

# WESTBOURNE NEIGHBOURHOOD PLAN 2017-2029

SUBMISSION VERSION APRIL 2017

## BASIC CONDITIONS STATEMENT



**MARCH 2017****I INTRODUCTION**

1.1 This Statement has been prepared by the Westbourne Neighbourhood Plan Steering Group (WNPSG) on behalf of Westbourne Parish Council (“the Parish Council”) to accompany its submission to the local planning authority, Chichester District Council (“the District Council”), of the Westbourne Parish Neighbourhood Plan (“the Neighbourhood Plan”) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).

1.2 The Neighbourhood Plan has been prepared by the WNPSG for the Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of the Parish of Westbourne, as designated by the District Council on 14 May 2013. The Neighbourhood Plan area was as designated (see Figure 1).

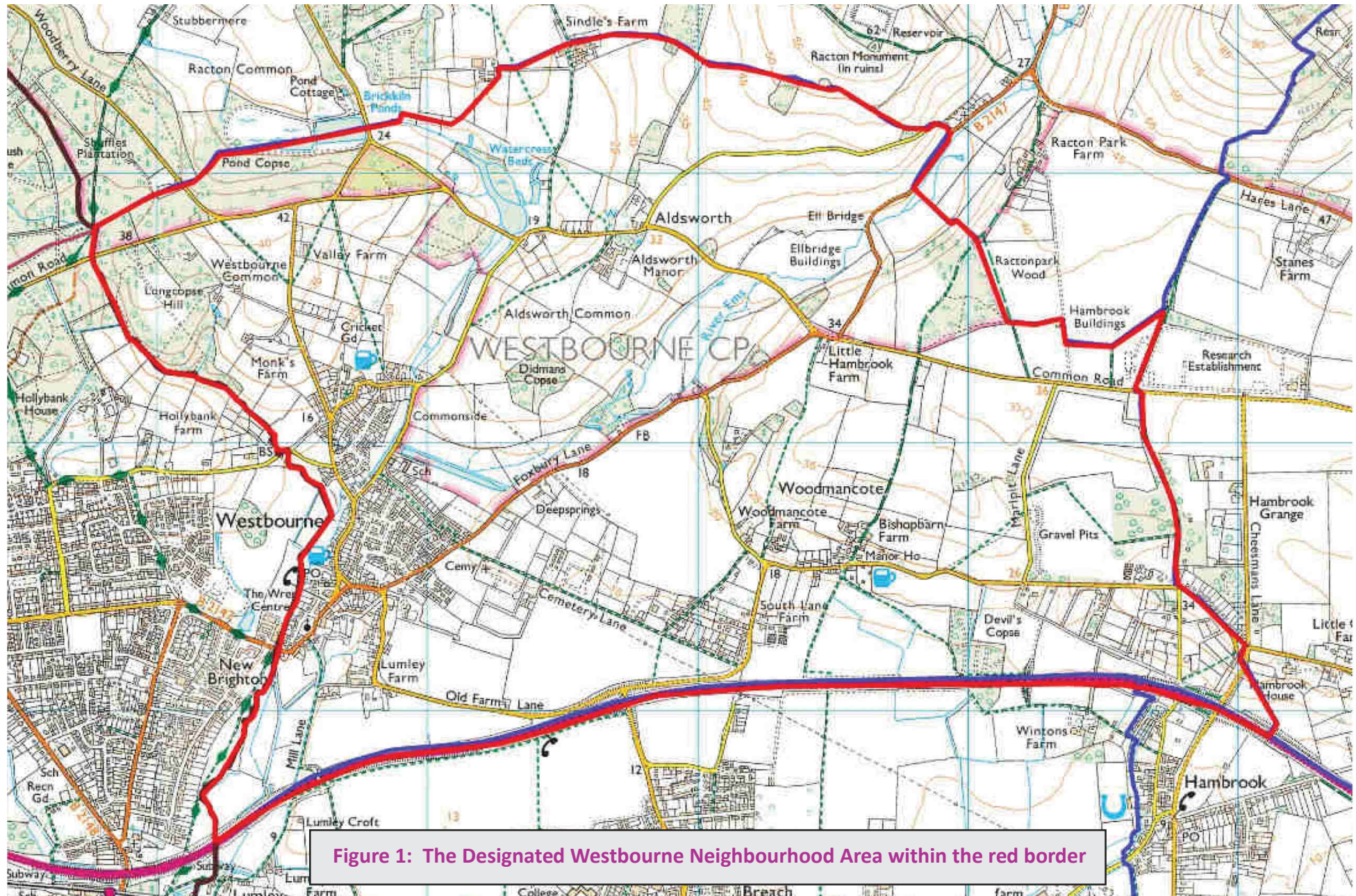
1.3 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area. The plan period of the Neighbourhood Plan is from 1 April 2017 to 31 March 2029 and it does not contain policies relating to excluded development in accordance with the Regulations.

1.4 The Statement addresses each of the four ‘basic conditions’ required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

1.5 The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:

- 1 having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Plan;
- 2 the making of the Neighbourhood Plan contributes to the achievement of sustainable development;
- 3 the making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- 4 the making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations.







## 2 BACKGROUND

- 2.1 The WNPSG, on behalf of the Parish Council, commenced preparation of the Neighbourhood Plan in 2012. The key drivers of that decision were the encouragement of the District Council to parishes in its district to prepare Neighbourhood Plans and the keenness of the Parish Council to anticipate and manage the changes expected in the parish from the significant proposals in the emerging Local Plan (Since adopted July 2015 Chichester Local Plan: Key Policies 2014-2029 'CLPKP'). The Parish Council also wanted to have greater influence over local development and infrastructure issues and to promote the sustainable development of the parish.
- 2.2 A Steering Group was formed comprising parish councillors and members of the local community and it was given delegated authority by the Parish Council to make day-to-day decisions on the Neighbourhood Plan. However, as the qualifying body, the Parish Council approved the publication of:
- 1 the State of the Parish report;
  - 2 the Pre-Submission Neighbourhood Plan 1 and subsequent 2nd revised Plan for public consultation taking cognisance of the feedback;
  - 3 the Submission version of the Neighbourhood Plan and related documentation which was finalised having taken on board feedback from consultation.
- 2.3 The Parish Council has worked with officers of the District Council during the preparation of the Neighbourhood Plan. The positioning of the Neighbourhood Plan in respect of the Chichester Local Plan, establishes a clear policy framework for Neighbourhood Plans. The new Chichester Local Plan Key Policies (CLPKP) was submitted for examination on 30 May 2014 and adopted in July 2015. The Neighbourhood Plan is in general conformity with all the adopted policies in the CLPKP. Its strategic policies are of considerable importance to this Parish and as this statement shows and any examination of this Plan will demonstrate it reflects those Policies. The Neighbourhood Plan therefore addresses this by reflecting the reasoning and evidence of the CLPKP to help shape its housing allocation policies, as the 1999 Local Plan is out of date in this respect.
- 2.4 The proposed requirement of a minimum 25 homes for Westbourne Parish in the plan period in the Local Plan is a guideline for the Neighbourhood Plan preparation. This policy is reflected in the NDP and the reasoning and evidence supporting that policy underpins the housing allocation proposals. This follows the National Planning Practice Guidance (NPPG) of March 2014, which establishes the principles for how Neighbourhood Plans should develop (see IP41-008 especially).
- 2.5 The Neighbourhood Plan therefore contains a small number of land use policies (in Section 4) that are defined on the Proposals Map as being geographically specific. For the most part, the plan has deliberately avoided containing policies that may duplicate the development plan policies of either local planning authority (Chichester District Council or South Downs National Park Authority) for their relevant area that are, and will be, material considerations in determining future planning applications.

- 2.6 In making a clear distinction between land use planning policies and non-statutory proposals relevant to land use planning, the Neighbourhood Plan allows for the examination to focus on the requirement of the policies to meet the Basic Conditions but also allows the local community to see the Neighbourhood Plan in the round. In any event, the non-statutory proposals will each have a land use effect at some later point but cannot do so as part of the Neighbourhood Plan as they fall outside its scope.
- 2.7 Westbourne Parish is covered by Chichester District Local Planning Authority in the main but the northern 1/3 is in the South Downs National Park who remain responsible for development in that area, therefore when putting together the Westbourne Neighbourhood Development Plan cognisance was taken of the Chichester Local Plan Key Policies adopted in 2015 and also the retained policies currently in force in the SDNP area of the Chichester Local Plan 1999.

### 3. CONFORMITY WITH NATIONAL PLANNING POLICY FRAMEWORK

- 3.1 The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) and is mindful of the National Planning Practice Guidance (NPPG) in respect of formulating neighbourhood plans. It has also had to take cognisance of the guidance in Planning Policy for Travellers sites (PPTS) as this is a policy that considers the development of Gypsy/Travellers and Travelling Showmen in the Plan area.
- 3.2 In overall terms, there are four NPPF paragraphs that provide general guidance on neighbourhood planning, to which the Neighbourhood Plan has directly responded:  
**Para 16. This sets out how neighbourhood planning can apply the presumption in favour of sustainable development**
- 3.3 The Parish Council believes the Neighbourhood Plan supports the strategic development needs of the district by including policies for new housing and employment development and is planning positively for the creation of a new green infrastructure asset, the protection of open spaces, community facilities and community balance as well as protecting local heritage, biodiversity, locally distinctive townscape and views as well as considering any retail & employment uses that benefit the parish and the facilities to support them including village car parking.  
**Para 183. This allows the setting out of policies to determine applications**
- 3.4 The Parish Council believes the Neighbourhood Plan establishes, in its Section 3, a vision for the parish that reflects the views of the majority of the local community. It has sought to translate them into planning policies to determine future planning applications as part of the development plan.  
**Para 184. This sets out the need to be in general conformity with the Local Plan and prevents promoting less development than set out in the Local Plan.**

3.5 The Parish Council believes the Neighbourhood Plan, as is highlighted below, is in general conformity with all the relevant saved policies of the development plan and also the adopted Chichester Local Plan. It is considered to strike a positive balance between the physical and policy constraints of the Parish and the desire to meet local housing demand, and slightly exceeds the housing provision required by the CLPKP.

**Para 185. This is directed at LPAs to avoid duplication**

3.6 The Neighbourhood Plan avoids duplicating development plan policies by focusing on policies that translate the general requirements of the development plan into a Westbourne Parish context. Once made, the Neighbourhood Plan should be easily considered alongside the development plan and any other material considerations in determining planning applications.

3.7 Set out in Table A below, is a brief summary of how each policy conforms to the NPPF. The particular paragraphs referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant paragraphs.

Table A: Neighbourhood Plan & NPPF Conformity Summary			
No.	Policy Title	NPPF Ref. & Other National Planning Guidance	Commentary
1.	<u><b>Overarching policies</b></u>  OA1: sustainable Development Policy	<b>NPPF:</b>  <b>30</b>  <b>50</b>  <b>70</b>  <b>100</b>  <b>115</b>  <b>118</b>	<p>This policy establishes the spatial strategy for directing future development proposals in the Parish. It is positive about development proposals, by considering walking proximity to the settlement as a key measure of sustainability. It confirms development within the established settlement boundary is considered sustainable. By allocating 12% more than the CLPKP requirement it helps to deliver a wide choice of high-quality homes to widen home ownership and enhance the mixed communities in the Parish (para 50) but maintains the important environmental constraints on development of the local countryside gaps.</p> <p>The policy enables land for 28 new homes to be allocated on sites adjacent to the settlement boundary at Westbourne taking into account five criteria, each of which is consistent with the NPPF as follows:</p> <p>a) Proximity to the Chichester &amp; Langstone Harbours Special Protection Area – i.e. the land is not in an area within the designated 400m buffer zone (para 118)</p>

		<p>b) Relative landscape sensitivity to development – i.e. the land is not within the Chichester Harbour AONB (para 115).</p> <p>c) Minimisation of local traffic congestion – by ensuring it is within a sustainable location ie within easy walking distance of school and shops in the village (para 30).</p> <p>d) Flood risk – i.e. the land is in Flood Zone 1 or in 2 but with mitigating design (para 100).</p> <p>e) Proximity to local services – i.e. the land is in close proximity to either Westbourne, local services such as School, Doctors and or shops (para 70).</p> <p>The policy states that only where all five of the above criteria can be met that the development is sustainable. In this way, the policy accords with National Planning Policy aimed at promoting development in sustainable locations, its impact on areas of international nature conservation significance, the countryside and the local highway network.</p>
	OA2: economy – local economy and employment Policy	<p>This policy is aimed at the retention and expansion of local shops and facilities. To fulfil the Vision of local residents that Westbourne will continue to evolve and will remain a vibrant community for future generations. It seeks to encourage economic development in the parish to grow alongside the housing growth in the plan period (para 28). It also seeks to protect existing sources of employment from loss to other uses, ie conversion to dwellings. The Neighbourhood Plan has not identified a specific employment site, as the CLPKP covers this elsewhere in the District.</p> <p><b>18</b> → Aimed at one of the guiding principles of sustainable development this policy seeks to ensure a thriving rural village economy, ensuring vital shopping facilities are retained.</p> <p><b>28</b> → The policy seeks to encourage economic development in the village to grow alongside the housing growth in the plan period (para 28). It also seeks to protect existing shops and sources of employment from loss to other uses. ie conversion to dwellings The Neighbourhood Plan has not identified a specific employment site, as the CLPKP covers this elsewhere in the District.</p> <p><b>70</b> → This policy seeks to protect local shops in the parish from a change of use to a non-commercial use, either through the determination of planning applications or in the consideration of impact of applications for prior approval (where the change of use is considered permitted development). Para 70 of the NPPF encourages communities to “plan positively for the provision ... of local shops (and to) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs”. The unnecessary loss of any of the</p>



		remaining shops and services will lead to the local community having to travel outside the parish in increasing numbers. Though this is expected for main shopping and services trips – to Chichester, Havant, Portsmouth and Emsworth for example – the village must retain a mix of local shops and services to be sustainable as a housing location. The Plan seeks to encourage new shops to our village.
OA3: Community Facilities Policy	<p><b>18</b> →</p> <p><b>19</b> →</p> <p><b>70</b> →</p>	<p>This policy seeks to protect local shops in the parish from a change of use to a non-commercial use, either through the determination of planning applications or in the consideration of impact of applications for prior approval (where the change of use is considered permitted development). Para 70 of the NPPF encourages communities to “plan positively for the provision ... of local shops (and to guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs”. The unnecessary loss of any of the remaining shops and services will lead to the local community having to travel outside the parish in increasing numbers. Though this is expected for main shopping and services trips – to Chichester, Havant, Portsmouth and Emsworth for example – the village must retain a mix of local shops and services to be sustainable as a housing location The Plan seeks to encourage new shops to our village.</p> <p>Encouragement to retain existing shops and business in an effort to stimulate Economic Growth and by retention will allow community use so reducing need for travel so reducing carbon emissions</p> <p>Support for Local shops and business to improve the economy of the local village and reduce travel, new shops to be encouraged into the village</p> <p>Existing Community facilities to be retained and encouragement of use promoted.</p>
OA4: Community balance Policy		<p>The plan encourages a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community including the young, the elderly and Gypsy, Traveller and Travelling Showpeople</p> <p>Evidence through the process has identified that there has been a disproportionate and significant increase in Gypsy, Traveller and Travelling Showpeople (GTTSP) pitches/plots which has significantly impacted on the balance between the various sectors of the community who reside locally which was highlighted through the first formal consultation. The policy seeks to identify and maintain a</p>



		<p>suitable balance within and across the communities including the GTTSP community and ensure integration.</p> <p><b>50</b> → Inclusive and mixed communities, local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community</p> <p><b>56</b> → Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.</p> <p><b>58</b> → Planning policies and decisions should aim to ensure that developments:</p> <ul style="list-style-type: none"> <li>• will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;</li> <li>• reduce the fear of crime, do not undermine quality of life or community cohesion</li> </ul> <p><b>69</b> → Promoting Healthy Communities; Social Integration Ensuring integration of all groups within the community so an area is diverse and not inward focused or 'ghettoised'. Safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.</p> <p><b>70</b> → Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.</p>
<b>2.</b>	<p><u><b>Local Distinctiveness policies</b></u></p> <p>LD1: local distinctiveness Policy</p>	<p>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. It has a large conservation area and many distinctive buildings which recognise the West Sussex vernacular. This ensures development fits in amongst its surroundings.</p> <p><b>56</b> → Great importance to the design of the built environment.</p> <p><b>57</b> → Ensure high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes</p> <p><b>58</b> → Plan for an understanding and evaluation of the areas defining characteristics so it:</p> <ul style="list-style-type: none"> <li>• will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;</li> <li>• establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;</li> </ul>

		<p><b>59</b> → • respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation</p> <p>Guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.</p>
LD2: important views Policy	<p><b>58</b> → There are many local views which are important to the community and have been identified as needing protection. This seeks to ensure that amenity is retained for future generations.</p> <p><b>68</b> → Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation</p> <p><b>70</b> → Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see.</p> <p><b>73</b> → Guard against the unnecessary loss of valued facilities</p> <p><b>75</b> → Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.</p> <p>Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users.</p>	
LD3: heritage Policy	<p>The Parish has many historic and listed buildings. One of the main ones falls outside the current Conservation area, the Non-Designated Heritage Asset of the Cemetery, so this policy is directed at protecting and enhancing all those areas and buildings identified.</p> <p><b>12. Conserving and enhancing the historic environment</b></p> <p><b>126</b> → Should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance</p> <p><b>129</b> → Take account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset.</p> <p><b>135</b> → The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application</p>	
ID4: local gaps Policy	<p>There is pressure around the Village and Parish for development, in order to protect the character and appearance that gives Westbourne its unique identity we need to maintain the rural appearance and keep strategic Gaps around the Village and Hamlets to prevent coalescence with other settlements given the significant amount of planned development in adjacent authorities. There are 3 areas identified to maintain separation from outside and across the County boundary and 2 Gaps to prevent Westbourne Village and Hamlet of Woodmancote coalescing.</p>	



		<p><b>109</b> → The planning system should contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> <li>• protecting and enhancing valued landscapes, geological conservation interests and soils;</li> <li>• recognising the wider benefits of ecosystem services;</li> <li>• minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.</li> </ul> <p><b>112</b> → Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land.</p> <p><b>114</b> → Protect Bio-diversity. Creation, protection, enhancement and management of networks of biodiversity and green infrastructure.</p> <p><b>117</b> → Minimise impacts on biodiversity and geodiversity. Promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations</p> <p><b>120</b> → The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account.</p> <p><b>123</b> → Identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason</p>
3.	<p><b><u>Biodiversity Policies</u></b></p> <p>BD1: biodiversity opportunity area and site of nature Conservation Importance Policy</p>	<p>This policy emphasises the importance of all development proposals avoiding harmful impacts on the many designated natural and heritage assets of the parish. The local community recognises that national and development plan policies already offer significant protection to designated assets.</p> <p><b>69</b> → It establishes the principle of nature conservation and biodiversity around Westbourne village and sets out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure</p> <p><b>94</b> → To minimise impacts on biodiversity planning policies should plan for biodiversity at a landscape-scale across local authority boundaries;</p> <ul style="list-style-type: none"> <li>• identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation;</li> <li>• promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and</li> </ul>



	BD2: green Corridors	<p>identify suitable indicators for monitoring biodiversity in the plan.</p> <p>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 policy recognises those areas and seeks to reinforce them.</p> <p><b>109</b> → The planning system should contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> <li>• protecting and enhancing valued landscapes, geological conservation interests and soils;</li> <li>• recognising the wider benefits of ecosystem services;</li> <li>• minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.</li> </ul> <p><b>114</b> → Protect biodiversity. Creation, protection, enhancement and management of networks of biodiversity and green infrastructure.</p> <p><b>117</b> → Minimise impacts on biodiversity and geodiversity; promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations</p> <p><b>120</b> → Planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity</p> <p><b>123</b> → Identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason</p>
4.	<p><b><u>Local green Space policies</u></b></p> <p>LGS1: local green space Policy - Cemetery</p>	<p><b>76</b> → Aimed at retaining existing green spaces that contribute and enhance the character of Westbourne. This Plan has designated the Cemetery and its surrounding as a Green space</p> <p><b>77</b> → Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances where the green space is in reasonably close proximity to the community it serves;</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• where the green area concerned is local in character and is not an extensive tract of land.</li> </ul>

5.	<b><u>Westbourne site-specific policies</u></b>	<b>NPPF:</b>	This policy allocates three sites for housing development in the plan period totalling 28 new homes in locations at Westbourne village that accord with the criteria of Policy OA1. In each case, the policy establishes the key development principles to which future planning applications will be expected to respond and could also allay concerns of the local community in accommodating such a scale of development and protecting locally distinctive characteristics.
	<b><u>explanation of Site</u></b>	<b>50</b>	A schematic plan has been created for each site to show how the number of dwellings could be set out whilst meeting the other requirements of the site-specific policy, and reference to the Village Design statement made.
	<b><u>assessments and</u></b>	<b>58</b>	This policy requires all housing development proposals to reflect the character of each of the areas, village or hamlet of the parish in their design. In doing so, it reflects the importance of good design to maintaining sustainable communities (para 58) It also caters for the net gain of Biodiversity by creating a green /biodiversity buffer toward the South Downs National Park.
	<b><u>Site allocation:</u></b>	<b>100</b>	
	SS1: Land to the West of Monk's Hill	<b>173</b>	
	SS2: Land at Long Copse Lane	<b>50</b> <b>58</b> <b>100</b> <b>173</b>	This policy requires all housing development proposals to reflect the character of each of the areas, village or hamlet of the parish in their design and to demonstrate that they will not increase flood risk. In doing so, it reflects the importance of good design to maintaining sustainable communities (para 58) A condition of the development involves the creation of a footpath so the community can traverse Long Copse Lane on foot or riding/cycling without having to go onto the road. A Paddock is to be retained which will enhance the biodiversity and maintain the separation from Hampshire and retain this important open spaces as this contributes to village character and important views.
	SS3: Land adjacent to Chantry Hall, Foxbury Lane.	<b>50</b> <b>58</b> <b>100</b> <b>173</b>	This policy requires all housing development proposals to reflect the character of each of the areas, village or hamlet of the parish in their design and to demonstrate that they will not increase flood risk. In doing so, it reflects the importance of good design to maintaining sustainable communities (para 58) This site has been considered very carefully and in order to protect the Non-Designated Heritage Asset of the Cemetery the allocation shown on the schematic plan will maintain the separation required and protect the visual amenity, and views gained in the village appropriate for the site. These were considered from a previous Planning Inspector's Report, who refused planning here for a considerably larger number of houses due to the impact on the Cemetery. Biodiversity enhancements and a 'green' car parking area will enhance the Parish's facilities and encourage wildlife.

#### 4. CONTRIBUTION TO SUSTAINABLE DEVELOPMENT

- 4.1 Chichester District Planning has been consulted and a Strategic Environmental Assessment (SEA) is not required. In addition, the Neighbourhood Plan can clearly demonstrate that it has taken account of the need to contribute to the achievement of sustainable development in terms of how its policies will deliver a broader blend of economic, social and environmental benefits for Westbourne Parish.
- 4.2 The strategic objectives of the Neighbourhood Plan comprise a balance of social, economic and environmental goals. The local community desires that the best aspects of the village – their quality local environment, its village shops, local employers and community facilities – are supported and enhanced in the coming years through effective management of small scale development in keeping with the village's character.
- 4.3 The chosen policies are therefore intended to accurately translate these strategic objectives into viable and effective development management policies and deliverable infrastructure proposals. Collectively, the policies demonstrate that the Neighbourhood Plan will deliver improved social impacts. Indeed, every policy will deliver a positive social outcome – the provision of new homes and retention of the village charm and appeal for example – and will have a minimal impact as per the community's wishes.
- 4.4 The outcome may be inevitable for Neighbourhood Plans prepared in similar planning policy circumstances. If local communities are to back development in this type of location, to the extent they will turn out to vote at a referendum, then there will have to be clear and realisable social benefits they can see and or accrue. But this will rarely be at an environmental or economic cost as local communities will resist such impacts and they will not be in conformity with either the NPPF or development plan.



**4.5** The sustainability attributes of each policy are summarised in Table B below.

Key:

<b>**ve</b>	very positive	Soc;	Social
<b>*ve</b>	positive	Eco;	Economic
<b>0</b>	neutral	Env;	Environment
<b>--</b>	negative		

**Table B: Neighbourhood Plan & Sustainable Development Summary**

No.	Policy Title	Soc.	Eco.	Env.	Commentary
1	Overarching policies	*ve	*ve	*ve	Covers the sustainability of the Plan, it seeks to ensure development is sustainable meeting all the criteria in the NPPF whilst not damaging biodiversity systems for future generations and maintaining Local Gaps between the distinct areas of the Parish, does not damage the rural feel. A policy for the local economy in encouraging shops to remain or open in the Plan area and diversification/redevelopment for employment in the Countryside compatible with CLPKP 45 & 46 Economic gain Community facilities to be retained unless there are extenuating circumstances, a balanced and integrated community to be developed for the benefit of all residents. Ability to downsize or upsize in the Plan area will be encouraged. Social Gain
2	Local Distinctiveness	**ve	*ve	*ve	Westbourne is a distinct and historic rural Parish. These policies seek to ensure those qualities admired by all are retained and added to where the new developments are sited, so they reflect local distinctiveness through good design in their immediate locality. The Village Design Statement will become a material consideration for planning purposes. The amenity of the open areas is retained, and the separate and distinct areas of the parish are maintained, local Gaps create separation between those communities. These Gaps will add to the diversity of the environment. It is hoped the distinctiveness being retained will encourage visitors to the area, Westbourne being a gateway to the South Downs National Park. So, in this case all areas Social, Economic and Environmental are achieved
3	The SDNPA Heritage	**ve	*ve	**ve	The heritage aspect in some ways reflects the Local Distinctiveness, however there are additional considerations of a Conservation area, numerous nationally listed and local listed buildings with the locally valued Non-Designated Heritage asset of the Cemetery. These all contribute to the social and cultural needs of the Community. The plan seeks to prevent

					inappropriate development which could damage or undermine their heritage value to the community. As such we hope to encourage tourists and visitors to the village assisting with the economy. The creation of a local Green Space including and around the Cemetery will protect the setting of this heritage asset.
4	Biodiversity	**ve	*ve	**ve	The Plan area is sandwiched between the South Downs National Park and the AONB of Chichester Harbour and plays an important role in connecting them. This has been recognised in the Biodiversity corridors. It is home to the River Ems where salmon have recently been found so these policies seek to protect and enhance a coherent biodiversity network and if development is proposed demonstrate how biodiversity will be improved.
5	Site Specific (Developments)	**ve	**ve	*ve	<p>In focusing future development within and next to the settlement boundary and selecting sites for the ability to be within easy walking distance of school and shops this should reduce the need for journeys. Each site has a policy that seeks to achieve a net biodiversity gain as well as delivering a positive social impact through the provision of new housing in small scale development.</p> <p>Environmental impacts are mitigated by planting schemes and retention of open areas, buffer zones being set up to shield the SDNP</p> <p>In requiring good design standards to be achieved by development, the policy should deliver a social benefit by enhancing the distinctive character of the settlement in the parish whilst retaining the rural feel and amenity afforded by such. Siting of the developments have been considered very carefully, with the exception of Long Copse Lane which was a decision taken by the Inspectorate. This is the only development the plan has been unable to influence, however the 'Paddock' on its Western Boundary will form part of the local Gap and the policy requires that it is to be kept open in keeping with a previous planning Inspector's decision to protect local views and spaces.</p>

## 5 GENERAL CONFORMITY WITH THE DEVELOPMENT PLAN

**5.1** The Neighbourhood Plan has been prepared to ensure its general conformity with the development plan for Chichester.

**5.2** The CLPKP were adopted in 2015 so pertain to this Neighbourhood Plan – At the outset, the Parish Council considered the alternative of waiting for the updating of the Chichester Local Plan. This was considered an unacceptable risk of uncontrolled development in the interim.

**5.3** Approximately 1/3 of Westbourne to the North falls within the South Downs National Park Authority (SDNPA) area which is currently undertaking their own Local Plan which is not expected to be adopted until summer 2018. Until then the old Chichester Local Plan (CLP) 1999 policies apply in the SDNPA area so have been taken into consideration.

**5.4** The WNP reflects provisions of the Chichester Local Plan Key Policies (CLPKP) and its Policy 2, which establishes Westbourne as a service village in the District to deliver 25 new homes. The Table therefore includes references to the most relevant CLPKP policies as a guide to the reasoning and evidence used by the Neighbourhood Plan in finalising its policies.

**5.5** The plan also considers other Planning Policy Guidance as issued by Government. Reference to these will also be found in this table, for instance the PPG for Travellers and Gypsy sites.

<b>Table C: Neighbourhood Plan &amp; Development Plan Conformity Summary</b>			
<b>No.</b>	<b>Policy Title &amp; Refs</b>	<b>Relevant 2015 CLPKP, PPG &amp; CLP 1999 policies</b>	<b>Comment on Conformity</b>
<b>1.</b>	<b><u>Overarching policies</u></b>  OA1: sustainable Development Policy	CLPKP 1 Presumption in favour of Sustainable Development CLPKP 2 Development Strategy and Settlement Hierarchy CLPKP 5 Parish Housing sites	Conforms: NP Policy Intent is to ensure allocated housing development within the Parish is situated within agreed, identified sites, reflecting local need and sustainable development based on reducing the need to travel by car. 1. The policy enables land for 28 new homes to be allocated. By allocating three sites in sustainable locations adjacent to the settlement boundary they have been spread across the village into small developments in order to fit well into the existing village fabric and reflects the desires of the Community. 2. Service Villages: Westbourne. Settlement Boundaries There is a presumption in favour of sustainable development within the



		Retained from CLP1999; BE11 New Development H1 Dwelling Requirement H2 Settlement Policy Area	Settlement Boundaries which will be reviewed through the preparation of Development Plan Documents and/or Neighbourhood Plans 5. Conforms to Parish Housing Sites 2012- 2029 Indicative Housing Numbers Parish Westbourne 25 (28 delivered)  Conforms with Retained 1999 policies applicable in SDNPA area
	OA2: economy –local economy and employment Policy	CLPKP 3 The Economy and Employment Provision  Retained from CLP1999; B1 Floorspace B3 Business development B4 Rural Area Conversion	Conforms by supporting sustainable growth of the local economy which will be supported through the provision of a flexible supply of employment land and premises to meet the varying needs of different economic sectors.  Conforms with Retained 1999 policies in SDNPA area
	OA3: Community Facilities Policy	CLPKP 9. Development and Infrastructure Provision  CLPKP 38. Local and Community Facilities  CLPKP 39. Transport, Accessibility and Parking  Retained from CLP1999; BE2 Loss of Community Facilities	Conforms with Policy 9  Policy 38 - Conforms to ensure the continued availability of our existing Community Facilities well into the future.  Policy 39 - Conforms the Parish Council aspire to provide a Car Park for the centre of the village and will work to achieve this goal  Conforms with Retained 1999 policies in SDNPA area
	OA4: Community balance Policy	CLPKP 36. The Gypsy and Traveller and Travelling Showpeople a location where the necessary	Conforms to Policy 36 Planning for Gypsies, Travellers and Travelling Showpeople as sufficient pitches and plots have been developed for the plan period to 2022 so there are no immediate needs and Westbourne has overprovided in the early years of the plan so no further allocation is

		<p>infrastructure already exists or can reasonably be provided.</p> <p>PPG Traveller Sites</p> <p>Retained from CLP1999; RE20 Sites for Travelling Showpeople RE22 Sites for Gypsies</p>	<p>anticipated.</p> <p>Conforms to Planning Policy for traveller sites.</p> <p>Conforms with Retained 1999 policies in SDNPA area</p>
2.	<p><b><u>Local Distinctiveness policies</u></b></p> <p>LD1: local distinctiveness Policy</p>	<p>CLPKP 45 Development in the Countryside and CLPKP 33 New Residential Development</p> <p>Retained from CLP1999; RE1 Development in the Rural Area H4 Size and Density of Dwellings BE4 Buildings of Historic merit BE6 Conservation Area RE6 Strategic Gaps</p>	<p>Conforms to Conserve Policy 45 development in the countryside and 33 and enhances the rural character of the area, the quality of its landscape and the natural and historic environment. NP policy seeks to conserve and enhance local distinctiveness identified in Village Design Statement.</p> <p>Conforms with Retained 1999 policies in SDNPA area</p>
	LD2: important views Policy	<p>CLPKP 45 Development in the Countryside and CLPKP 48 Natural Environment</p> <p>Retained from CLP 1999; BE14 Wildlife Habitat, Trees, Hedges other landscape features. RE2 Landscape protection RE4 AONB---Sussex Downs RE7&amp;8 Nature conservation</p>	<p>Conforms with Countryside policy but identifies specific local views not protected in the CDC local plan</p> <p>Conforms with Retained 1999 policies in SDNPA area</p>

	LD3: heritage Policy	CLPKP 47. Heritage and Design.  Retained from CLP1999; B4 Buildings with Historical merit BE6 Conservation Areas BE14 Landscape Features	Conforms with Heritage policy 47 and identifies non-designated heritage assets not protected in the Local Plan  Conforms with Retained 1999 policies in SDNPA area
	LD4: local gaps Policy	CLPKP 48 Natural Environment  Retained from CLP1999; RE6 Strategic Gaps BE14 Wildlife Habitat, Trees, Hedges other landscape features. RE2 Landscape protection RE7&8 Nature conservation	Conforms to Policy 48 but also identifies inter and intra gaps as these are important to keep strategic Gaps around the Village and Hamlets to prevent coalescence. There are 3 areas identified to maintain separation from outside influence of the Parish & County Boundary and 2 Gaps to prevent Westbourne Village and the Hamlet of Woodmancote coalescing.  Conforms with Retained 1999 policies in SDNPA area
3.	<b><u>Biodiversity Policies</u></b>  BD1: biodiversity opportunity area and site of nature Conservation Importance Policy	CLPKP 48 Natural Environment and CLPKP 49 Biodiversity  Retained from CLP1999; BE14 Wildlife Habitat, Trees, Hedges other landscape features. RE2 Landscape protection RE3 Landscape enhancement RE4 AONB---Sussex Downs RE7&8 Nature conservation	Conforms with aims of policies 48 and 49 which seek to protect the Natural environment and biodiversity on sites  Conforms with Retained 1999 policies in SDNPA area
	BD2: green Corridors	CLPKP 49 Biodiversity and CLPKP 52 Green Infrastructure  Retained from CLP1999;	Conforms with aims of policies 49 and 52 and focuses on Westbourne's wildlife network.  Conforms with Retained 1999 policies in SDNPA area



		BE14 Wildlife Habitat, Trees, Hedges other landscape features. RE2 Landscape protection RE3 Landscape enhancement RE4 AONB---Sussex Downs RE7 & 8 Nature conservation	
4.	<b><u>Local green Space policies</u></b>  LGS1: local green space Policy – Cemetery	CLPKP 54 Open Space, Sport and Recreation  Retained from CLP1999; R3: Existing and Allocated Open Space	Conforms with Open Space policy but identifies specific local green space not protected in the CDC local plan  Conforms with Retained 1999 policies in SDNPA area
Westbourne site-specific policies explanation of Site assessments and Site allocation:			
5.	SS1: Land at Monk's Hill	CLPKP 5 Parish Housing Sites 2012-2029 and 33 New Residential Development CLPKP only relevant in location	Supports the policy 5 housing requirements for Westbourne. The NP plan goes beyond the Local Plan by having site specific criteria that will achieve the requirements of Policy 33 for design
	SS2: Land at Long Copse Lane	CLPKP 5 Parish Housing Sites 2012-2029 and 33 New Residential Development CLPKP only relevant in location	Supports the policy 5 housing requirements for Westbourne. The NP plan goes beyond the Local Plan by having site specific criteria that will achieve the requirements of Policy 33 for design.
	SS3: Land adjacent to Chantry Hall, Foxbury Lane.	CLPKP 5 Parish Housing Sites 2012-2029 and 33 New Residential Development CLPKP only relevant in location	Supports the policy 5 housing requirements for Westbourne. The NP plan goes beyond the Local Plan by having site specific criteria that will achieve the requirements of Policy 33 for design.

### 6 COMPATIBILITY WITH EU LEGISLATION

- 6.1 A letter was issued by the Chichester District Council Neighbourhood Planning Officer confirming that a Strategic Environmental Assessment (SEA) was not required in accordance with EU Directive 2001/42 on strategic environmental assessment as it did not contain policies that may have significant environmental effects (see Evidence Base documents).
- 6.2 The Neighbourhood Plan has had regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and therefore comply with the Human Rights Act.
- 6.3 The Neighbourhood Plan has considered all the Equality Legislation and concluded itself to be compliant. See Section 7: Equality Impact Assessment (EqIA).
- 6.4 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.

## 7 EQUALITY IMPACT ASSESSMENT (EQIA)

Under the Equality Act 2010, public bodies must have due regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct prohibited under the Act, and
- Advance equality of opportunity and foster good relations across all protected characteristics (with the exception of marriage and civil partnership).

They also need to publish information showing how they are complying with this duty. The Act defines nine protected characteristics. These are:

- Age
- Disability
- Gender reassignment
- Marriage and Civil Partnership
- Pregnancy and maternity
- Race
- Religion and Belief
- Sex (gender)
- Sexual orientation

### PART 1

*What's it about?*

*What is the proposal? What outcomes/benefits are you hoping to achieve?*

*Who's it for?*

The NP sets out the local planning policy framework for Westbourne Village until 2029 providing planning policy for the village which will form part of the adopted development plan which will be used to judge planning applications.

Developers, planning agents, architects, landscape architects, drainage engineers, highway engineers, the general public, the Parish Council, statutory undertakers, statutory consultees, resident interest groups. CDC -Development management officers, highways, master planning and design, planning policy officers, members of the planning committee and other stakeholders. The above reflects all parties that may be involved or have an interest in promoting and securing development in Westbourne

### PART 2

*How will this proposal meet the equality duties?*

The submission NP details the principles established by CDC Local Plan



and emerging SDNPA Local Plan for the development of the District and National Park. These plans have been subject to equalities assessment.

The policies put forward in the NP are in general conformity with the Development Plan.

In addition the policies have been drafted so as to be inclusive of all aspects of the community.

Throughout the preparation of the NP, the steering group has been working with a range of stakeholders and delivery partners to ensure broad support and to identify any particular bias through earlier consultations.

*How can you involve your customers in developing the proposal?*

All those should find the information in the NP easy to understand. There are some principles and concepts which may seem more remote to members of the public however the Neighbourhood Plan document must meet the Regulations laid out in law so must meet certain tests.

*Who is missing? Do you need to fill any gaps in your data? (pause EqIA if necessary)*

The approach detailed seeks to achieve the effective delivery of development to ensure the new and existing communities have easy access to a range of types of development that are consistent with village character and have excellent open space facilities. Policies for the young and old focus on these groups that have particular needs that may not be met by the market. This will promote inclusiveness across all equality groups and promote the dimensions of equality.

### PART 3 IMPACT

*Refer to dimensions of equality and equality groups*

*Show consideration of: age, disability, sex, transgender, marriage/civil partnership, maternity/pregnancy, race, religion/belief, sexual orientation and if appropriate: financial economic status, homelessness, political view*

*Using the information in parts 1 & 2:*

*a) Does the plan create an adverse impact which may affect some groups or individuals? Is it clear what this is? How can this be mitigated or justified?*

The NP will provide a mechanism to support an integrated and well-connected development where communities can be created and where people want to live. It will support the delivery of a built environment that is safe and secure so reducing fear of crime, which in turn will reduce social exclusion. Good urban design and easy access to open space also has significant health benefits.

The policy on community balance is intended to represent parts of the community that the market may not cater for and in the case of Gypsies Travellers and travelling showpersons (GTTSP) the policy reflects the requirements for this type of development in the CDC Local Plan and emerging SDNPA Local Plan and is intended not to lead to discrimination by any imbalance of settled and travelling communities.

On balance, the NP should not have an adverse impact on equality groups.

*What can be done to change this impact?*

No impact identified

*b) Does the proposal create benefit for a particular group? Is it clear what this is? Can you maximise the benefits for other groups? Does the activity have potential to make a positive contribution to equalities?*

The planning system and national/local planning policies exist to ensure that the development of land is planned for in a consistent, fair and transparent manner. Consultation is a statutory requirement as part of the plan making process as is the Duty to Cooperate with other bodies meaning that everyone has the opportunity to comment. Consultation with all groups has been extensive in this process – refer to consultation statement.

*Does further consultation need to be done? How will assumptions made in this analysis be tested?*

Targeted consultation with the GTTSP involved individual door to door consultation with all GTTSP pitches and vehicles. No response from the community was forthcoming.

#### PART 4 SO WHAT?

*What changes have you made in the course of this EqIA?*

None

*What will you do now and what will be included in future planning?*

Consultation on the submission NP will take place by CDC in line with the Statement of Community Involvement (SCI). The SCI sets out the requirements for consultation on planning documents to ensure the continuous community involvement with statutory and other stakeholders in the preparation of planning documents.

## APPENDIX I:

Definitions of Protected Characteristics under the Equalities Act 2010

<b>Age:</b>	A person belonging to a particular age or range of ages.
<b>Disability:</b>	A person has a disability if s/he has a physical or mental impairment, which has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities.
<b>Gender reassignment/ Transgender:</b>	The process of transitioning from one gender to another.
<b>Pregnancy and maternity:</b>	Pregnancy is the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth.
<b>Race:</b>	Refers to the protected characteristic of Race. It refers to a group defined by their race, colour, and nationality (including citizenship) ethnic or national origins.
<b>Religion and belief:</b>	Religion has the meaning usually given to it but belief includes religious and philosophical beliefs including lack of belief (e.g. Atheism). Generally, a belief should affect your life choices or the way you live for it to be included in the definition.
<b>Sex (gender):</b>	A man or a woman.
<b>Sexual orientation:</b>	Whether a person's sexual attraction is towards their own sex, the opposite sex or to both sexes.

*Source: Equalities and Human Rights Commission website.*

**Date of assessment: March 2017**

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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.

They would like to thank and acknowledge all the help, advice and assistance received from the residents of the Parish of Westbourne throughout the preparation of this Neighbourhood Plan.

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PRODUCED IN CONSULTATION  
WITH THE COMMUNITY BY THE  
WESTBOURNE NEIGHBOURHOOD  
PLAN STEERING GROUP ON  
BEHALF OF WESTBOURNE  
PARISH COUNCIL

