

# ROGATE AND RAKE NEIGHBOURHOOD DEVELOPMENT PLAN 2021 – 2033

Plan **Made** (adopted) – **12th**  
August **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  |

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## FOREWORD

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

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

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

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

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

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

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

A further statutory consultation process including scrutiny by the SDNPA, a Habitats Regulations Assessment and a Strategic Environmental Assessment has resulted in additional changes to the Plan, 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

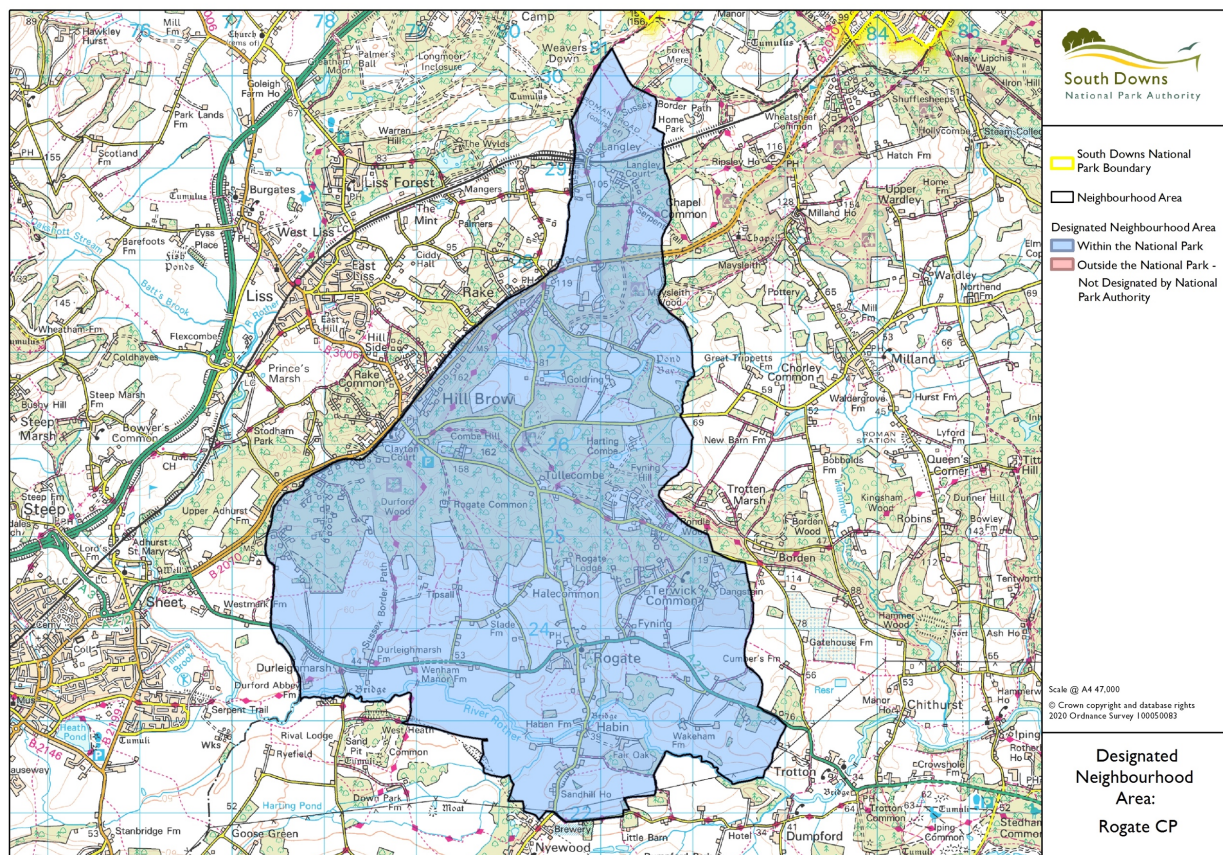
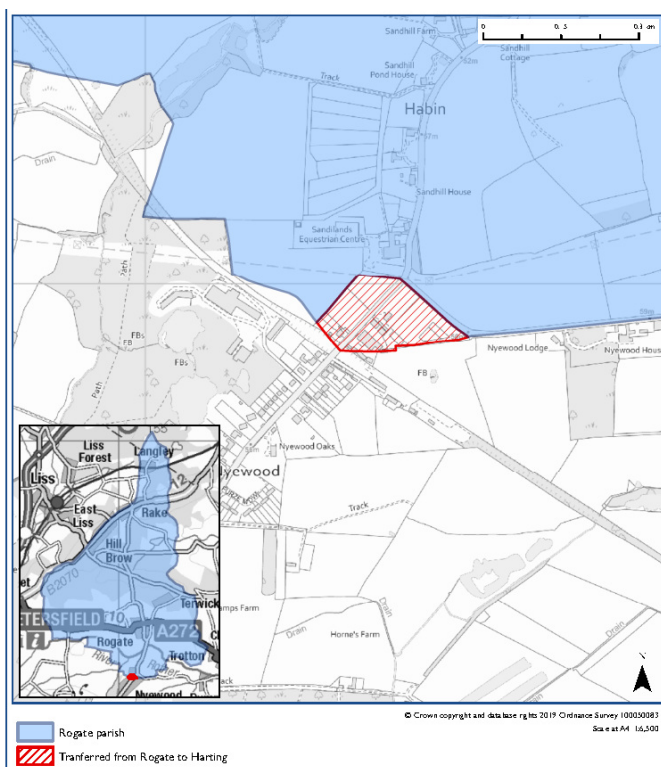


Figure 1.2 Boundary Change Area 2019



## 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](http://rogateandrakeplan.co.uk) and latterly as part of [rogateparishcouncil.gov.uk](http://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.

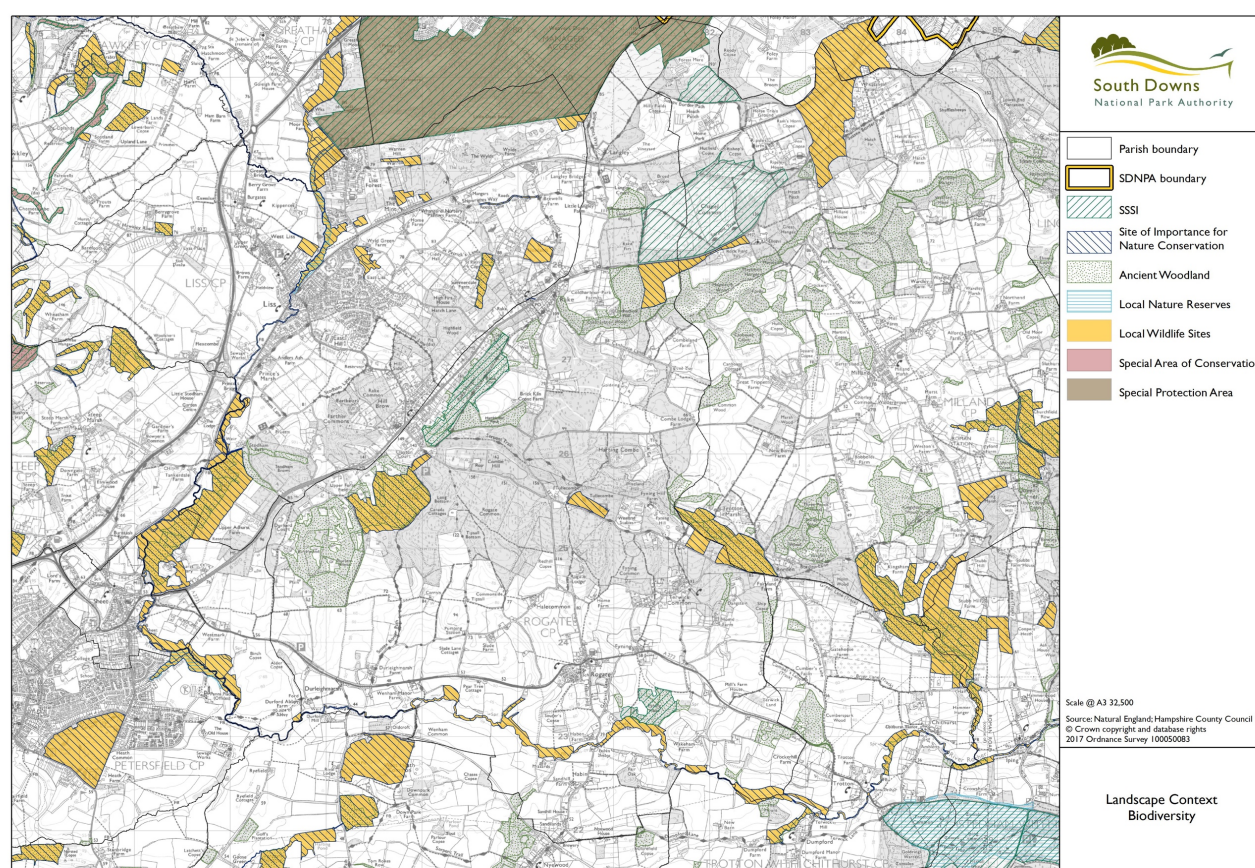
- 2.1.7 In the 1960s and 1970s Rogate village leaders decided not to have a gas supply connected and could not decide on a route for a by-pass. Now the A272, the most important main road running east-west through West Sussex north of the Downs, carries significant volumes of traffic through the narrow 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**

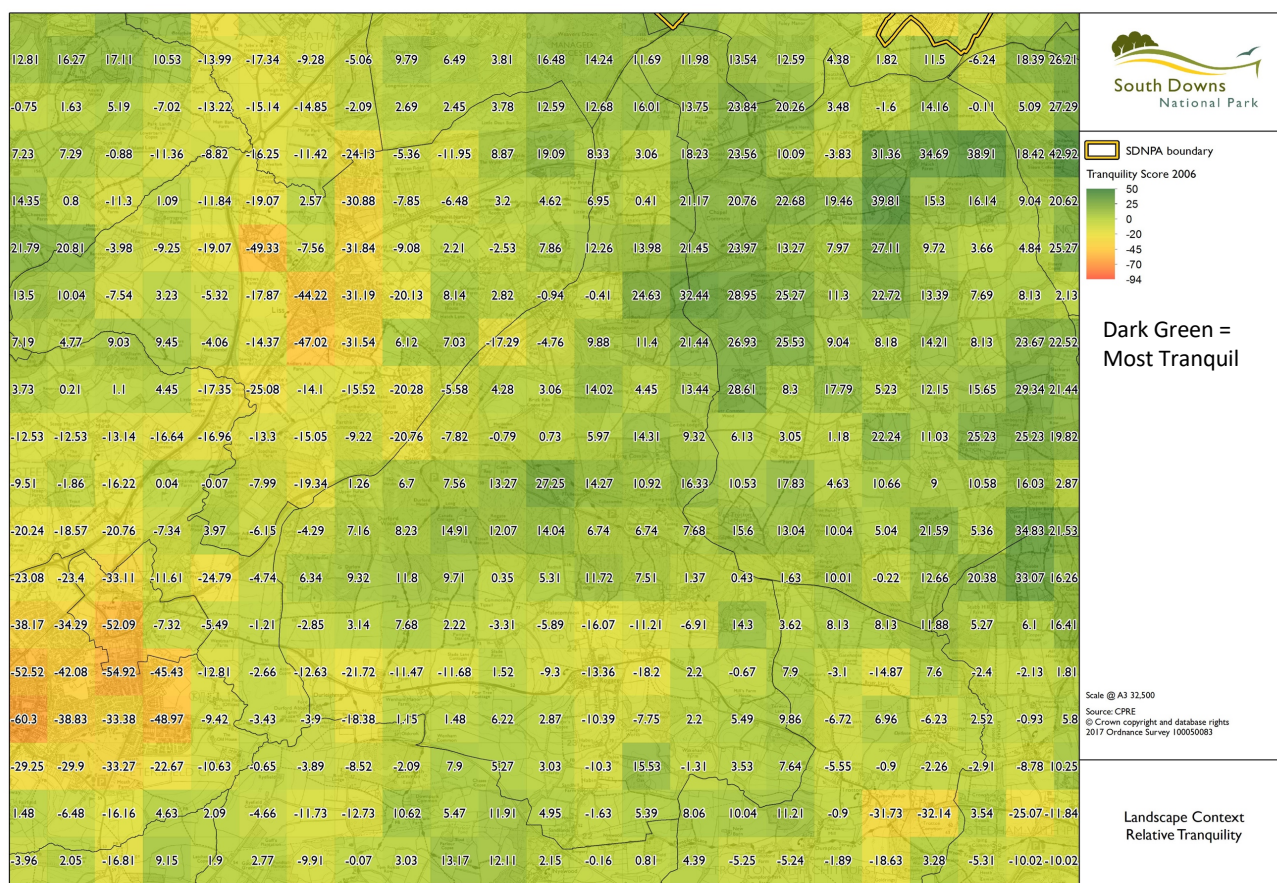
- 2.3.1 There are three Sites of Special Scientific Interest (SSSI) in the parish at Chapel Common, Rake Hanger and Fyning Moor, as well as Local Wildlife Sites (previously Sites of Nature Conservation Importance for (SNCIs)) at Durford Heath, the River Rother corridor and other small sites. These are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

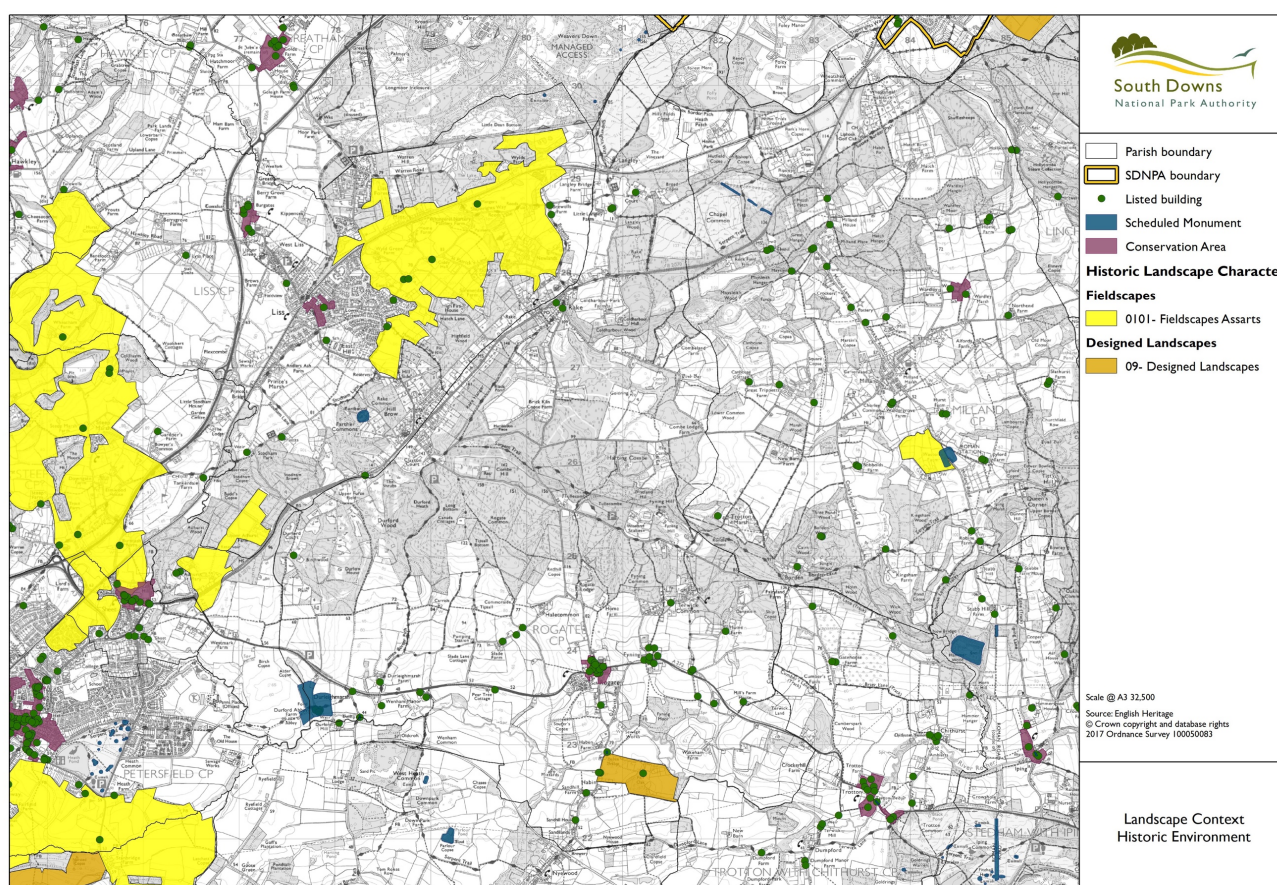
- 2.4.1 The 2011 Census indicated there are 639 households in the parish and there are business and commercial premises and community facilities such as churches, schools and village halls. Many of the old farms and their associated buildings have now been made into residential or business accommodation, 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

|                                 |  |
|---------------------------------|--|
| <b>Objective 1</b><br><b>S</b>  | <b>Sustainability:</b> To ensure new development is sustainable through maintaining and supporting the natural environment, natural resources, landscape and tranquillity of the parish.   |
| <b>Objective 2</b><br><b>NE</b> | <b>Natural Environment:</b> 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.   |
| <b>Objective 3</b><br><b>BE</b> | <b>Built Environment:</b> 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. |
| <b>Objective 4</b><br><b>H</b>  | <b>Housing:</b> To meet the changing housing needs of the community especially for young people and the elderly wishing to remain in the parish.   |
| <b>Objective 5</b><br><b>EW</b> | <b>Economy and Work:</b> 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.  |
| <b>Objective 6</b><br><b>T</b>  | <b>Transport:</b> To enhance the attractiveness of walking, cycling and public transport use and to create a safe and efficient environment for all road users.  |
| <b>Objective 7</b><br><b>E</b>  | <b>Energy:</b> To reduce carbon emissions and encourage the use of sustainable building techniques and renewable energy sources wherever possible.   |
| <b>Objective 8</b><br><b>CH</b> | <b>Community Health, Well-Being and Amenity:</b> 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<br><b>S</b>  | Sustainability                           | NE1, BE1, BE2, H1, H2, H3, H4, H5, H6, EW1, T1, T2, T3, CH1, CH2, CH3 |                           |
| Objective 2<br><b>NE</b> | Natural Environment                      | NE1, BE1, BE2, H4, T1, T2   | CP1, CP2                  |
| Objective 3<br><b>BE</b> | Built Environment                        | BE1, BE2, NE1, H6, T2, T3   |                           |
| Objective 4<br><b>H</b>  | Housing                                  | H1, H2, H3, H4, H5, H6<br>NE1, BE1, EW1, T2, T3                       |                           |
| Objective 5<br><b>EW</b> | Economy and Work                         | EW1<br>H2   | CP3                       |
| Objective 6<br><b>T</b>  | Transport                                | T1, T2, T3<br>NE1, BE2, H6, CH2, CH3                                  | CP4, CP5, CP6             |
| Objective 7<br><b>E</b>  | Energy                                   | E1<br>BE1, EW1, T1  |                           |
| Objective 8<br><b>CH</b> | Community Health, Well-Being and Amenity | CH1, CH2, CH3<br>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

|                      |  |
|----------------------|--|
| <b>Objective 1 S</b> | 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

|                       |   |
|-----------------------|---|
| <b>Objective 2 NE</b> | 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.

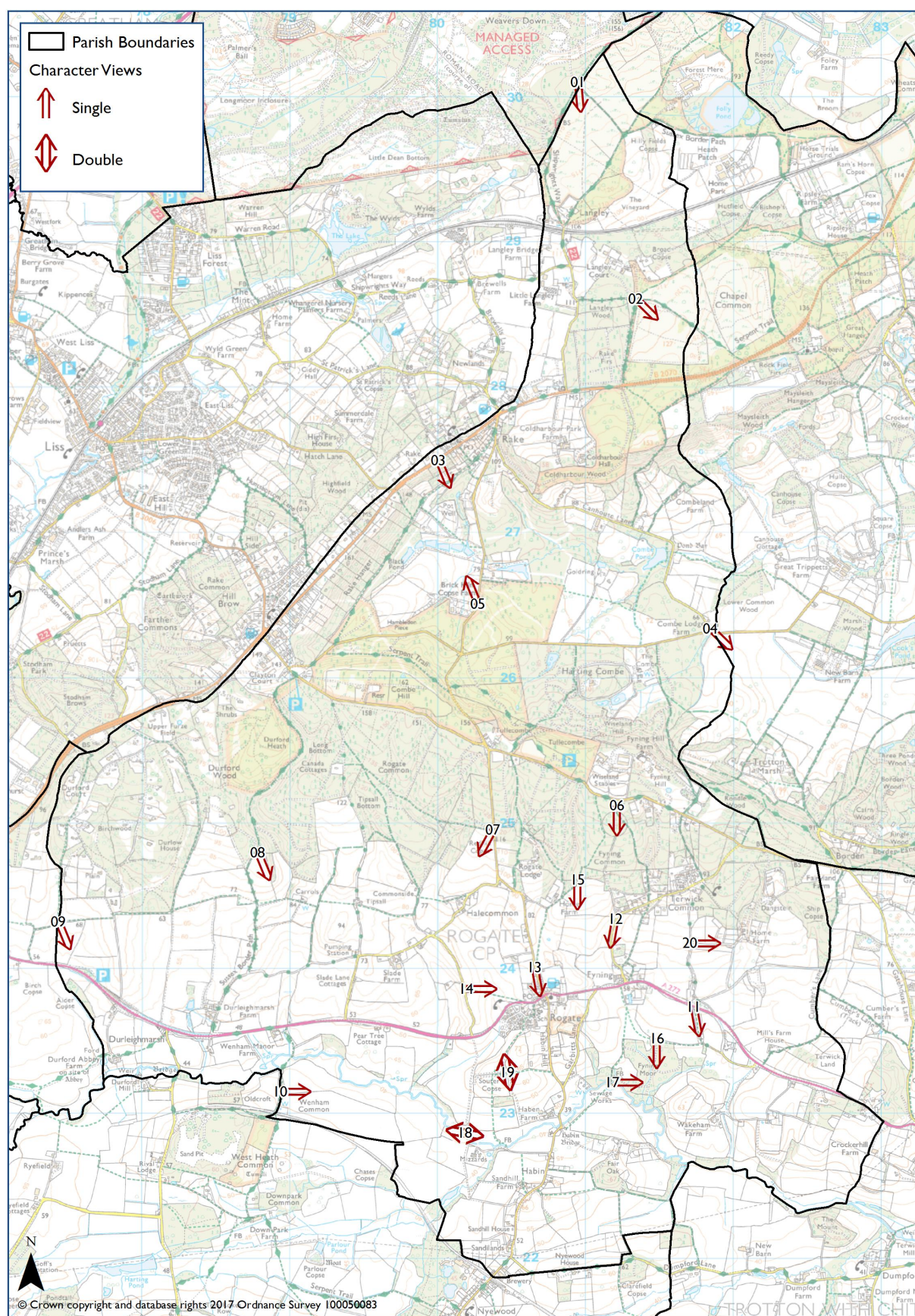
### Characterising Views

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

|                       |  |
|-----------------------|--|
| <b>Objective 3 BE</b> | 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. |
|-----------------------|--|

- 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.



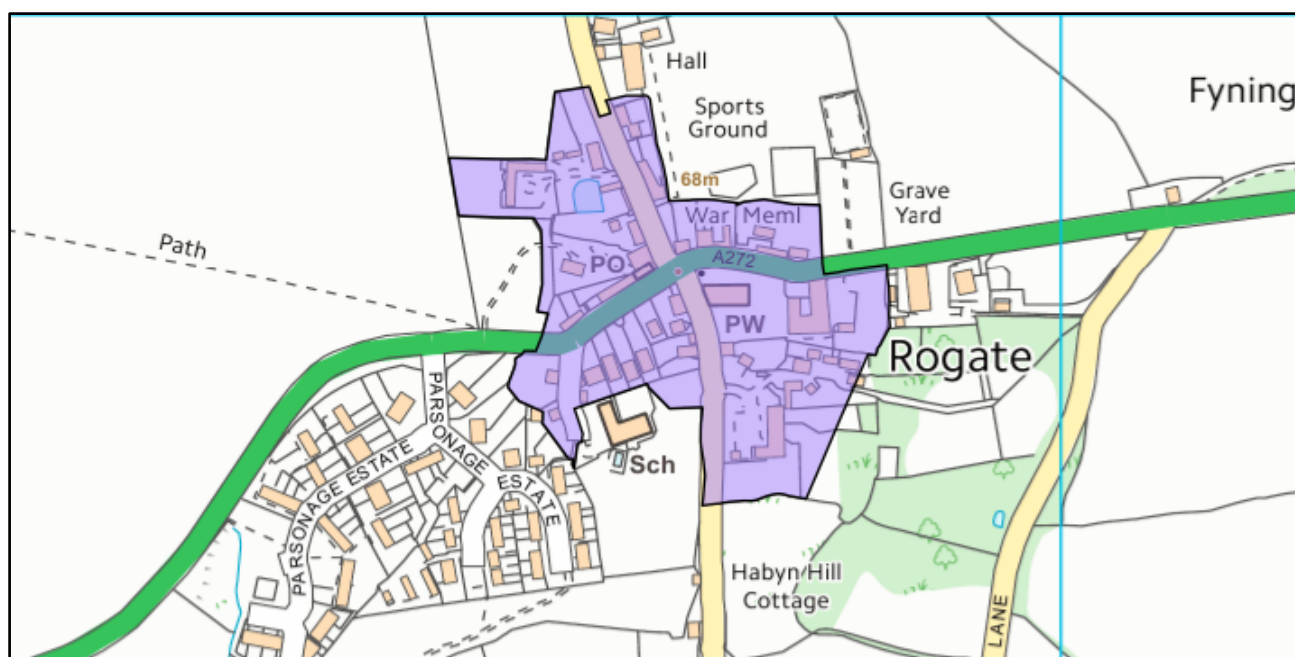


Figure 4.2 Rogate Conservation Area

### 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

|                      |  |
|----------------------|--|
| <b>Objective 4 H</b> | 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

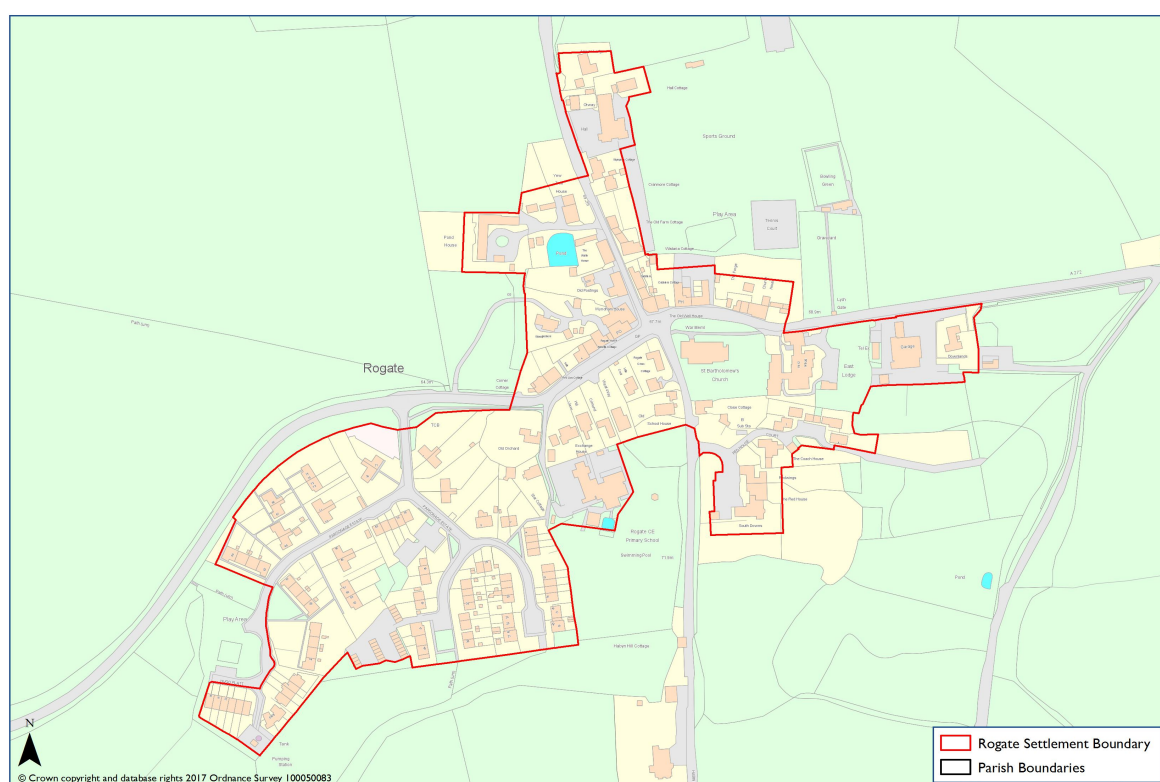
determined using the SDNPA Settlement Boundary Review Methodology. The proposed Rogate Settlement Boundary is shown in Figure 4.3 below.

- 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



[illegible]



## 4.7 Local Economy and Work

|                              |  |
|------------------------------|--|
| <b>Objective 5</b> <b>EW</b> | 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

|                             |  |
|-----------------------------|--|
| <b>Objective 6</b> <b>T</b> | 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<br><br>Rogate Recreation Ground, including club houses, pavilions, bowls green, tennis courts, basketball court, children's play area and outdoor gym area<br>Primary School<br>Village Shop and Post Office<br>White Horse PH (registered Community Asset) - currently closed | Primary School<br><br>Flying Bull PH with accommodation<br>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

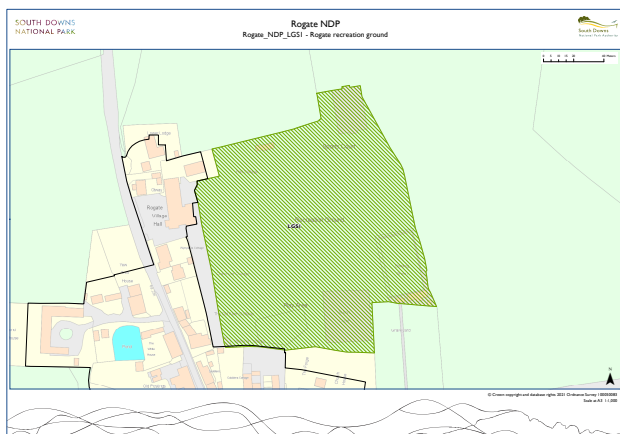


Figure 4.7 LGS2 Terwick Woodland

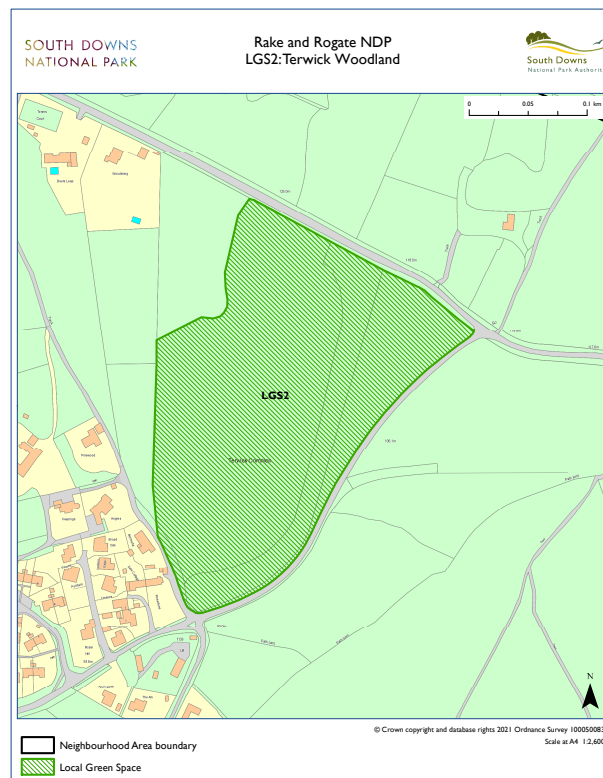


Figure 4.8 LGS3 Garbetts Wood

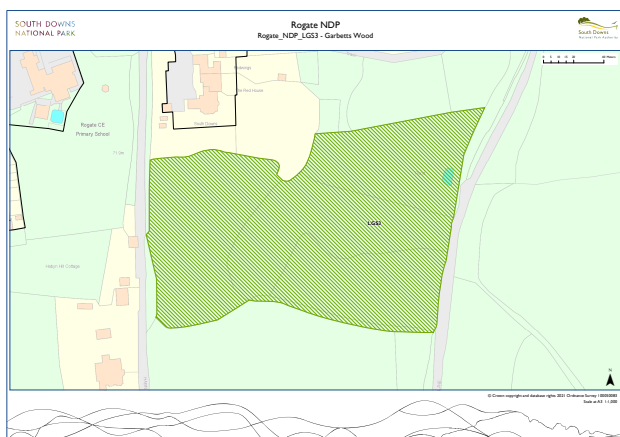


Figure 4.9 LGS4 Hugo Platt Open Space

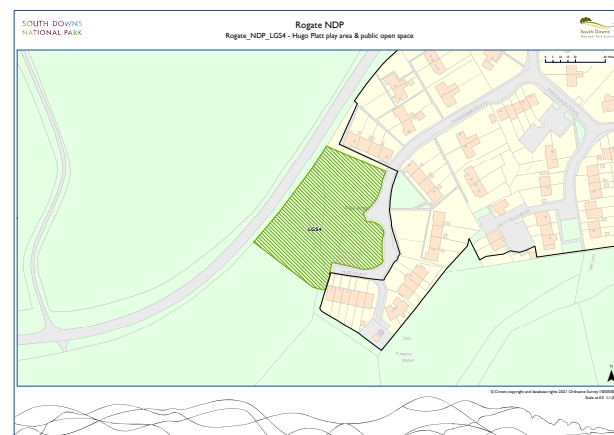


Figure 4.10 LGS5 Oliver's Piece

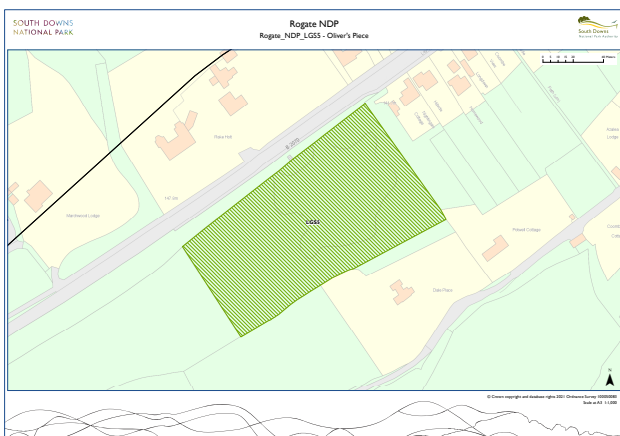
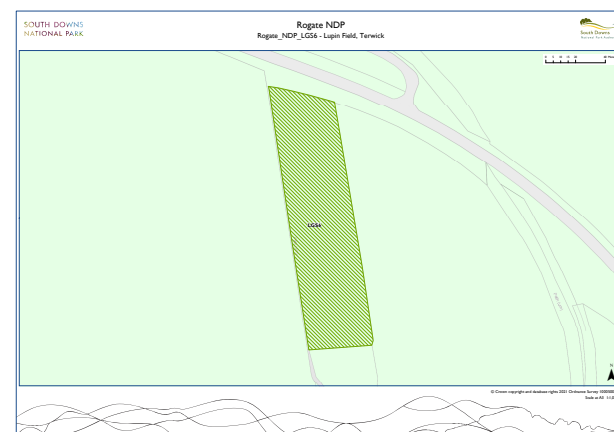
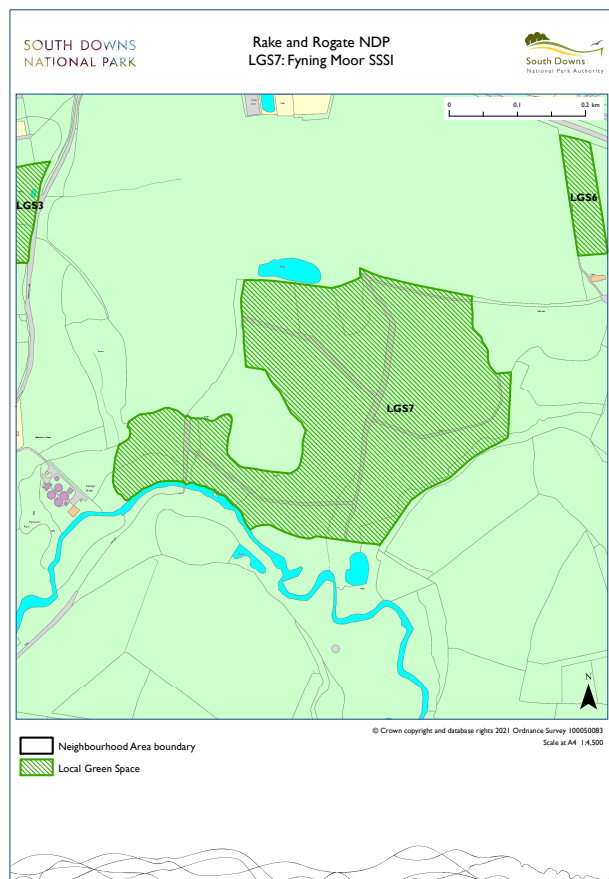
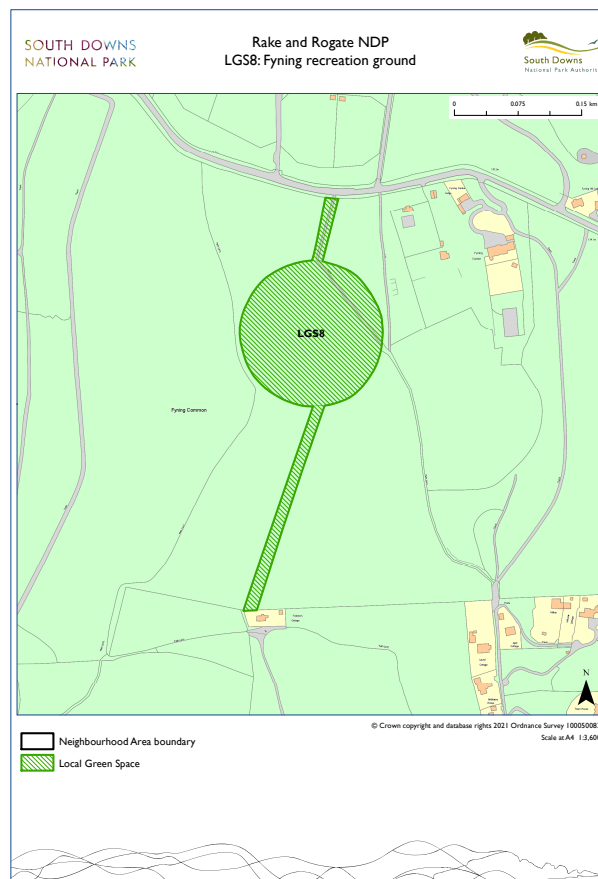
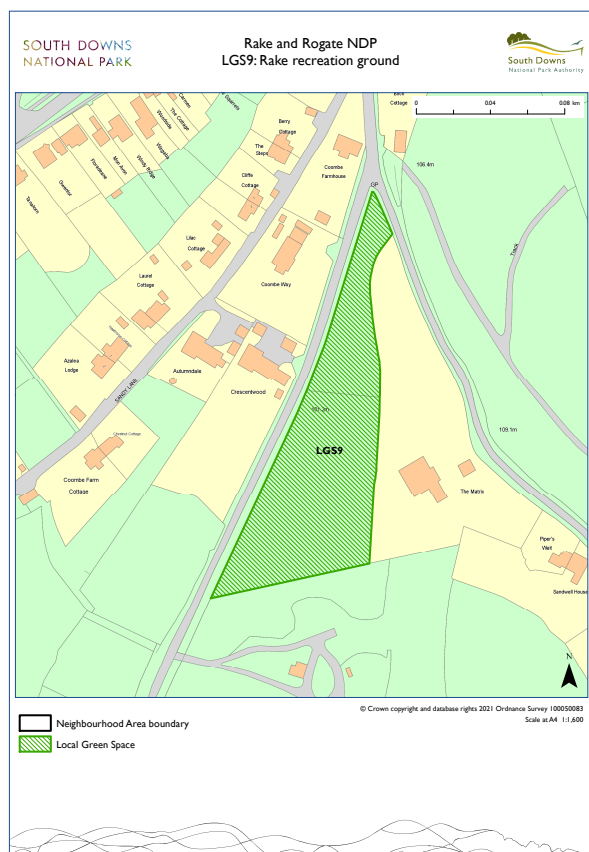


Figure 4.11 LGS6 Lupin Field



**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.

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**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.