the scheme; some loss of hedgerow for visibility splays would require mitigation planting.

Use of land

1 Describe current/previous use.	Agricultural/equestrian - Not thought to be best and most versatile agricultural land.
2 Are any parts of the site brownfield land?	No.
3 Is there history or potential for contamination?	No.

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	This is a major concern.
2 Will development adversely affect the amenity of nearby properties?	Not directly, no overlooking or privacy issues, but loss of open views.
3 Will site preserve existing views?	No.
4 Will site affect any listed buildings/heritage assets?	Yes, the undesignated heritage asset of the cemetery.
5 Will any green space be gained?	Yes - as part of any scheme.
6 Is there any impact to footpaths?	Yes - the change in the nature of Cemetery Lane.
7 Is there any impact on protected species or other biodiversity impacts?	No - hedgerow loss would need compensatory planting elsewhere on the site.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	No.
2 Will development of the site increase flood risk?	No, providing mitigating measures in place to deal with surface water run -off.
3 Can the existing sewerage system cope with this development?	Off-site sewer improvements could provide for a connection to the sewer.

Assessment

The site is on an important gateway to the village adjacent to an important village heritage asset and would adversely affect the open countryside character of the area; the development must protect the character and appearance of the area. Development would not comply with NPPF, which seeks to protect countryside for its own sake, and to avoid harm to National Parks, and would be contrary to CDC Local Plan.

Capacity

NONE for WNP. Development here would not be consistent with the existing planning policy framework at National and Local level.

12 - ST LAWRENCE, DUFFIELD LANE

Detailed Assessment

Site name/ location:	12 St Lawrence, Duffield Lane.
WNP Review	Map Reference Number 12.
Type of development:	Housing - suggested 1unit.
Site owner/Agent:	Mrs M Needham.
Site size (hectares) and existing land use:	Garden Land –not brownfield.
Site availability	1-5 years.
Planning History	No known.

Access & Provision of services

1 Describe access to road	Direct from Duffield Lane, visibility splays required.
2 Is the access safe?	Yes.
3 Can the access be made adequate for the development?	Yes.
4 Could residents walk safely to village centre?	No.
5 What time does it take to walk to the village centre?	25 minutes to Westbourne - not sustainable.
6 Are there pavements to walk on to the village centre?	No.

Village Character

1 What is the landscape character of the site?	Remote from Westbourne Centre, located within countryside, Woodmancote not a sustainable settlement.
Will development of the site be harmful to the village character – explain how?	Not known.
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	
3 Would this development bring any additional benefit to the village?	No.
4 Does the proposal cause harm to trees and hedgerows?	Not known.

Use of land

1 Describe current/previous use.	Domestic garden.
2 Are any parts of the site brownfield land?	No.
3 Is there history or potential for contamination?	No.

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	Yes. The development would be located in the gap outside Westbourne/ Southbourne.
2 Will development adversely affect the amenity of nearby properties?	Yes, as this would be a backland development.
3 Will site preserve existing views?	No, it may harm some open views .
4 Will site affect any listed buildings/heritage assets?	No.
5 Will any green space be gained?	No.
6 Is there any impact to footpaths?	No.
7 Is there any impact on protected species or other biodiversity impacts?	There could be biodiversity impacts –not known.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	No.
2 Will development of the site increase flood risk?	No providing mitigating measures in place to deal with surface water run -off.
3 Can the existing sewerage system cope with this development?	Private system would be possible if no capacity.

Assessment

The site only provides at maximum 1 units, so is only a windfall site at best.

The site is part of mature garden so is not brownfield land.

Development would not comply with NPPF, which seeks to protect countryside for its own sake, and to avoid harm to National Parks, and would be contrary to CDC Local Plan.

Capacity

NONE for WNP not suitable for windfall as outside settlement boundary.

13 - LAND AT SOUTH LANE FARM

Detailed Assessment

Site name/ location:	13 Land at South Lane Farm.
WNP Review	Map Reference Number 13.
Type of development:	Housing - suggested 8-12 units and B1Business units.
Site owner/Agent:	Mr N Wason.
Site size (hectares) and existing land use:	Agricultural 2.8 ha redundant glasshouse and redundant agricultural buildings - not brownfield, small business units - brownfield.
Site availability	1-5 years.
Planning History	Not known.

Access & Provision of services

1 Describe access to road	Woodmancote Lane/ South Lane.
2 Is the access safe?	Not yet established.
3 Can the access be made adequate for the development?	Would require visibility splay with loss of hedgerow.
4 Could residents walk safely to village centre?	No.
5 What time does it take to walk to the village centre?	25 minutes to Westbourne – not sustainable.
6 Are there pavements to walk on to the village centre?	No.

Village Character

1 What is the landscape character of the site? Will development of the site be harmful to the village character – explain how?	Remote from Westbourne Centre, located within countryside, Woodmancote not a sustainable settlement. Located in zone 114 of the landscape capacity study which shows the site as having low potential, forms part of the wider sweep of open countryside between Westbourne and Woodmancote.
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	Not known.
3 Would this development bring any additional benefit to the village?	Open space.
4 Does the proposal cause harm to trees and hedgerows?	Not known.

Use of land

1 Describe current/previous use.	Agricultural/ commercial use.
2 Are any parts of the site brownfield land?	Yes commercial units.
3 Is there history or potential for contamination?	Potential yes, from agricultural use, storage of hydrocarbons, and potentially from commercial uses.

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	Yes. The development would be located in the gap outside Westbourne/ Southbourne.
2 Will development adversely affect the amenity of nearby properties?	No.

3 Will site preserve existing views?	No, it may harm some open views.
4 Will site affect any listed buildings/heritage assets?	No.
5 Will any green space be gained?	Possibly.
6 Is there any impact to footpaths?	No.
7 Is there any impact on protected species or other biodiversity impacts?	There could be biodiversity impacts –not known.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	No.
2 Will development of the site increase flood risk?	No providing mitigating measures in place to deal with surface water run - off.
3 Can the existing sewerage system cope with this development?	Private system would be possible if no capacity.

Assessment

The site provides 8-12 units and commercial business space. The site is only partly brownfield land the majority is not. Development would not comply with NPPF, which seeks to protect countryside for its own sake, and to avoid harm to National Parks, and would be contrary to CLPKP

Capacity

NONE for WNP, not suitable as outside settlement boundary so would not be considered a sustainable development.

14 - LAND NORTH OF MILL LANE

Detailed Assessment

Site name/ location:	Land north of Mill Lane.
WNP Review:	Map Reference Number 14.
Type of development:	Housing - suggested 1 unit.
Site owner/Agent:	Mr G Bailey.
Site size (hectares) and existing land use:	1 hectare -Agriculture.
Site availability:	1-5 years.
Planning History:	Not known.

Access & Provision of services

1 Describe access to road	Access from Mill Lane – private lane.
2 Is the access safe?	Not known - access may require widening.
3 Can the access be made adequate for the development?	Not known.
4 Could residents walk safely to village centre?	Yes.
5 What time does it take to walk to the village centre?	5-minutes to village centre.
6 Are there pavements to walk on to the village centre?	Partial.

Village Character

1 What is the landscape character of the site? Will development of the site be harmful to the village character – explain how?	Open character pleasant low lying area that forms the setting to the village. Land within zone 113 of the landscape capacity study shown as having low capacity and part of attractive river environment.
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	Not clear.
3 Would this development bring any additional benefit to the village?	No.
4 Does the proposal cause harm to trees and hedgerows?	Not known.

Use of land

1 Describe current/previous use.	Agriculture.
2 Are any parts of the site brownfield land?	No.
3 Is there history or potential for contamination?	No.

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	No.
2 Will development adversely affect the amenity of nearby properties?	No.
3 Will site preserve existing views?	Yes, if development is limited in scope and scale.
4 Will site affect any listed buildings/heritage assets?	No.
5 Will any green space be gained?	No.
6 Is there any impact to footpaths?	No.

7 Is there any impact on protected species or other biodiversity impacts?

Unlikely.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	Zone 1 where dwelling is proposed, part in Flood Zone 3.
2 Will development of the site increase flood risk?	No if all development in Flood Zone 1.
3 Can the existing sewerage system cope with this development?	Private system would be possible if no capacity, flood issues associated.

Assessment

The site only provides a maximum of 1 unit, so is only a windfall site, outside the settlement boundary. Part of the site falls within Flood Zone 3 so is not acceptable.

Capacity

NONE for WNP – windfall site would only provide one unit, outside settlement boundary, north part of site in Flood Zone 3.

15 - LAND SOUTH OF MILL LANE

Detailed Assessment

Site name/ location:	Land south of Mill Lane.
WNP Review:	Map Reference Number 15.
Type of development:	Housing - suggested 3-6 units.
Site owner/Agent:	Mr M West.
Site size (hectares) and existing land use:	0.35 -Agricultural.
Site availability:	1-5 years.
Planning History:	4 previous planning refusals. 1 appeal lost

Access & Provision of services

1 Describe access to road	Legal access not established. Private lane may restrict capacity to less than 4 units – depending upon how many units served.
2 Is the access safe?	Not known – access is very narrow and may require widening. Not clear if all the land required is in the applicant's control.
3 Can the access be made adequate for the development?	Not known.
4 Could residents walk safely to village centre?	Yes.
5 What time does it take to walk to the village centre?	5-minutes to village centre.
6 Are there pavements to walk on to the village centre?	Partial.

Village Character

1 What is the landscape character of the site? Will development of the site be harmful to the village character – explain how?	The area is characterised by loose - knit sporadic dwellings which act as an important transition to the open countryside the development of the site for 3-6 dwelling would be harmful to the character of the open area on the edge of the village and to the setting of the settlement. The landscape character zone is 113 where capacity is low. It forms part of the wider river environment zone that has attractive rural character.
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	No. Any development would erode the local gap permanently.
3 Would this development bring any additional benefit to the village?	No.
4 Does the proposal cause harm to trees and hedgerows?	There are mature trees within the site that maybe harmed by the proposal, there is significant boundary vegetation that may also be affected by road widening and access/ visibility splays.

Use of land

1 Describe current/previous use.	Agricultural/paddock.
2 Are any parts of the site brownfield land?	No.

3 Is there history or potential for contamination?	No.
--	-----

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	Yes – diminishes local gap, previous planning refusal identified the site lying in the Chichester to Emsworth strategic development would result in the consolidation of build development and would detract from the rural environment.
2 Will development adversely affect the amenity of nearby properties?	Owner's current proposal raises overlooking and privacy issues.
3 Will site preserve existing views?	Impact on views to the south west and from Mill Lane.
4 Will site affect any listed buildings/heritage assets?	No.
5 Will any green space be gained?	No.
6 Is there any impact to footpaths?	No.
7 Is there any impact on protected species or other biodiversity impacts?	Potential harm to species – significant mature boundary vegetation. Water bodies in close proximity.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	Zone 1.
2 Will development of the site increase flood risk?	No.
3 Can the existing sewerage system cope with this development?	Private system would be possible if no capacity.

Assessment

Development on this site would erode the local gap and impact significantly on the rural setting of the village. Development would not comply with NPPF, which seeks to protect countryside for its own sake, and would be contrary to CLPKP.

Capacity

NONE for WNP. Development here would not be consistent with the existing planning policy framework at National and Local level. It would consolidate a loose knit area of the village that acts as an important transition to the open countryside. Suitable access is not certain.

16 - MILL MEADOWS FARM

Detailed Assessment

Site name/ location	Mill Meadows Farm.
WNP Review:	Map Reference Number 16.
Type of development:	Housing - suggested 4 units.
Site owner/Agent:	Mr and Mrs Barker.
Site size (hectares) and existing land use:	10ha agricultural.
Site availability:	N/A; agricultural worker's dwelling.
Planning History:	Not known.

Access & Provision of services

1 Describe access to road	Access from Mill Lane - private lane.
2 Is the access safe?	May need widening.
3 Can the access be made adequate for the development?	Uncertain.
4 Could residents walk safely to village centre?	Yes.
5 What time does it take to walk to the village centre?	5-minutes to village centre.
6 Are there pavements to walk on to the village centre?	Yes.

Village Character

1 What is the landscape character of the site? Will development of the site be harmful to the village character – explain how?	Remote from village, feels within countryside. Would harm rural approach to village. Land within zone 113 of the landscape capacity study shown as having low capacity and part of attractive river environment .
2 Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	No.
3 Would this development bring any additional benefit to the village?	No.
4 Does the proposal cause harm to trees and hedgerows?	Not certain.

Use of land

1 Describe current/previous use.	Grazing.
2 Are any parts of the site brownfield land?	No.
3 Is there history or potential for contamination?	No.

Landscape & heritage & biodiversity

1 Does the site impact on a local gap or village gateway?	Potential impact on gap although proposal is for 1 dwelling only.
2 Will development adversely affect the amenity of nearby properties?	No.
3 Will site preserve existing views?	No.
4 Will site affect any listed buildings/heritage assets?	Not known.
5 Will any green space be gained?	No.
6 Is there any impact to footpaths?	No.

7 Is there any impact on protected species or other biodiversity impacts? No.

Flooding, drainage & water sources

1 Is the site within flood zone 2 or 3	Part in flood zone 3.
2 Will development of the site increase flood risk?	Depends on location of dwelling.
3 Can the existing sewerage system cope with this development?	Private system would be possible if no capacity.

Assessment

The site is offered for an agricultural worker's dwelling this could not count towards housing capacity as it has occupation restrictions relating to the land. Development would not comply with NPPF, which seeks to protect countryside for its own sake, and to avoid harm to National Parks, and would be contrary to CDC Local Plan unless a case can be made based on agricultural justification.

Capacity

NONE for NHP not suitable for windfall as outside settlement boundary and proposed for an agricultural worker.

CONCLUSION

The summary table summarises the situation with regard to site suitability and availability. Five sites cannot be allocated in the Neighbourhood Plan as they are windfall sites with a capacity of less than 6 units. These could only be allocated in exceptional circumstances, and these circumstances do not arise in Westbourne.

Of the seven remaining sites that might have provided capacity, these were rejected on grounds of not being compatible with local and national planning policy and potentially harmful to the gap between Westbourne and adjacent settlements. Two of the rejected sites also had unfavourable planning histories.

The three sites selected all have limits to the extent of development to make them acceptable. Should these sites come forward for higher capacity they would not achieve the mitigation required to make them acceptable.

SUMMARY TABLE

Site	<i>Commentary on suitability for development</i>	<i>Suitable for development?</i>	<i>Capacity</i>
1	Only available for up to 6 units, impact on National Park reduces capacity.	Yes	6
2	Rejected on grounds of harm to gap, and local opposition; allowed at appeal	Yes	16
3	Windfall site.	N/A	N/A
4	Flood Zone 2 affects site.	No	N/A
5	Site adjacent to National Park and remote from settlement boundary, not compliant with CLPKP.	No	N/A
6	Windfall site.	N/A	N/A
7	Part of site suitable for up to 6 units to comply with CDC policy and overcome previous planning refusal and dismissed appeal.	Yes	6
8	Rejected on grounds of harm to gap, not compliant with CLPKP.	No	N/A
9	Remote from settlement in countryside location, not compliant with CLPKP.	No	N/A
10	Windfall site in Flood Zone 3.	N/A	N/A
11	Rejected on grounds of harm to gap, not compliant with CLPKP.	No	N/A
12	Windfall site.	N/A	N/A
13	Remote from settlement in countryside location, not compliant with CLPKP.	No	N/A
14	Part Flood Zone 3 and windfall site.	N/A	N/A
15	Remote from settlement in countryside location, not compliant with CLPKP. 4 previous planning refusals.	No	N/A
16	Remote from settlement in countryside location, not compliant with CDC local plan and part in flood zone 2.	No	N/A
		<i>Total</i>	<i>28</i>

PRODUCED IN CONSULTATION WITH THE COMMUNITY BY
WESTBOURNE NEIGHBOURHOOD PLAN STEERING GROUP
AND WESTBOURNE PARISH COUNCIL

