

# WESTBOURNE NEIGHBOURHOOD PLAN

PRE-SUBMISSION DRAFT 2014 to 2029

FURTHER CONSULTATION ON PRE-SUBMISSION DRAFT (SEPTEMBER 2016)







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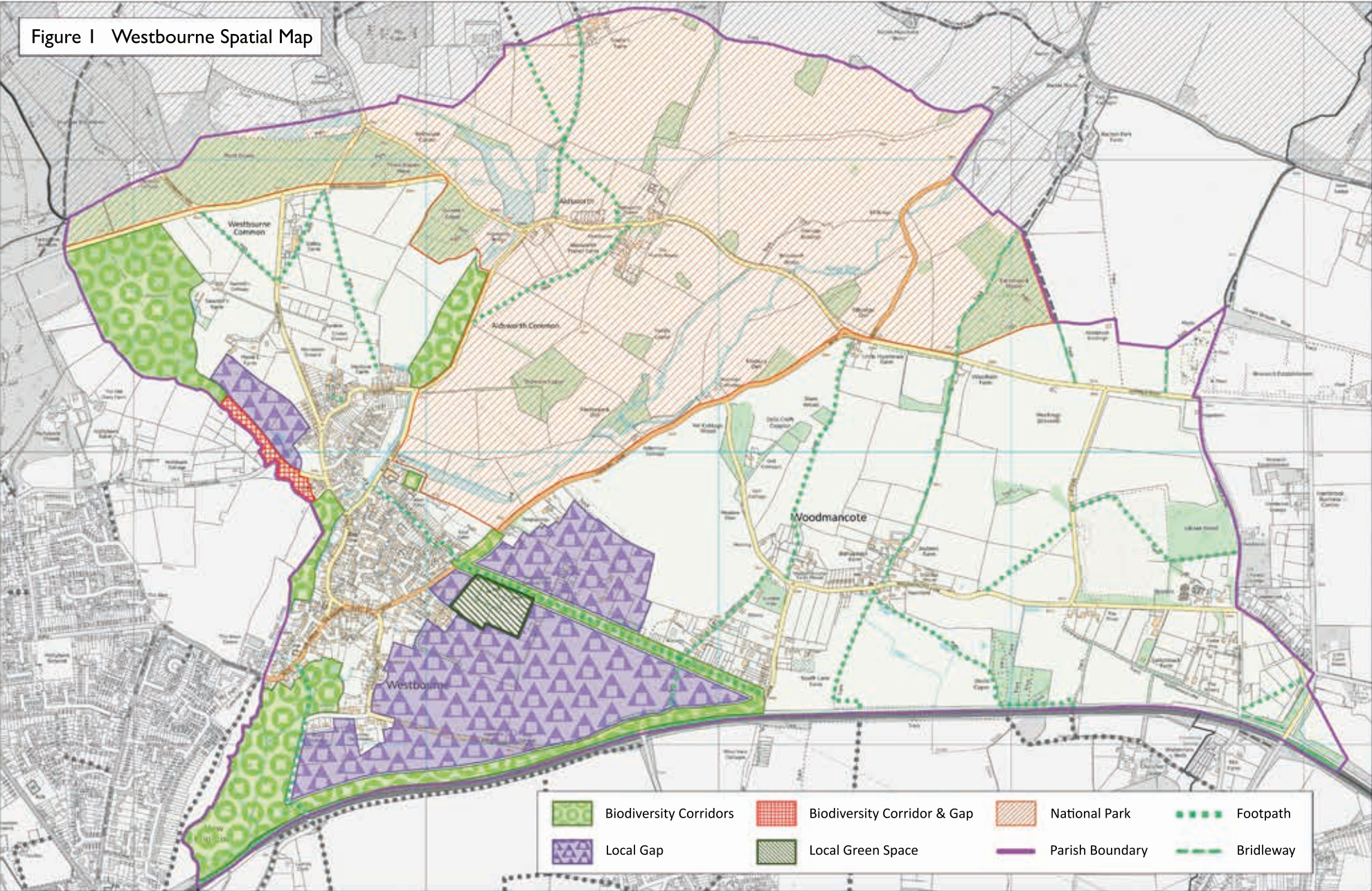
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Figure 1 Westbourne Spatial Map



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## 1 INTRODUCTION

### 1.1 WHAT IS OUR NEIGHBOURHOOD PLAN?

- 1.1.1 Neighbourhood Plans (NPs) were introduced by the 2011 Localism Act and can help local communities shape their own environment. NPs are part of the statutory development plan system and must conform to national and local planning policies.
- 1.1.2 The Government's national planning policy is contained in its National Planning Policy Framework, March 2012. This is the overarching advice which supports the concept of sustainable development which both plan making and plan decision taking must adhere to.
- 1.1.3 In terms of local planning policies Westbourne is subject to two Local Planning Authorities (LPAs): Chichester District Council is responsible for the main part of Westbourne Parish, including Westbourne village and Woodmancote. The new South Downs National Park Authority is responsible for the northern part of the Parish including Aldsworth and part of Stansted Park.
- 1.1.4 Westbourne Parish Council applied to both authorities for the whole Parish to be designated as a Neighbourhood Plan Area and approval was given in November 2013.
- 1.1.5 A new Chichester Local Plan: Key Principles 2014-2029 (CLPKP) was formally adopted in July 2015, whilst the South Downs National Park Local Plan is still in a relatively early stage of preparation. The NP must be in general conformity with current Local Development Plans (LDP) policy but can also address other local issues not covered by these LDPs.
- 1.1.6 The content of a NP should be drawn from the views of the whole community, which will need to endorse the draft NP at a referendum, following independent examination, before it can be formally adopted. Once adopted the NP becomes a component of the statutory LDP.
- 1.1.7 Our 'Neighbourhood Area' is the whole Parish of Westbourne, nearly 3 sq miles or about 7.5 sq kilometres, including Woodmancote and Aldsworth. About one third of the Parish, to the north, is in the South Downs National Park (SDNP).
- 1.1.8 Through our NP we can choose where new homes should be built. We can say what new buildings should look like and what infrastructure should be provided. We can also identify and protect environmentally important green corridors, open spaces and other community assets. The horizon of our NP, as set by the new CLPKP, is for 15 years (2014–2029).
- 1.1.9 The NP is being co-ordinated and prepared on behalf of the community by the Westbourne Neighbourhood Plan Steering Group (WNPSG), comprising Parish Councillors and local community volunteers. It has canvassed the views of everyone in the community to help generate a vision for the Westbourne area and to create an NP that will stand us in good stead until 2029. In June and July 2013, the WNPSG carried out an initial community consultation. Flyers were delivered to more than 1,000 households and an Open Day was held in the Parish Hall, giving people opportunities to indicate their priorities and comment on what they would like to see included in the NP. Subsequently detailed NP questionnaires were distributed to all households in the Parish during May 2014. 35% of these were completed and returned and the responses used as part of the community's input into the NP. The sites put forward for development were unveiled to the Parishioners at an Open Day in July 2015.
- 1.1.10 NPs, as part of the formal development plan system, are intended to guide planning decisions in accordance with specific local land use planning policies. The formal proposed policies of this NP fulfil this statutory objective. However, the Westbourne Parish community has expressed aspirations for a better local environment that go beyond strict land use planning policy and this NP also gives voice to the aspirations which our community wishes to achieve during the life of the NP.

### 1.2 PLANNING POLICY CONTEXT

- 1.2.1 The Neighbourhood Plan must be in general compliance with the Chichester Local Plan: Key Policies 2014 - 2029 (CLPKP), the National Planning Policy Framework (NPPF), EU obligations and human rights requirements. Once adopted, it will form part of the Development Plan and its policies will work alongside, and may in certain cases add to, the policies in the CLPKP. The Plan provides a vision for the future of the Parish and sets out clear policies, principles and objectives to realise this vision.

- 1.2.2 It must be noted that about one third of the Parish is in the SDNP. In September 2015, the SDNP Authority published its Local Plan for consultation. Until a Local Plan has been adopted for the National Park Area, the SDNP Authority's current planning policy comprises the saved policies of the Chichester Local Plan 1999. It is currently estimated that the SDNP Local Plan will be adopted in July 2018.
- 1.2.3 In all applications for development adjoining, or in close proximity to the SDNP, consideration will be given to paragraphs 115 and 116 of the NPPF which refer to protected landscapes. The Government has provided two statutory purposes for National Parks in England. All public bodies and utility companies, when undertaking any activity which may have an impact on the designated area, have a duty to have regard to these purposes. The Government also places a corresponding social and economic duty upon National Park Authorities themselves - to be considered when delivering the two purposes. This reciprocal arrangement is designed to ensure a high degree of mutual cooperation, avoiding the risk either that the needs of National Park residents and businesses will be ignored, or that others will ignore its designation when undertaking activities.
- Purpose 1: To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.
  - Purpose 2: To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.
  - Duty: To seek to foster the social and economic wellbeing of the local communities within the National Park in pursuit of our purposes. *For further information see:*  
<https://www.southdowns.gov.uk/national-park-authority/our-work/purposes-duty/>

### 1.3 STRATEGIC ENVIRONMENT ASSESSMENT SUSTAINABILITY APPRAISAL (SEA/SA)

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

### 1.4 EQUALITY

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

### 1.5 HABITAT REGULATION ASSESSMENT

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

### 1.6 THE NEIGHBOURHOOD PLAN DOCUMENT

- 1.6.1 This draft plan is the culmination of a large evidence gathering and consultation exercise. The neighbourhood plan itself only contains the key points that emerged from several years of work. This document contains the vision, spatial strategy, site allocations and key land use policies.
- 1.6.2 This draft neighbourhood plan should be read in conjunction with supporting evidence, available in hard copy or online on the Westbourne village web site, <http://www.westbournevillage.org/>. This includes:
- Village Design Statement.
  - Sustainability/ Site Appraisals.
  - Landowner and Developer Submissions.
  - SEA screening opinion.
  - Technical reports on Traffic and Parking.

## 2 PARISH PROFILE

### 2.1 ABOUT OUR PARISH

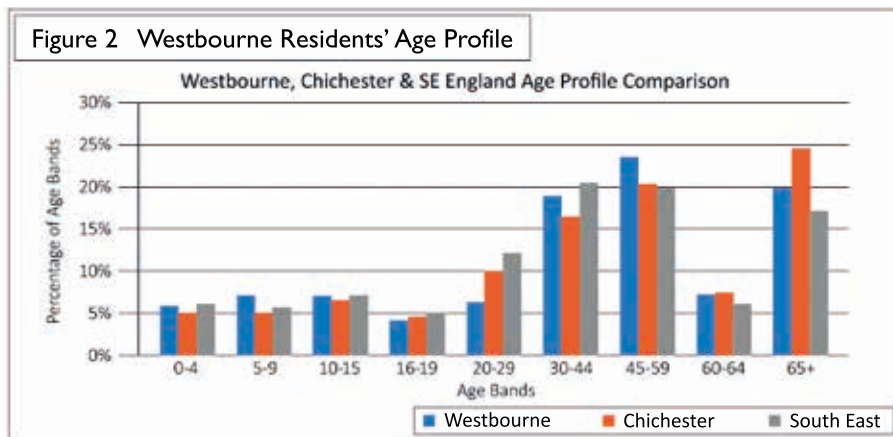
- 2.1.1 Westbourne is a village and civil parish in the Chichester District of West Sussex. It is adjacent to Emsworth, administered by Havant Borough Council. The parish includes the hamlets of Woodmancote and Aldsworth. The immediate surroundings are notable for the meandering River Ems which has been canalised to create mill leats and mill ponds. This small river flows into Chichester Harbour at Emsworth. It is believed that the village takes its name from its position on the river, which traditionally marks the westernmost boundary of Sussex; 'bourne' being an archaic term for a boundary as well as for a small river or brook.
- 2.1.2 This is a rural parish whose history dates back to the Domesday Book of 1086; it was probably a trading centre from early times. In 1302 there was a weekly market and a fair on the 28th August, the day of the Beheading of St. John the Baptist (the patron of the church). There were also nineteen tenants who held stalls in the market-place. In 1348, Westbourne, as with the whole of Britain, was ravaged by the Black Death, a disease that wiped out entire families and depopulated whole villages. The value of acreage in Westbourne dropped significantly as there were no longer enough people to cultivate and maintain the land. A detailed rental of the manor drawn up about 1375 shows that the tenements in Bourne itself were mostly small cottager holdings. However, later, in the 15th and 16th centuries, Westbourne became famous for sheep, cattle and pony trading and the settlement reached the height of its prosperity in the late 1600s, during the reign of Charles II. A disastrous fire destroyed a large part of the village at about this time, resulting in few of the ancient buildings surviving. Westbourne still retains a vibrant village centre with shops, doctor's surgery, garages, public houses as well as a local primary school. The parish church, with its 18th century spire, plays an integral part in village life. Residents appreciate Westbourne's rural charm, its heritage assets and its sense of community and wish to retain its unique and historic identity.
- 2.1.3 The charm of the parish lies in its rural location covering 1846 acres of countryside nestling in a patchwork of open fields and woodland, interlaced by streams, valuable wildlife habitats and country lanes. Westbourne lies on the flattish coastal plain which marks the boundary between the South Downs and the English Channel. The settlement is just above the 10 metre contour but almost immediately to the north the land rises to around 45 metres. The southern part of Westbourne Parish sits within an area classified as the South Coast Plain in the West Sussex Landscape Assessment. Since April 2011, the north-eastern and eastern edges of the village have formed boundaries with the newly designated South Downs National Park; this designation will greatly assist in protecting and preserving Westbourne's important landscape, biodiversity and cultural heritage. The characteristics of the landscape are described in the South Downs Integrated Landscape Character Assessment.
- 2.1.4 Westbourne's agricultural land has been extensively farmed for many centuries. The fields are used for both arable farming and grazing, and tend to be regularly shaped, suggesting that their form results from the planned enclosures which took place between 1818 and 1823. The area was once important for watercress farming, largely using artificially-made ponds and streams. There are large areas of forest to the north, some of which are designated as Ancient Woodland (see Map) and provide a haven for wild life.
- 2.1.5 The whole of Westbourne Parish benefits from an extensive network of Public Footpaths, including the long distance Sussex Border Path. There are also Bridleways providing a network of rides within the Parish for the horses and ponies kept either in the livery yards in Westbourne or located privately in the many paddocks and stables in the Parish.
- 2.1.6 Westbourne lies a few kilometres to the north of the Chichester Harbour Area of Outstanding Natural Beauty (AONB), which includes many areas of special nature conservation.
- 2.1.7 Westbourne is particularly recognised for the diversity of its buildings, ranging from timber-framed thatched cottages, Georgian mansions to Victorian terraces. The Parish is home to over 60 Listed Buildings as well as a similar amount of positive, non-designated Heritage Assets, both within the Conservation Area and outside it, which make an important contribution to creating Westbourne's sense of place and local identity. (see appendix 6.1). The following are amongst the most significant surviving historic features:
- Continuous occupation since the Norman period;
  - St John the Baptist's Church, with Norman origins, and some late 14th century and later fabric;

- Unusual, dispersed layout with the main part of the village centred on the church and possible site of the medieval market place;
- The survival of Westbourne Mill and its mill pond next to River Street;
- Meandering streams and mill leats;
- Some 16th century houses along Church Road;

- 2.1.8 Whilst more detailed information can be found in the West Sussex Historic Landscape Character Assessment and the Chichester District Historic Environment Record, Westbourne's key characteristics are summarised in the Westbourne Conservation Area Character Appraisal as being:
- A large linear Conservation Area encompassing the former mill and mill pond, various residential streets, and the village centre, with its shops and other facilities;
  - River Ems and its various mill leats and ponds are very important;
  - North Street is a winding, mainly residential, road connecting the village centre to Westbourne Mill and Commonsidge;
  - Westbourne House is a fine 18th century house and is listed grade II\*;
  - High concentration of listed buildings in the village centre around The Square and St John the Baptist's Church which is itself listed grade I;
  - The church occupies a focal position on Westbourne Road, and its churchyard is notable for the ancient yews which face Church Road;
  - East Street and Foxbury Lane lead out of the village centre and have a number of prestigious listed houses including Mile End House, dating to the 18th century and listed grade II;
  - Whitechimney Row is a quite separate winding lane with many early listed buildings on the west side, and two substantial gentry houses (Westbourne Court and The Lawn) somewhat concealed by high walls and planting on the east;
  - Varied materials including flint, brick, thatch and clay roof tiles;
- 2.1.9 Westbourne's archaeology is significant. Because of its particularly rich natural resources the West Sussex coastal plain has been exploited continuously since hominids first arrived in Britain c. 500,000 years ago. The older, Palaeolithic deposits would not normally survive close enough to the surface to be relevant, but later pre-historic deposits, from the Mesolithic to the Early Saxon, and most particularly Bronze age to Roman, should be expected to survive at plough depth. The significant archaeological themes are the general potential that the coastal plain has for later pre-historic, Roman and medieval settlement, especially close to a natural water-course, and the particular potential that comes from the earlier medieval history of the village itself – the importance of the market to the Earls of Arundel, etc. The Historic Environment Record (formerly SMR -Sites and Monuments Record) records the following features for Westbourne:
- Middle Bronze Age cremation burial was found close to Mill Road in 1949 (an Archaeologically Sensitive Area);
  - St John the Baptist Church: an important medieval church with a Norman foundation;
  - Existing 18th century water mill to the west side of River Street may be on the site of Northmylle, which is mentioned in the Domesday Survey of 1086 and which may have included a malthouse. A corn mill is recorded also in 1663. The current building ceased operations in the late 1920s.
  - Former Engine House on east side of River Street (now converted to a private dwelling). This housed a water-powered engine which supplied water to Stansted House from the River Ems. In 1855 a steam engine was installed which apparently ceased working in the 1900s, presumably when mains water was supplied;
  - A medieval seal was found in Westbourne in 1986, and a 13th century silver ring was found in 1985 when new houses were being built to the north of the village;
  - A Roman coin was found in a field outside Westbourne;
  - Evidence of the canalisation of the River Ems in the 18th century to the north-east of Westbourne, probably to provide a source of water to Westbourne Mill or to alleviate flooding;
  - Four mills once existed between Westbourne and Lumley;
  - Late Bronze Age, Roman and Middle or Late Saxon pottery was found close to Foxbury Lane, possibly along the former line of the river Ems, during 1999-2000.

2.2 POPULATION PROFILE

- 2.2.1 The 2011 Census gives the following age information for the population of Westbourne as shown in diagram 2:
- 2.2.2 The profile demonstrates a very even population distribution with a good mixture of younger families and elderly residents, although there is a relatively low number of people aged 20-29 living within Westbourne compared to the rest of the district and SE England. It also indicates a relatively high number of people aged 45-59 compared to the rest of the district and SE England



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2.3 EDUCATION – FACILITIES AND ACHIEVEMENTS

- 2.3.1 Westbourne has a privately run nursery and a primary school. Secondary education is provided at the Bourne Community College in neighbouring Southbourne. A number of children attend school in Chichester. The doctor's surgery is managed by the Emsworth practice. Shopping facilities are provided in the area of The Square and The Grove and a small shop at the junction of Monks Hill/Commonside/North Street is well used. A post office is situated within the supermarket and there is a pharmacy in The Grove.
- 2.3.2 GCSE Results published by West Sussex Country Council in 2012 for residents in the Westbourne Ward, considering the percentage of students achieving 5Cs and above including Maths and English combined, are slightly higher (59.1%) than the level for the District (56.4%) and the County (57.4%).
- 2.3.3 Residents have indicated that the Primary School is important to the long-term future of the Parish and wish to see it retained.

2.4 COMMUNITY FACILITIES

- 2.4.1 Commonside forms the northern edge of the village of Westbourne. This area is located near the village cricket pitch and The Cricketers Pub. There is also a children's play area and a Common to the north of the village. The Parish boasts many active groups and clubs which include the Scouts, the WI, the History Group and the Local Environment Group.
- 2.4.2 20% of the population is 65+ and the latest census data indicates that the percentage of those in that age group in good health is lower than for the District, Country and South East England. In particular, the percentage of residents of 85+ with a limiting long-term illness is higher than the national average at 71.3%. Therefore, it is considered vital, if Westbourne is to remain a sustainable community, to retain and if possible improve the facilities offered at the Doctor's Surgery.
- 2.4.3 There are 2 churches in the Parish, and a Cemetery managed jointly by a committee from Southbourne and Westbourne Parish Councils. Social facilities are provided at The Parish Hall, The Meeting Place and Westbourne Club. The Parish Council provides allotments and also recreation space at Monk's Hill and Mill Road.

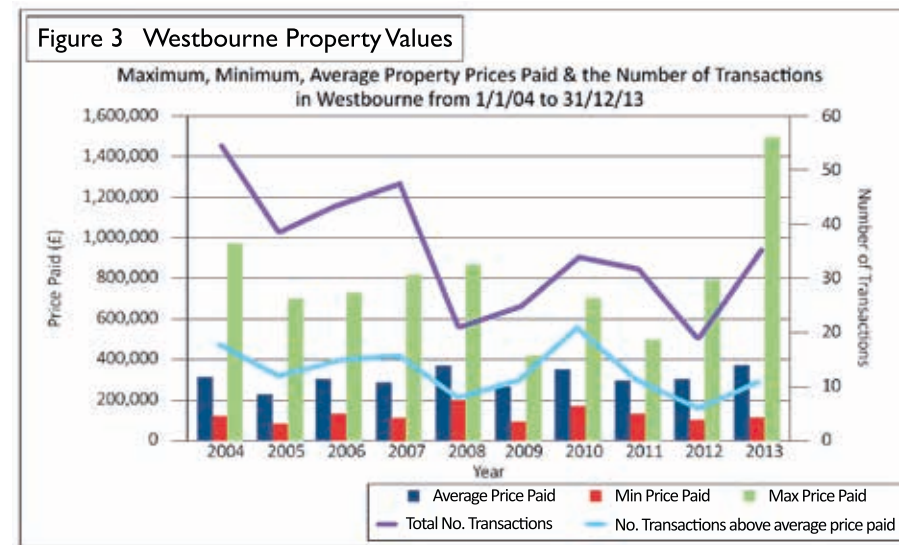
2.5 HOUSING TENURE

- 2.5.1 The Parish has a population of 2,309. 104 new houses were built in Westbourne between 2001 and 2011. Accommodation tenure is set out in the table below:

| Accommodation tenure                         | Number | %      |
|--|--------|--------|
| Owned  | 716    | 69.11% |
| Shared Ownership (Part Owned or Part Rented) | 16     | 1.54%  |
| Social Rented                                | 163    | 15.73% |
| Private Rented                               | 90     | 8.69%  |
| Living Rent Free                             | 15     | 1.45%  |
| Gypsy & Traveller sites                      | 36     | 3.47%  |

Source 2011 census & CDC

- 2.5.2 The population density is 3.1 people per ha, higher than the average for the District at 1.4 people per hectare. Over 90% of houses within the Parish are in Westbourne Village. In terms of Council Tax bands, Westbourne ward has the majority of its properties in Council Tax bands C and D. The majority of properties in this ward are semi-detached, with almost 60% of properties having at least two rooms that are not regularly used.



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- 2.5.3 The average price paid in 2014 for a property in Westbourne was £362,052. The table above, figure 3, from CDC Housing Department gives a more detailed indication of the minimum, average and maximum prices paid for housing in Westbourne over a ten year period. Source Land Registry.

2.6 HOUSING NEED

- 2.6.1 Westbourne is considered to have a high need for affordable housing within the CDC area (171 dwellings are affordable housing as of March 2015). The total number of households on CDC's Housing Register with a stated local connection to Westbourne at November 2015 was 26 of which 12 were classified with a priority need. The highest demand is for one and two bedroom properties, although there are 4 households on the housing list seeking four bedroom properties, and for which there is currently no provision.

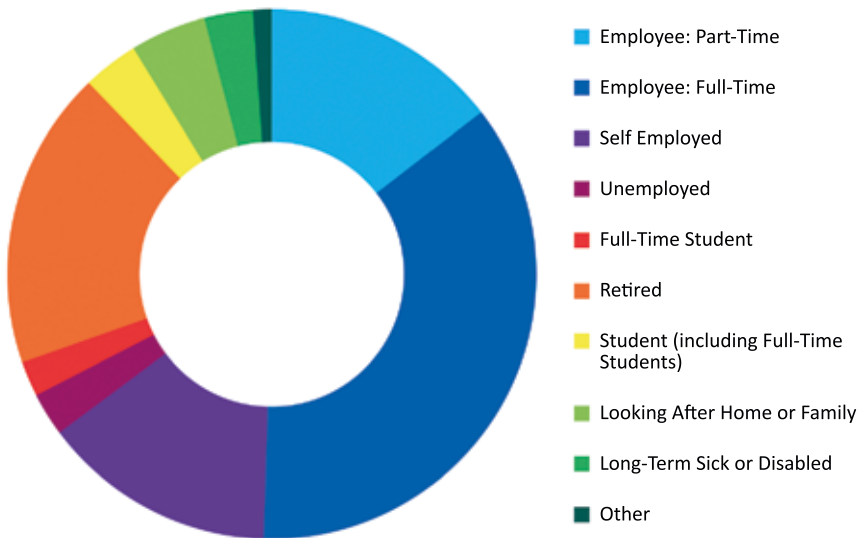
2.7 OUR ECONOMY: LOCAL BUSINESS AND EMPLOYMENT

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

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

|                                  | Westbourne         |        | Chichester          |        |
|----------------------------------|--------------------|--------|---------------------|--------|
| <b>Economically Active:</b>      | <b>Total 1,151</b> |        | <b>Total 56,102</b> |        |
| Employee: Part-Time              | 241                | 14.60% | 11,384              | 14.00% |
| Employee: Full-Time              | 594                | 35.90% | 27,847              | 34.40% |
| Self-Employed                    | 236                | 14.30% | 11,774              | 14.50% |
| Unemployed                       | 44                 | 2.70%  | 2,267               | 2.80%  |
| Full-Time Student                | 36                 | 2.20%  | 2,830               | 3.50%  |
| <b>Economically Inactive:</b>    | <b>Total 505</b>   |        | <b>Total 24,935</b> |        |
| Retired                          | 304                | 18.40% | 14,773              | 18.20% |
| Student (inc Full-Time Students) | 56                 | 3.40%  | 3,590               | 4.40%  |
| Looking After Home or Family     | 78                 | 4.70%  | 3,395               | 4.20%  |
| Long-Term Sick or Disabled       | 48                 | 2.90%  | 1,944               | 2.40%  |
| Other                            | 19                 | 1.10%  | 1,233               | 1.50%  |

Figure 4 Westbourne Residents' Economic Activity



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2.7.3 The NP questionnaire responses indicated:

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

2.7.4 The CLPKP policy is that outside of Chichester city and the Settlement Hubs (eg Southbourne), the Service Villages including Westbourne will be the focus for new development and facilities. Provision will be made for local community facilities, including village shops that meet identified needs within the village, neighbouring villages and surrounding smaller communities, and will help make the settlement more self-sufficient, and small scale employment, tourism or leisure proposals.

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

2.7.6 There is a strong feeling that Westbourne needs a car park. The Parish does not control any suitable land but has identified two possible sites, which may offer opportunities to ease the car parking situation, particularly for visitors using the retail and community facilities in the village.

2.8 DEVELOPMENT CONSTRAINTS

2.8.1 There are a number of development constraints within Westbourne Parish:

- A significant part of the Parish is designated as a National Park which places particular constraints on development as per paragraphs 115 and 116 of the NPPF (see 1.3.4 above). The SDNP forms part of the Parish but the setting of the National Park will also be a consideration in planning. Development could also be constrained in close proximity to the border of the National Park to avoid any development having a detrimental impact on its setting.
- A Conservation Area extends beyond the village to the south and east.
- Chichester Harbour SAC, Chichester and Langstone Harbours SPA and Ramsar Site lie about 2 km to the south.
- 5 Sites of Nature Conservation Interest (SNCI) exist within the Parish (see figure 10) as well as a Biodiversity Opportunity Area.
- Areas of flood risk (Flood Zones 2 and 3) extend along the River Ems valley running north to south through the village and extending north-east and south-west of the village.
- Grade 1 Agricultural Land lies to the south-east.
- The western edge of the village is directly adjacent to Havant Borough, restricting development potential within Chichester District.

2.9 FLOODING

2.9.1 It has been noted that extensive tracts of land in Westbourne Parish fall within Flood Zone 2 and 3. See <http://apps.environment-agency.gov.uk/wjby/37837.aspx>. The community's concerns about flooding are reflected in the parish-wide survey in 2014 in which 92% of respondents expressed a wish for new development to include flood risk mitigation. The NP needs to be guided by CDC's Policy 42 Flood Risk and Water Management in the CLPKP in directing future development, where possible away from the areas of highest flood risk. However, as indicated above, there are significant other constraints against development in Westbourne Parish. In considering suitable sites for future development the WPC has had to take into account these conflicting constraints, as well as the availability of sustainable sites which would be acceptable to the local community.



### 3 WHAT DO WE WANT OUR NEIGHBOURHOOD PLAN TO DO?

#### 3.1 THE COMMUNITY VISION

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

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

#### 3.2 LOCAL OPINIONS

##### 3.2.1 Responses to Development

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

- 61% agreed that development should take place on small sites in order to spread the impact.
- 54% agreed that some development should take place outside Westbourne village, eg Woodmancote.
- 90% agreed that any development should focus on previously developed sites first.
- There were no strong views about whether development should concentrate on housing for younger or older people but 48% agreed that new development should be predominantly family housing.
- 53% felt that new development should not be predominantly affordable housing.
- 77% supported compliance with the Village Design Statement.
- 92% wanted new development to mitigate flood risk.

##### 3.2.2 Whilst the position of the community must be the starting point, the plan must also reflect national and local planning policy in order to be recommended for referendum. The main challenges that the NP has had to address are the allocation of development in the peripheral areas eg at Woodmancote, the desire for small sites and the concept of previously developed land first. The latter two issues create conflict with other policies and fail to deliver the preferred sites. This has created tensions between the wishes clearly expressed by the community and the planning constraints imposed by the NPPF & CLPKP. This version of the plan has been revised in light of a 6 week consultation and amended to reflect key feedback issues, including car parking and community balance.

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

#### 3.3 HOW DO WE ACHIEVE OUR VISION FOR THE FUTURE OF WESTBOURNE?

##### 3.3.1 Neighbourhood Plan Policy Parameters:

The WPC can only draft planning policy within fixed parameters that are in general conformity with the CLPKP and the NPPF.

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

- 1 Small-scale housing developments consistent with the indicative housing numbers set out in CLPKP Policy 5, which requires Westbourne to provide at least 25 new dwellings up to 2029, (recognising the limited capacity of Westbourne to provide new housing).
- 2 Local community facilities, including village shops, that meet identified needs within the village, neighbouring villages and surrounding smaller communities, and will help make the settlement more self-sufficient; and
- 3 Small scale employment, tourism or leisure proposals.

##### 3.3.3 The Westbourne community has expressed a wish for future development to be on smaller sites and to be dispersed throughout the Parish. The CLPKP policy is that NP allocations for new housing development should be on sites of 6 or more dwellings. Development of sites with fewer than 6 dwellings are considered as 'windfall' developments, which are already accounted for in the CLPKP in terms of housing number targets.

##### 3.3.4 The CLPKP seeks to restrict development in the countryside to those that absolutely require a rural location, meet an essential local rural need or support rural diversification. These constraints would appear to exclude Aldsworth and Woodmancote, along with the majority of Westbourne Village well outside the Settlement Boundary Area, from any new development. This also places a severe restriction on the location of potential development sites.

##### 3.3.5 Working within the above parameters, the WPC has set itself the task of identifying potential development sites which would meet the following Objectives:

- **accommodate between 6-10 dwellings, spread as evenly as possible throughout the Parish;**
- **be sustainable in their location based on access to services and facilities;**
- **continue to protect the countryside location wherever possible (avoiding isolated development);**
- **avoid sites and locations that erode the key rural gaps or green spaces;**
- **protect the rural points of arrival /gateways in the village;**
- **encourage the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;**
- **any new development must make a positive contribution to the local character and distinctiveness;**
- **be on previously developed land if at all possible;**
- **be capable of meeting the requirements of the Westbourne VDS in terms of village character;**
- **mitigate flooding and sewerage problems within the Parish;**
- **provide a mix of housing types to meet the requirements of the whole community;**
- **encourage the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;**
- **keep Westbourne thriving and vibrant;**
- **encourage local business and employment;**
- **ensure the current balance between the settled and travelling communities is maintained.**

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

### 4. LAND USE POLICIES OF THE NEIGHBOURHOOD PLAN

#### 4.1 INTRODUCTION TO THE POLICIES

##### 4.1.1 This section contains the Policies that will deliver the Objectives (see 3.3.5), together with reasoned justification and evidence to support inclusion. The Plan sets out to protect and, where appropriate, enhance the factors identified through our consultation that contribute to the 'traditional village setting'.

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

##### 4.1.3 Overarching policies

- OA1: Sustainable Development Policy**
- OA2: Economy – Local Economy and Employment Policy**
- OA3: Community Facilities Policy**
- OA4: Community Balance Policy**

##### 4.1.4 Local Distinctiveness policies

- LD1: Local distinctiveness Policy**
- LD2: Important Views Policy**
- LD3: Heritage Policy**
- LD4: Local Gaps Policy**

## 4.1.5 Biodiversity Policies

**BD1: Biodiversity Opportunity Area and Site of Nature Conservation Importance Policy**

**BD2: Green Corridors Policy**

## 4.1.6 Local Green Space policies

**LGS1: Local Green Space Policy - Cemetery**

## 4.1.7 Westbourne site-specific policies

Explanation of Site Assessments and Site Allocation:

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

**SS2: Land at Long Copse Lane Policy**

**SS3: Land adjacent to Chantry Hall, Foxbury Road Policy**

## 4.2 DEVELOPMENT CONSIDERATIONS

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

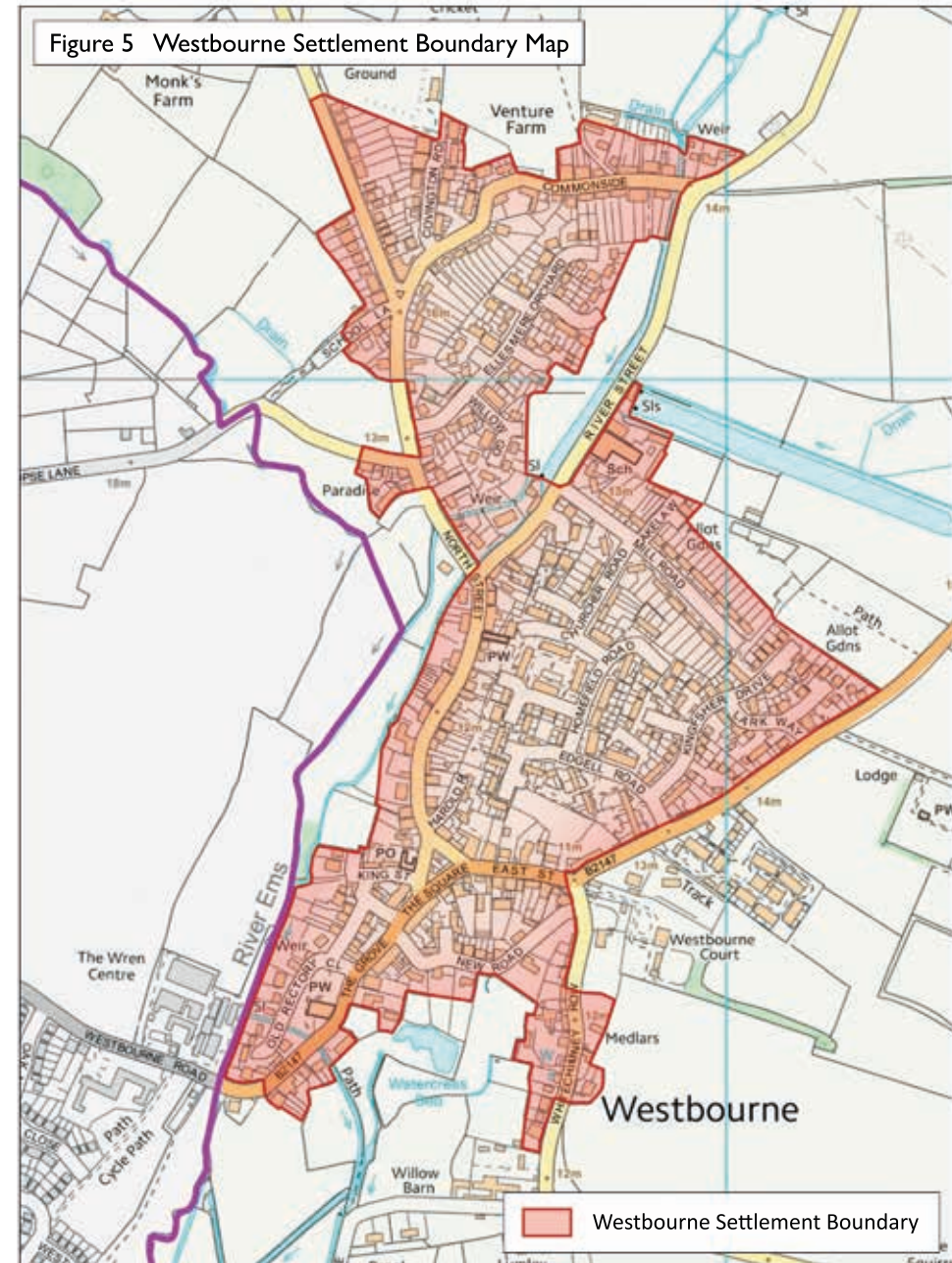
4.2.2 Westbourne is a rural Parish and the area within the current Settlement Boundary is unable to accommodate all the further housing required. New sites are required adjacent to the existing settlement area.

4.2.3 Through the consultation process, the community indicated that it would like small-scale development distributed throughout the settlement area, preferably built on a phased basis over the 15 year Plan period.

4.2.4 The recently adopted Chichester Local Plan makes provision to deliver 7,388 homes over the period 2014-2029. This includes 339 homes in the North of the Plan area, to be delivered through a combination of allocated housing sites and windfall sites of fewer than six dwellings [arising mainly through change of use, conversions, and small infill sites]. Local Plan Policy 5 sets indicative housing numbers for each Parish to be identified in Neighbourhood Plans. However, the Local Plan [paragraph 7.29] indicates that developments of six or more dwellings that are permitted [ahead of Neighbourhood Plans] will be counted against the Parish housing numbers. This restriction on size of sites results in allocations that total more than the minimum of 25 to achieve a spread of sites through the village. Westbourne Parish has in its housing stock 171 homes classified as affordable housing. 95 homes have been lost to Right to Buy. CDC reports a high level of demand for affordable housing in Westbourne, particularly for one and two bedroom properties.

## 4.2.5 Policy OA1: Sustainable Development

- 1 **Within the Settlement Boundary there is a presumption in favour of sustainable development that will apply to proposals that meet all the policies of this plan**
- 2 **Outside the Settlement Boundary development proposals would not normally be considered either appropriate or sustainable and will not be permitted unless:**
  - (i) it is specifically and expressly supported by another policy of the development plan and complies with all other policy requirements of the development plan; or
  - (ii) it is sustainable development where the benefits demonstrably outweigh the harms, and complies with all other policy requirements of the development plan but which is of a type that could not reasonably be located within the Settlement Boundary;
  - (iii) it is locally distinctive in its design.
- 3 **All development proposals within the Parish will need to demonstrate that they have considered and accommodated the following:**
  - The proposals do not adversely impact the local gaps, views and countryside identified in the WNP;
  - The proposals are to be accompanied by a Landscape and Visual Impact Assessment to



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show there is no overall adverse harm to the area;

- The proposals are to be accompanied by a study to demonstrate that there would be no negative impact on local biodiversity. This will include potential harms arising from changes to access points and visibility splays to accommodate typical vehicles;
- The proposals are to be accompanied by technical studies to show that the proposal does not give rise to detrimental increases in levels of activity and traffic, noise and disturbance;
- The proposals are to be accompanied by an expert assessment on the potential impact on any designated or undesignated heritage asset and its setting.

#### 4.3 SETTLEMENT BOUNDARY

4.3.1 The Settlement Boundary defines the area of the village in which development is normally permitted as set out in policy OA1 as it is considered to constitute sustainable development. When considering development proposals within the WNP Area, the LPA will take a positive approach that reflects the presumption in favour of sustainable development as contained in the NPPF, within the Settlement Boundary area. This term replaced the Settlement Policy Area [SPA] of the village as defined by the Chichester District Saved Local Plan (1999). The WPC has reviewed the existing Settlement Boundary and concluded that it should remain unchanged.

#### 4.4 ECONOMY – LOCAL BUSINESS AND EMPLOYMENT

4.4.1 Intent: To fulfil the Vision of local residents that Westbourne will continue to evolve and will remain a vibrant community for future generations.

4.4.2 Justification: The CLPKP requires Service Villages, of which Westbourne has been identified as one, to meet the needs of the village and surrounding communities in terms of facilities and small-scale employment. There was very strong support in consultation with local people for the retention of local shops, for the development of local businesses and for the encouragement of tourism.

##### 4.4.3 Policy OA2: Local Economy and Employment

- 1 Proposals that result in the loss of shops or business premises will not normally be supported unless it can be demonstrated that the shops or businesses are no longer viable, and an alternative shop or business would not be viable on the site through a market testing exercise that reflects the site's current value in a business use.
- 2 New employment development proposals including changes of use to retail or business will be supported where they are consistent with all the policies in this plan.
- 3 Redevelopment of small-scale sites for employment uses in the countryside will be supported where it can be shown to meet an essential need and encourage local employment in line with CLPKP Policies 45 & 46 for the protection of and support for community facilities.

#### 4.5 FACILITIES

##### 4.5.1 Policy OA3: Community Facilities

Proposals that result in the loss of community uses within the Parish will not normally be supported, unless it can be demonstrated that the community use is no longer required and an alternative community use cannot utilise the building or site as demonstrated through a market testing exercise that reflects the site's current value in a community use. The development of sites inside or outside the settlement boundary for public car parking facilities that serve the use of retail/ commercial activities in the village by passing trade, as well as the continuing use of community facilities will be supported

4.5.2 For both Policy OA2 and OA3 a market exercise must take place for at least 12 months. The site/ building must be marketed effectively at an appropriate price that reflects its current use.

#### 4.6 COMMUNITY BALANCE

4.6.1 Our community's challenge includes supporting new, better-paid and diverse employment opportunities, providing the homes needed for those who live and work in the Parish on low incomes, and maintaining and evolving the services they rely on. NPPF paragraph 50 requires LPAs to: 'plan for a mix of housing

based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes)... this approach contributes to the objective of creating mixed and balanced communities.'

4.6.2 The Parish Council will look favourably upon appropriate proposals for the provision of housing for young people, by way of starter homes, affordable housing development including within the rental sector, as well as live/work and self-build initiatives where they meet the policies of the development plan.

4.6.3 Local evidence has identified that the recent increase in Gypsy, Traveller and Travelling Showpeople (GTTSP) pitches/plots has significantly impacted on the balance between the various sectors of the community who reside locally.

4.6.4 Policy 36 of the Chichester Local Plan: Key Policies has a criterion based policy that seeks to ensure that provision of Gypsy, Traveller and Travelling Showpeople accommodation is located in a suitable location. The Policy applies to both the allocation of sites and the determination of planning applications. Within Westbourne Parish there are now 40 approved pitches/plots for GTTSP residents (see evidence base for GTTSP pitches/plots figures for allocations throughout the CDC area). Given the high level of provision, no further allocation of sites for this part of the community is necessary and a new local neighbourhood plan policy is required to ensure that there is no further erosion of the balance within the local community.

4.6.5 There may be occasions when people wish to provide ancillary accommodation to provide additional living space for elderly relatives or to meet a variety of other personal and domestic circumstances, and these will be considered on their respective merits. It is important that appropriate controls prevent ancillary accommodation becoming independent dwellings.

4.6.6 For some older people a move to a smaller, more accessible and manageable home can also free up much-needed local family housing. Encouragement will be given to senior members of the community, currently occupying under used properties, to downsize to smaller accommodation. It is hoped that that encouragement will free up some of the 60% of local housing which have two or more rooms that are not regularly used (see 2.5.2).

4.6.7 Responses to the questionnaire distributed to all Parish residents in 2014 did not indicate a strong desire from the community for more housing provision for the elderly but in order to provide for the increasing number of elderly residents and to enable them to remain within the familiar surroundings of Westbourne, the Parish Council believes that it is important to facilitate appropriate proposals for the provision of housing, by way of sheltered housing, care and nursing homes, downsizing and the building of granny annexes to existing properties.

##### 4.6.8 Policy OA4: Community Balance

Development proposals for any new dwellings must demonstrate that they provide an appropriate choice of homes to maintain community balance throughout the Parish and should be accompanied by a 'dwelling mix statement' submitted as part of any planning application to show how the proposal meets specific needs and maintains community balance. This statement should provide details of how it meets the needs of young people; local workers; small families and older residents (55+) and people with disabilities. Any proposals that results in any net increase in dwellings or plots must demonstrate that the mixture of tenures will be 'pepper potted' through the area and not give rise to any areas of isolated groups of one tenure to ensure social integration.

1 Any new proposals for the provision of housing for younger households, by way of appropriate starter homes, affordable housing development, live/work and self-build initiatives will be considered in accordance with Policy 34 of the Chichester Local Plan: Key Policies and government guidelines.

2 Any new proposals for Gypsies, Travellers and Travelling Showpeople pitches/plots within the Neighbourhood Plan area will be considered in accordance with Policy 36 of the Chichester Local Plan: Key Policies and any proposal must demonstrate that the current balance between the various sectors of the local community will be retained.

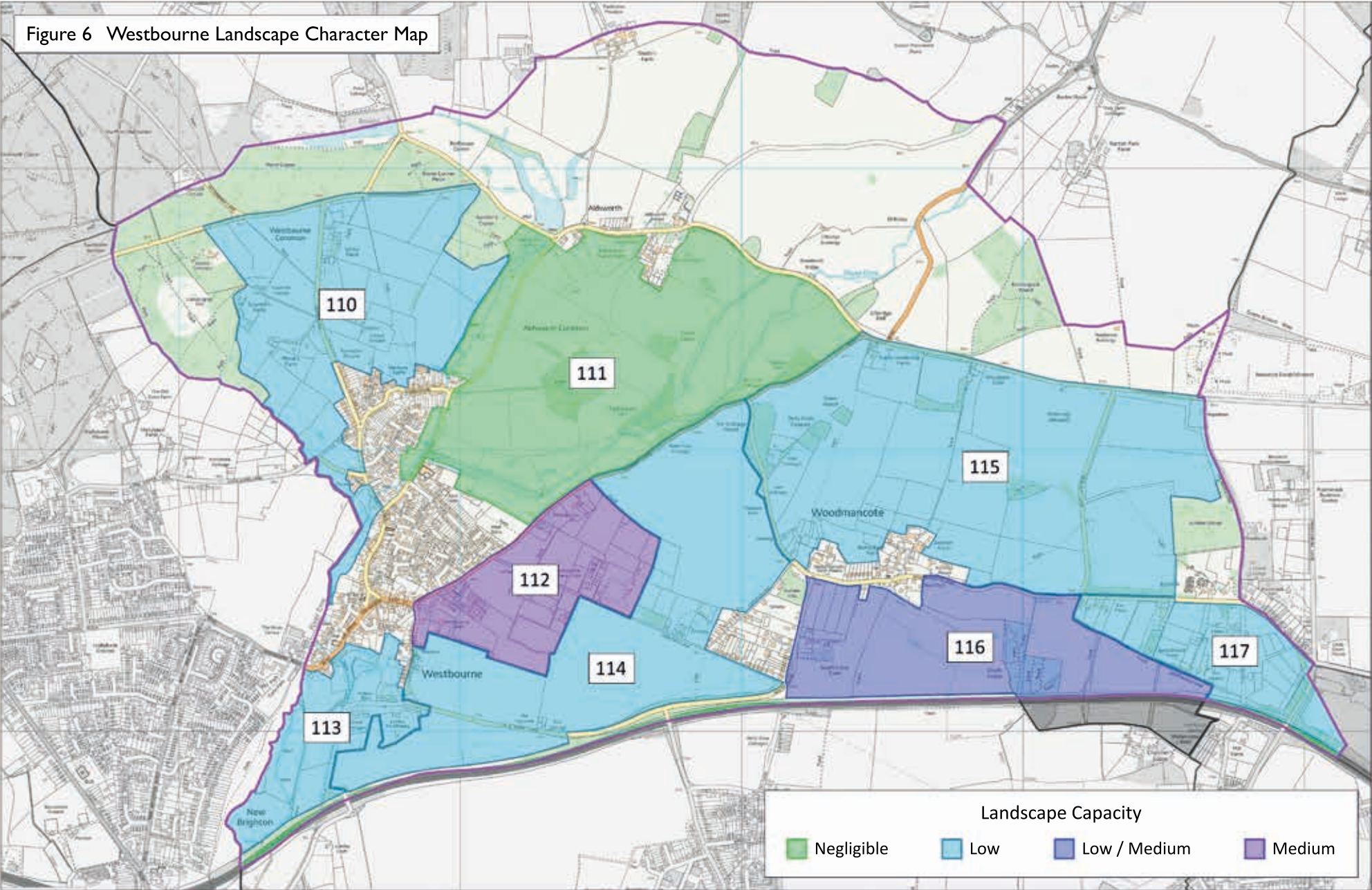
3 Any new proposals for the provision of housing for older people that meet the wide range of their circumstances and lifestyles will be considered in accordance with Government Policy and the aims stated in 'Laying the Foundations: A Housing Strategy for England.'

- 4.6.9 Justification: NPPF para 50 requires LPAs to: ‘plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.’
- OA4- 1 For housing for young households any appropriate, sustainable initiatives will be encouraged.
  - OA4- 2 For the provision of plots and pitches for the GTTSP community, consultation undertaken on the pre-submission draft of the Neighbourhood Plan identified that residents of Westbourne are extremely concerned about the growing and disproportionate number of gypsy/traveller sites in the Parish. The volume and detail of the response has led the Parish Council to include a policy to address this issue. In the absence of a site- specific allocations policy for GTTSP in the adopted Chichester Local Plan and CDC’s current decision to delay completion and implementation of a GTTSP DPD, Westbourne Parish Council believes there is a need to establish a local position that is consistent with the NPPF.
  - OA4- 3 Good housing for older people can enable them to live healthy, independent lives and reduces pressure on working families in caring for older relatives. It can also prevent costs to the NHS and social care; therefore any appropriate and sustainable initiatives will be encouraged.
- 4.7 LOCAL DISTINCTIVENESS
- 4.7.1 As described earlier in the Parish Profile section, paragraphs 2.1.1 to 2.1.9 and detailed in appendix 1, Westbourne is a distinct rural Parish. Surrounding the village of Westbourne is a patchwork of fields and woodland, connected by streams and country lanes to the hamlets of Woodmancote and Aldsworth.
- 4.7.2 The CDC Landscape Capacity Study Extension 2011, shows 7 landscape character areas surrounding the Parish to the district boundary with Havant Borough. Below is a summary of landscape sensitivity, value and capacity ratings of the character areas in this 2011 study:
- | No  | Landscape Character Areas [2011 Study]       | Landscape Sensitivity | Landscape Value | Landscape Capacity |
|-----|--|-----------------------|-----------------|--------------------|
| 110 | Westbourne Common Foot Slopes                | Substantial           | Moderate        | Low                |
| 111 | Aldsworth Common Spur                        | Major                 | Substantial     | Negligible         |
| 112 | Westbourne Western Settlement Edge           | Moderate              | Moderate        | Medium             |
| 113 | Westbourne – Emsworth Upper Coastal Plain    | Substantial           | Moderate        | Low                |
| 114 | Westbourne – Woodmancote Upper Coastal Plain | Substantial           | Moderate        | Low                |
| 115 | Woodmancote Foot slopes                      | Substantial           | Moderate        | Low                |
| 116 | Woodmancote-Hambrook Foot slopes             | Substantial           | Slight          | Low/Medium         |
| 117 | Hambrook Northern Foot slopes                | Substantial           | Moderate        | Low                |
- 4.7.3 Negligible to low-medium ratings for landscape capacity indicates that development would have a significant and detrimental effect on the character of the landscape as a whole and/or, on the setting of the existing settlement or the South Downs National Park. Development in these character areas should only be on a very small scale and proposals would need to demonstrate no adverse impacts on the setting of the settlement or the wider landscape.
- 4.7.4 A rating of medium, where there are moderate ratings of sensitivity or value, identifies a landscape character area with the capacity for limited development in some parts of the character areas, having regard for the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas.
- 4.7.5 Less constrained areas with high capacity could, from a landscape perspective, accommodate significant allocations of new development without significant detrimental effects on the character of the landscape as a whole. There were no areas within this category in Westbourne Parish. This important landscape assessment is the framework within which sites have been selected and where areas need protection to avoid damage to key local gaps and green corridors that form the last defence from development in the adjacent Borough/ County.
- 4.7.6 Much of the built environment is classified as a Conservation Area in which are situated over sixty Listed Buildings of architectural or historic importance and just as many that are non-designated heritage assets.
- 4.7.7 Intent: The Neighbourhood Plan introduces design policies to conserve the local distinctiveness of Westbourne Parish to ensure that change enhances and does not damage its special character. Good design in the Westbourne Neighbourhood Plan means developments which:
- will respond to the rural nature of the Parish and reflect the character of local surroundings and

- materials while not discouraging innovation;
- will establish a strong sense of place where the individual identity of the Parish, actual or perceived, is maintained;
- prevent coalescence with Westbourne Parish, Hambrook, Emsworth and Southbourne and maintain the separate identities of the settlements of Westbourne Village, Aldsworth and Woodmancote by the introduction and maintenance of local gaps;
- will create and sustain a balance of village uses, including green and public spaces, the built and rural environment, recreation and sports, adequate infrastructure and support for local facilities.
- will ensure that all new housing reflects the established vernacular of the Parish in terms of density, building styles and materials, respecting existing Listed properties, non-designated heritage buildings and features, buildings with positive townscape merit and the essential open space character integral to Westbourne.

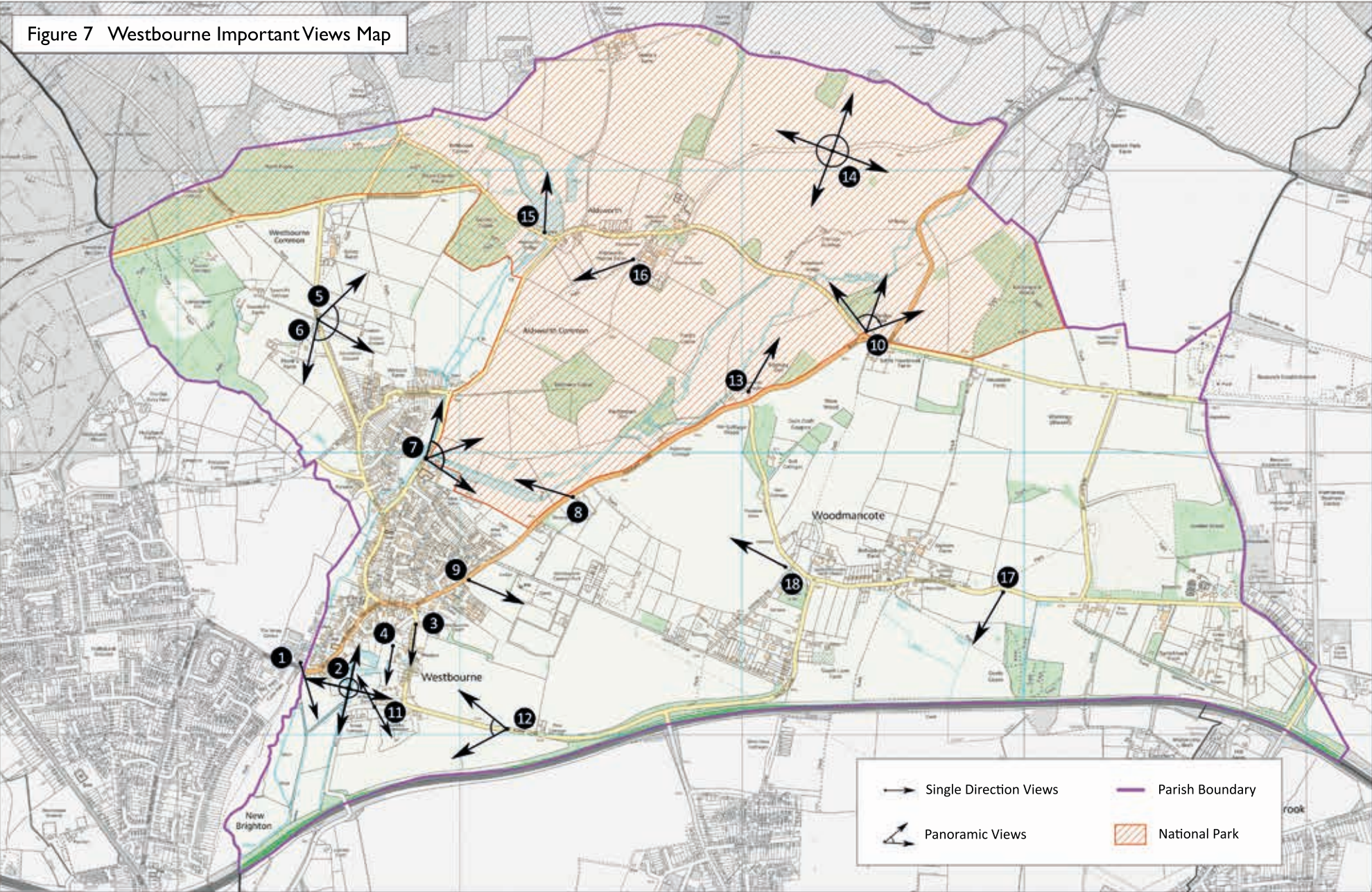
- 4.7.8 Justification: The responses to the WNP community questionnaire overwhelmingly supported the need for any new development to comply with the Village Design Statement. The Parish produced a Westbourne Village Design Statement [VDS] in 2000 which, whilst it is still very relevant, the WPC decided it necessary to revise and update the first edition. The second edition of the Westbourne VDS is posted on the WNP website. The VDS has been used to provide evidence for the WNP policies on local distinctiveness. Responses to the Neighbourhood Plan questionnaires also indicated a high level of support for the Westbourne Conservation Area Appraisal and Management Plan.
- 4.7.9 Several respondents expressed a wish for the Conservation Area to be extended and some were concerned that the Management Plan was frequently ignored. Paragraph 47 of the NPPF states that Local Planning Authorities should set out their own approach to housing density to reflect local circumstances and this has been reflected in paragraph 17.6 of the CLPKP. The CLPKP recognises that housing density should balance the goals of efficient use of land with the characteristics of the surrounding built up area. This Plan will support developments where the density maintains the existing character and requires high quality design and layout which fits the vernacular of the village and immediate context.
- 4.7.10 **Policy LD1: Local distinctiveness**  
**All development in Westbourne Parish, whether new buildings, extensions or conversions, will be required to follow the guidelines set out in this Plan and in the updated Westbourne Village Design Statement, which is anticipated to be adopted by CDC as material consideration when assessing planning applications.**
- All development proposals must demonstrate how they will integrate into the existing surroundings and reflect the established vernacular of the Parish in terms of building styles and materials;
  - The density of any new development should be in character with the immediate local surrounding area, respect the rural nature of the Parish and provide a continuum of the spaciousness, avoiding uniform designs and plots;
  - All development should have well defined public and private spaces and enclosure should reflect the local rural character of the area with trees and hedges;
  - All new development must demonstrate how it accommodates parking provision within the plot so as not to exacerbate the existing situation.
- 4.8 IMPORTANT VIEWS
- 4.8.1 Intent: The layout of the Parish, notable for its winding roads and lanes presents a series of changing views over fields, greens, recreation areas and triangles. Responses to the NP questionnaires have highlighted the importance of incorporating policies into the Neighbourhood Plan which conserve those features, such as views, which reinforce the rural character of the Parish.
- 4.8.2 Justification: The Village Design Statement and Conservation Area Appraisal both identify views and glimpses which have been identified as important to Westbourne residents.
- 4.8.3 **Policy LD2: Important Views**  
**Any development must maintain or enhance the local character of the landscape and not cause unacceptable loss or diminution of significant views (identified on the Important Views map Fig 11, in Appendix 6.2 and in the VDS) that currently provide open aspects or views from the village centre or other open spaces. Except where views are entirely localised, all development proposals**

Figure 6 Westbourne Landscape Character Map



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Figure 7 Westbourne Important Views Map



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**must be accompanied by a Landscape and Visual Impact Assessment and must demonstrate low or negligible impact on landscape views, in particular on those local views identified in the Plan. Where development has a harmful impact on landscape character, identified views or open views, the development will not be permitted unless the proposal can demonstrate that mitigation can be achieved on land within the applicant's control and will reduce the impact to an acceptable level.**

#### 4.9 HERITAGE

- 4.9.1 Intent: The importance of Westbourne's built and natural heritage has already been emphasised in the Parish Profile (see Section 2). The historic built environment, landscape setting and archaeological resources of an area make an important contribution to the social and cultural lives of residents and visitors alike both now and in the future. Westbourne's historic environment provides an opportunity to meet the aims of the NPPF to achieve sustainable development by implementing Policy 47 and the Supporting Guidance of the CLPKP.
- 4.9.2 Justification: Westbourne has a significant Conservation Area in the centre of Westbourne village (See Conservation Area Appraisal and Management Plan) and the heritage value of the wider Parish is considered in the Westbourne VDS. Over 60 Listed Buildings have been identified in Appendix 6.1, as well as a number of non-designated heritage assets. Consultation throughout the Neighbourhood Plan process has shown that residents place a high value on Westbourne's heritage as making a significant contribution to the distinctiveness of the Parish.
- 4.9.3 **Policy LD3 – Heritage**
1. **The historic environment of the parish and heritage assets (both designated and non- designated) will be conserved and enhanced.**
  2. **All new development should preserve and where possible, enhance the historic character and appearance of the Conservation Area and applications will explain how the design of proposals have sought to retain or enhance positive features of the area identified in the District Council's Conservation Area Appraisal and Management Plan or address issues identified in that document.**
  3. **Development proposals that affect designated and non-designated heritage assets must preserve or enhance the historic significance of the asset and its setting and must explain how the proposals comply with the VDS.**
  4. **Archaeological investigation of sites where new developments or improvements are planned will be required in areas where there is high archaeological potential. Following a desk based assessment, appropriate archaeological investigation must be carried out prior to construction of new developments. Any reports should be made available for public viewing and be submitted to the County Council for inclusion in the Historic Environment Register.**

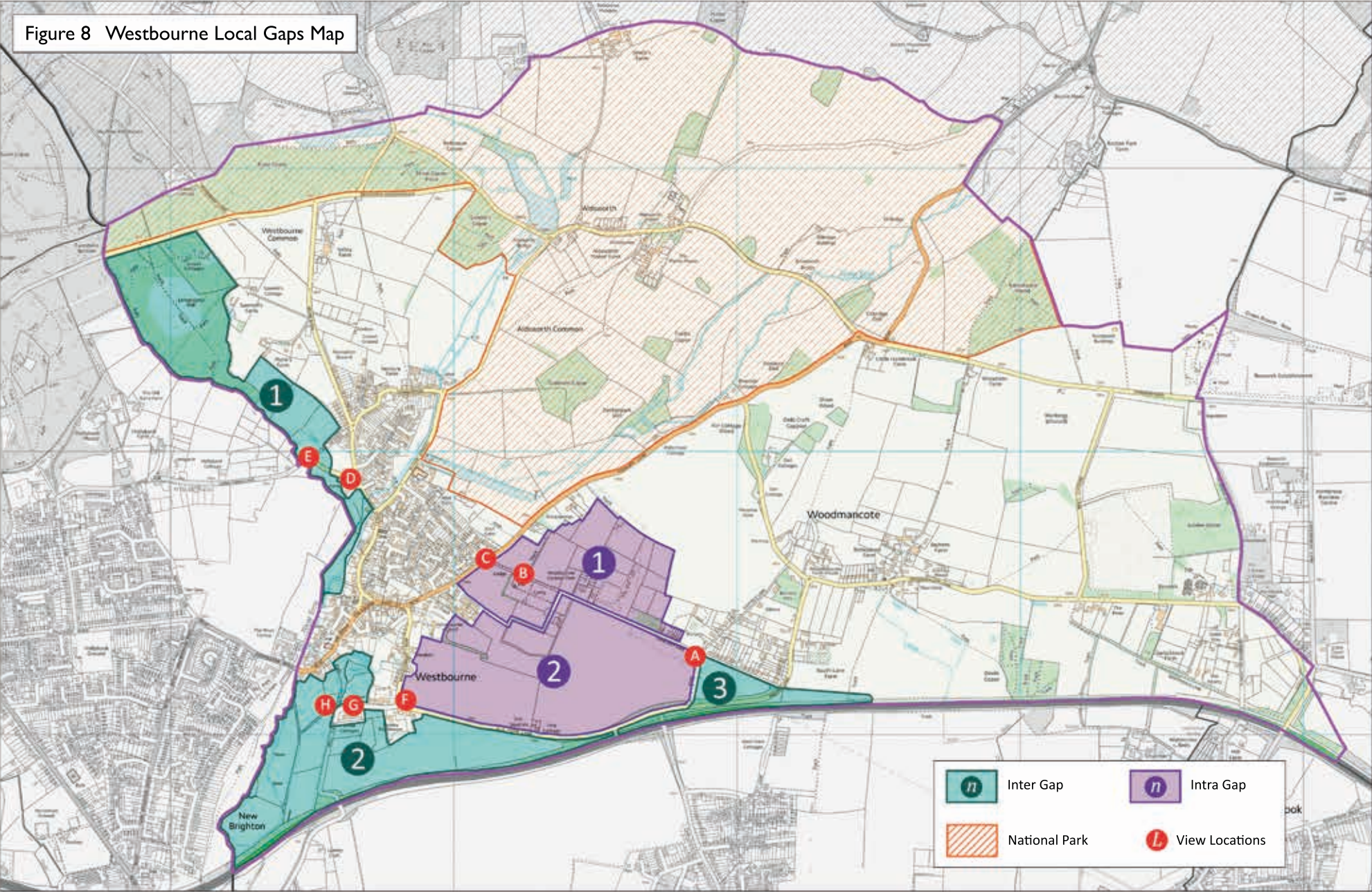
#### 4.10 LOCAL GAPS POLICY

- 4.10.1 Westbourne is characterised by green spaces and a feeling of rural open spaciousness, especially within the Gaps that surround the village along the main approach roads. These local Gaps are an important feature of the village character and distinctiveness. The patchwork of fields, separated by ancient hedgerows, is what creates the character and distinctiveness of our small West Sussex village, these appear deep within the built settlement and have been recognised as special in previous planning appeals. Previously many of them were designated as Strategic Gaps and the community have expressed the desire for them to be retained. It is important to note that this development plan has no influence on the area outside the Parish boundary, making it all the more important that this plan establishes the Gaps identified within its own boundaries. To demark the Gaps, field boundaries have been used, and some Gaps overlap. This development plan seeks to identify and establish two types of gap;
1. 'Inter Gaps', which serve to protect those areas on the boundary surrounding the Parish and;
  2. 'Intra Gaps', which serve to protect those gaps that are within the Parish.
- 4.10.2 Westbourne is sandwiched in a spectacular setting between the Chichester Harbour AONB to the South and the SDNP to the North. It is strongly felt that Westbourne should try to enhance the area between these two areas of special landscape. The Gaps allocated in the plan contribute to the retention of the individual character of the varying parts of the Parish, they will help to prevent the sense of urban

sprawl by protecting areas as distinct undeveloped areas between the individual settlements, as well as enhancing the amenity and recreation of all those living in and visiting the area.

- 4.10.3 The allocated gaps to the west of the settlement of Westbourne, centred on the River Ems, act as an important green link along the clean chalk stream river. In this area of gap there is an important biodiversity and flood capacity function.
- 4.10.4 Intent: Westbourne is characterised by green spaces and a feeling of spaciousness, both in the central core and within green gaps along the main village approach roads and Parish boundary. In preparing this development plan the existing gaps were identified and the intention of this plan is that only the most important ones are identified and allocated to prevent firstly the coalescence of Westbourne, Woodmancote and Aldsworth, (the intra gaps), and secondly the coalescence of other external attached Parishes and urban areas that abut the Westbourne Parish boundary (the inter gaps) to avoid in particular coalescence with the Borough of Havant and coalescence with Southbourne Parish. These local gaps are an important feature of the village character and distinctiveness and need to be protected.
- 4.10.5 Justification: To maintain this local distinctive feature and avoid coalescence of settlements, the following policy applies to those areas shown as local gaps that form a distinct physical and visual break. These are the 'Inter Gaps', which serve to protect those areas on the boundary surrounding the Parish and the 'Intra Gaps', which serve to protect those gaps that are within the Parish.
- 4.10.6 **Policy LD4: Local Gaps**  
**In addition to the tests in policy OA1 any development proposed within the local gaps identified on the map 7 will need to demonstrate compliance with the following criteria, for both inter and intra gaps:**
- **The development must not diminish the integrity of the local gap by visually and physically reducing the distinct break between settlements;**
  - **The proposal should be accompanied by a landscape and visual impact assessment to demonstrate no significant diminution in openness and views in the local gap;**
  - **Proposals should be accompanied by a mitigation plan showing how the local gap can be enhanced by planting and other amelioration or mitigation;**
  - **Important trees and hedgerows within the local gaps should be retained as part of any development proposal;**
  - **Positive community uses of the open areas in the local gaps will be supported where these can enhance visual impact and biodiversity and enhance the range of facilities available, consistent with the other criteria in this policy.**
- 4.11 BIODIVERSITY
- 4.11.1 West Sussex Country Council and the South Downs National Park Authority have both conducted studies into the landscape and biodiversity of the area encompassing Westbourne Parish. These studies have led to classification of the landscape and recommendations for the management of the land in order to conserve and promote biodiversity.
- 4.11.2 Through consultation, Westbourne residents have indicated that they consider it vital to protect the natural environment in Westbourne in order that the area continues to flourish as a rural community and the ecology of the area is protected from urban development.
- 4.11.3 The character areas which relate to Westbourne Parish are:
- **South Coast Plain:** This area includes the villages at the foot of the South Downs between Emsworth and Chichester. Westbourne is included in the sub-area Southbourne Coastal Plain, although it has no coastline. The area developed from medieval villages where fertile soils encouraged the development of agriculture and markets were an important feature. In more recent time intensive horticulture, glasshouses and horse paddocks, have become features of this landscape. However, the area is noted for fine views from the South Downs to the coast and the tranquil, open character of the landscape.
  - **Landscape Type B: Wooded Estate Downland, Area B3 Stansted to West Dean Wooded Estate Downland:** This character area exhibits chalk scenery typical of the dip slope of the Wooded Estate Downland landscape type comprising chalk, that has been eroded to form rounded coombes, supporting slightly heavy acidic soils which are well suited to woodland. Settlements in this area are low density, scattered farmsteads.

Figure 8 Westbourne Local Gaps Map



June 2016



Figure 9 Local Gaps - Views

A



B



C



D



E



F



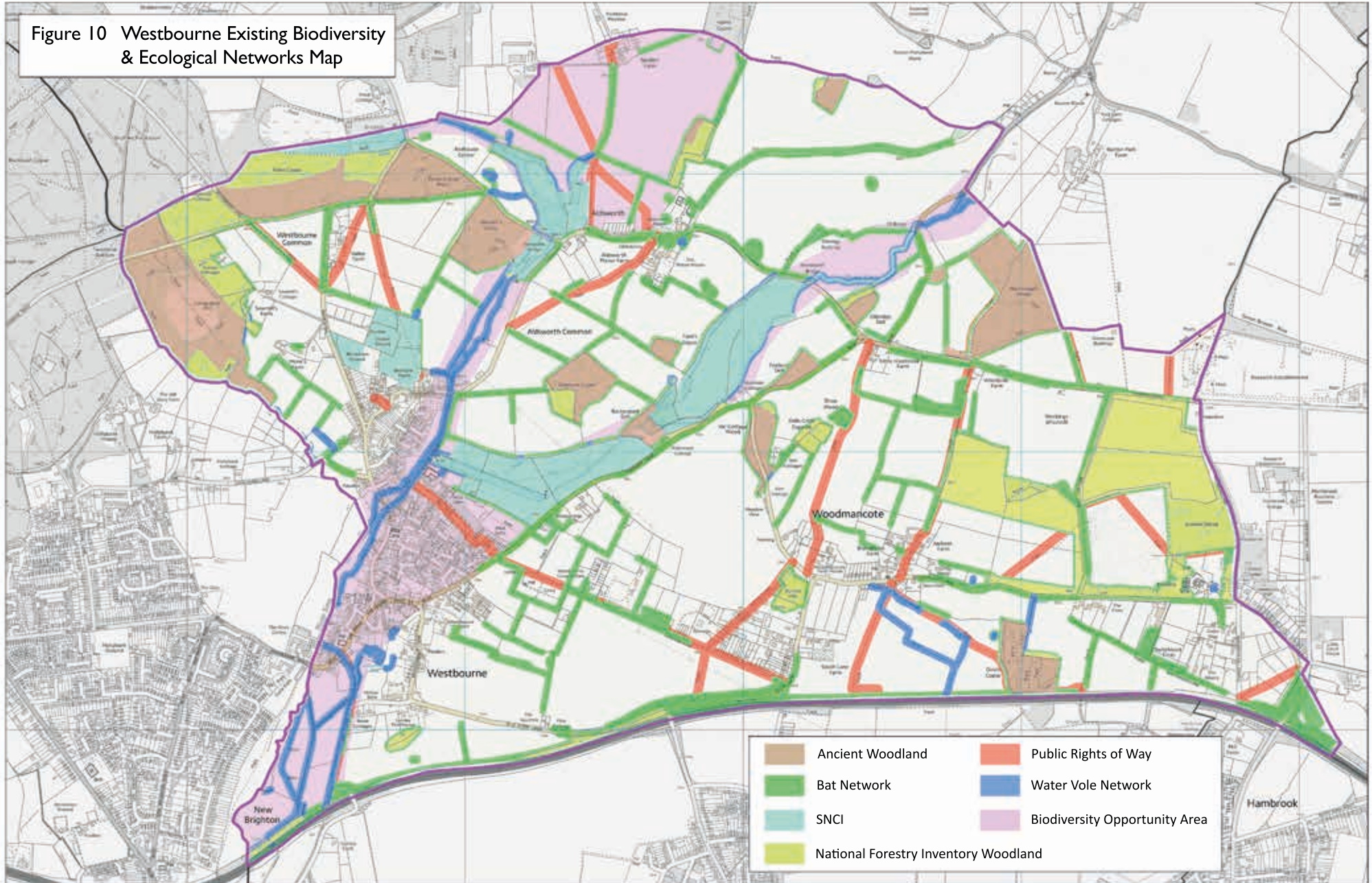
G



H



Figure 10 Westbourne Existing Biodiversity & Ecological Networks Map



Source: Chichester District Council Environment Department - June 2016

- Landscape Type E: Chalk Valley Systems, Area E2 Ems Valley: A smoothly rounded U-shaped valley which supports large areas of hangar woodland, the majority of which is ancient and of significant ecological interest. The River Ems is spring fed and in Westbourne Parish meanders through open floodplains, creating flood meadows and wetland environments.
- 4.11.4 Biodiversity opportunity area: Westbourne chalk streams to Compton tributaries has been recognised as a Biodiversity Opportunity Area (BOA) as it represents a priority area for the delivery of Biodiversity Action Plan (BAP) targets. The opportunities identified are for wetland management, restoration and creation and for the creation of ecological networks.
- 4.11.5 The Sussex Biodiversity Record Centre has recorded the siting of a number of different species of fauna and flora in Westbourne, including protected species of birds and bats. As can be seen in the Biodiversity map Westbourne has a water vole network and a bat network.
- 4.11.6 The Water Vole is the fastest declining mammal in the UK. It is a protected species in the UK Biodiversity Action Plan. Urbanisation of flood plains and a general increase in development have led to the direct loss of habitat and the loss of riverside vegetation (*source: The Mammal Society*). Conservation and restoration of river banks are important tools in arresting the decline of the population.
- 4.11.7 The natural habitat of bats - hedgerows, woodlands and ponds - have been declining for a century. Bat roosts and commuting routes are particularly susceptible to building development. It is important that we create new suitable habitats and manage and enhance existing habitats to help bats recover and survive. (*source: Bat Conservation Trust*)
- 4.11.8 Any proposed sites with these networks within them are not necessarily precluded from development but the features of the network must be preserved and enhanced if the site is developed; in particular lighting will need to consider and be sympathetic to bats.
- 4.11.9 A Site of Nature Conservation Importance (SNCI) is a non-statutory designation made by West Sussex County Council. Their special characteristics mean they are high priority sites and their maintenance is important. There are five such sites which come within Westbourne Parish designated as SNCI:
- Aldsworth Pond & Meadows - is of considerable ornithological importance, and also supports large numbers of dragonflies and a White-letter Hairstreak colony. The two meadows have a wet influence with species such as Southern Marsh Orchid and Ragged-Robin;
  - Hams Copse – Ancient Woodland – insects, particularly moths;
  - River Ems & Meadows – river and water meadow and neutral grassland;
  - Cricket Ground & meadows - Wild Orchid - Autumn Lady's Tresses;
  - Brick Kiln Ponds & meadow - important breeding sites for amphibians, birds and dragonflies, and the meadows have botanical and invertebrate interest.
- 4.11.10 Sites of Nature Conservation Importance and woodland do not enjoy the same level of protection as SACs, SSSIs and Ancient Woodlands but still should not be allocated for development unless there are no other options.
- 4.11.11 **Policy BD1: Within the Biodiversity Opportunity Area or a Site of Nature Conservation Importance Proposals, see map 10, must demonstrate how they improve the biodiversity of the site and be accompanied by a management plan to show how they can maintain and enhance the biodiversity opportunity over time.**
- 4.11.12 **Policy BD 2 – In order to promote the opportunities for biodiversity in the Westbourne Neighbourhood Plan area, Biodiversity Corridors are designated to offer protection to the significant number of species of flora and fauna to be found there and the physical network opportunity for species within the corridor.**
- 4.12 LOCAL GREEN SPACE
- 4.12.1 Intent: To retain existing green spaces that contribute and enhance the character of Westbourne. This Plan has designated the area below and shown in figure 9 as Local Green Space. Proposals for development of land designated as Local Green Space will not be permitted except in very special circumstances.
- 4.12.2 Justification: The NPPF [paragraphs 76-77] enables communities to identify and give special protection to green areas of land with particular importance to the community. This could include recreational

areas to aid health and wellbeing, areas that provide an important social benefit to the community or are of historical significance. By designating an area as a green space, development on the land is not permitted. The allocated site, detailed below and shown in Figure 9 page 16, has been identified as a green space that, through consultation, is demonstrably special to the community. The Cemetery is situated to the north east of Westbourne village. It was built in the mid-19<sup>th</sup> century, close to what was previously Westbourne Rectory (now Westbourne Court) but away from the main village and St John the Baptist Church in order to prevent the spread of infection through inhalation – a belief prevalent at the time known as ‘miasma theory’. The Cemetery consists of two main buildings – the mortuary and the lodge built of flint and stone. The cemetery is laid out in a formal park style, incorporating yew hedges and surrounded by a boundary wall of snapped flint with brick copings.

4.12.3 **Policy LGS1: Cemetery Green Space**

**The area of the Cemetery and its Heritage setting is allocated and protected as a local green space. The cemetery is very important to Westbourne residents, to the families whose loved ones have been laid to rest there and to visitors to the area and is classified in Chichester District Council’s Historic Environment Register as a non-designated heritage asset.**



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4.13 SITE ASSESSMENTS AND ALLOCATIONS

4.13.1 SITE SELECTION RATIONALE

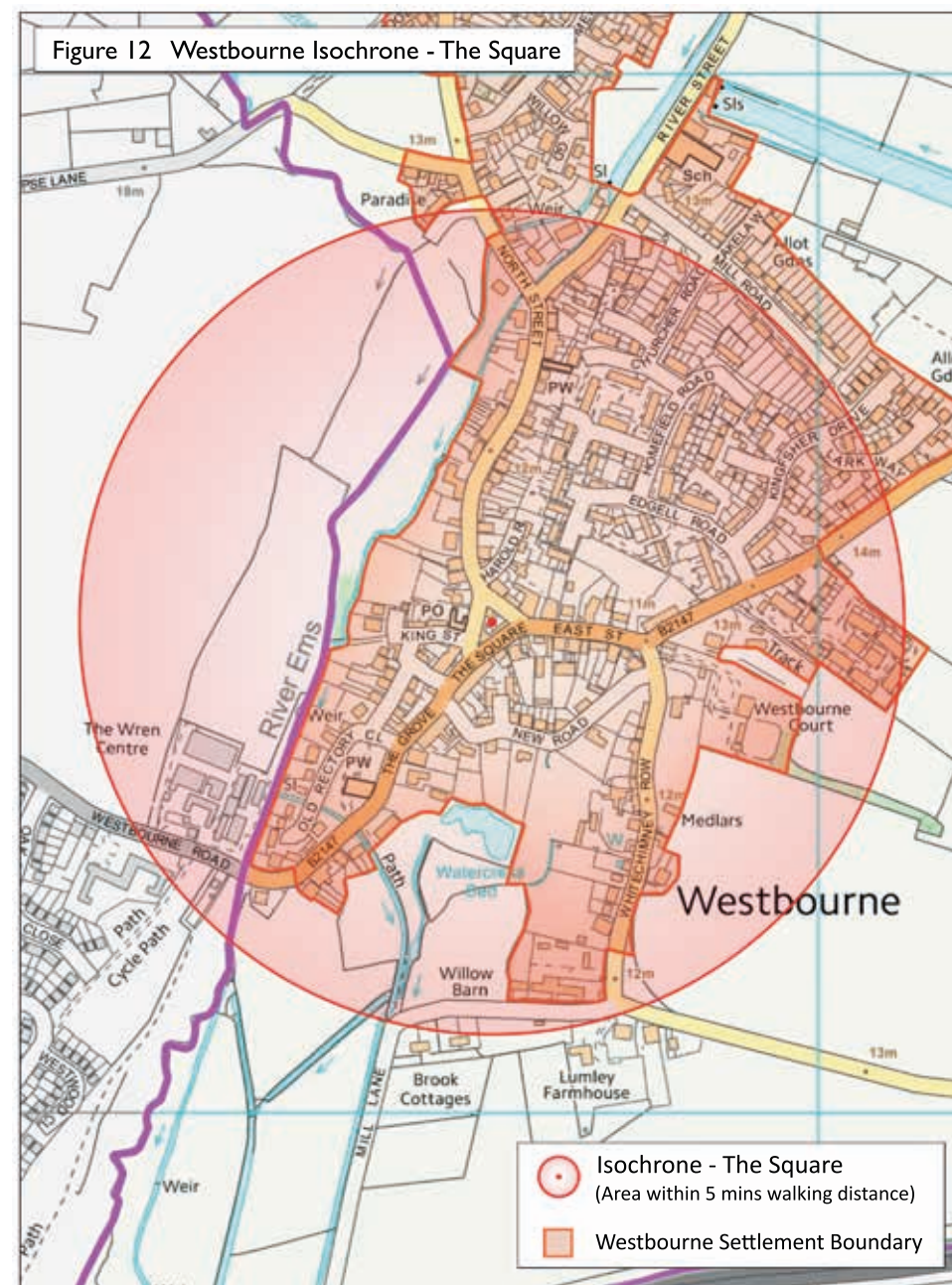
The process to develop a Neighbourhood Plan has included a search for and assessment of available locations for development. Sites that have been submitted to CDC’s published Strategic Housing Land Availability Assessment [SHLAA - a list of land offered for development] have been considered, as well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

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

4.13.3 The WPC had decided that the Long Copse Lane site was unsuitable for inclusion in the NP, primarily because it provides an essential gap between Westbourne and the neighbouring borough, underlining the rural character of the Parish (see Site Assessments). However, the WPC has now reluctantly accepted that it is necessary to include provision for 16 units on this site in the NP despite its not meeting all of the selection criteria identified as important through consultation with the community. Therefore the original NP draft was formally withdrawn to allow our plan to be revised to reflect the changed circumstances. A requirement of the NP process is that only sites with a minimum capacity of 6 houses can be considered.

As we are now obliged to accept 16 houses at Long Copse Lane, the other two recommended sites (both of 6 units) now take the proposed allocation in the NP to 28 units in total. The WPC must allocate the site as it now has the benefit of planning permission, and cannot be excluded. In addition the controls in the policy reflect the nature of that consent. The site must be identified in the plan as it counts towards overall provision and subsequent or alternative applications will be determined against this policy.

- 4.13.4 Two sites have been selected in the most sustainable locations due to their walking proximity to the school and central village services. Safe pedestrian access and being within a 5-minute walk isochrone were important considerations used in the selection. In addition, all allocated sites are adjacent to the existing settlement boundary or existing built development in the village. The development of the allocated sites will not impact on the Conservation Area, open space areas, prominent views, key gateways, local gaps, biodiversity, significant trees or neighbouring amenity and thus will conserve the strong village character.
- 4.13.5 All the sites were considered against a strategy which sought to allocate the most sustainably located to reduce the need to travel by car, and related well to the existing built development in the village. In addition the sites were reviewed in a sustainability matrix, comparing the impacts of each site and considered sites in groups where one site could mitigate the potential harm of another site. The key criteria used were:
- Access by non-car modes to the main village services and facilities.
  - Transport impact and means of access.
  - Impact on landscape and, in particular, local gaps and village gateways.
  - Heritage impact on the conservation area, and on listed buildings.
  - Village character, and relationship to the settlement boundary and built development.
  - Use of previously developed sites in preference to Greenfield if they were sustainably located.
  - Opportunities for new open spaces and recreational facilities.
  - Impact on the landscape and the SDNP
  - Impact on biodiversity and opportunities for enhancement.
  - Impact on climate change, flooding, drainage and water sources.
  - Impact on local green spaces.
  - Opportunities for mitigation of issues.
- 4.13.6 In addition to the testing through the sustainability appraisal, recent planning applications and appeal decisions that relate to the sites considered have also been examined in detail to inform the allocation of sites. This has considered detailed assessment of landscape impact in particular and has also considered the strength of local opposition. Sadly though, in the case of the Long Copse Lane site, considerable local opposition has been overruled by the grant of consent for 16 dwellings by the appeal decision.
- 4.13.7 The use of 5-minute walking isochrone diagrams, figures 12 and 13, confirmed that those sites within this zone would encourage alternatives to the use of the car, as at this distance people naturally walk to facilities. Matching popular locations with the practicalities of sustainability has been a challenge. Figures 12 and 13 show two isochrone zones representing a 5 minute walking distance from the key facilities within the village, the school and village centre focused on the Square. This distance of 400m is considered the extent of travel on foot for inhabitants. Development within these zones would not encourage the use of the car for short journeys. Meeting this criterion would, therefore, contribute towards the sustainability of the location. Both site SS1 and SS3 are just beyond the five minute walk zones, however these sites are the closest available that are not constrained by Flood Zone, or National Park designation.
- 4.13.8 The extensive review of sites in the village has only revealed two new entirely suitable sites. Many of the sites identified in the village are too small to be included within the Parish's allocation and will be considered part of the windfall provision that will support the allocated sites. The strategy for the village was to spread the impacts on suitable sites around the village in smaller numbers as this was the preference identified through consultation. Whilst the Long Copse Lane Appeal decision has affected this aim, the allocations have tried to hold fast to the village wishes. Both Monk's Hill and Chantry Hall have limited capacity due to the need to protect the approaches to the village, recognised as sensitive both by the National Park Authority and by the Inspector who considered the planning appeal and dismissed a much larger scheme proposed by Taylor Wimpey at the Chantry Hall site in March 2014.



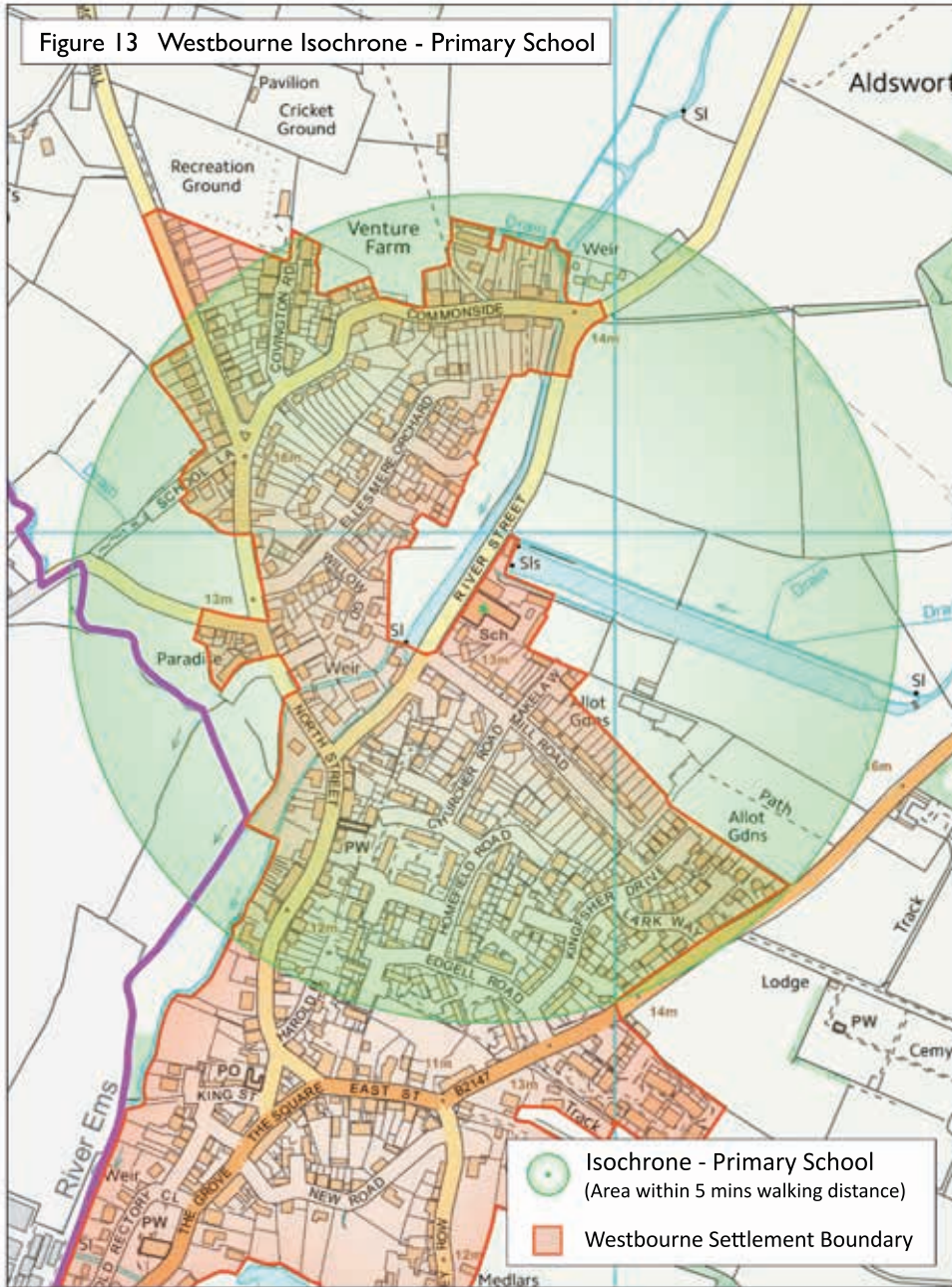


Figure 13 Westbourne Isochrone - Primary School

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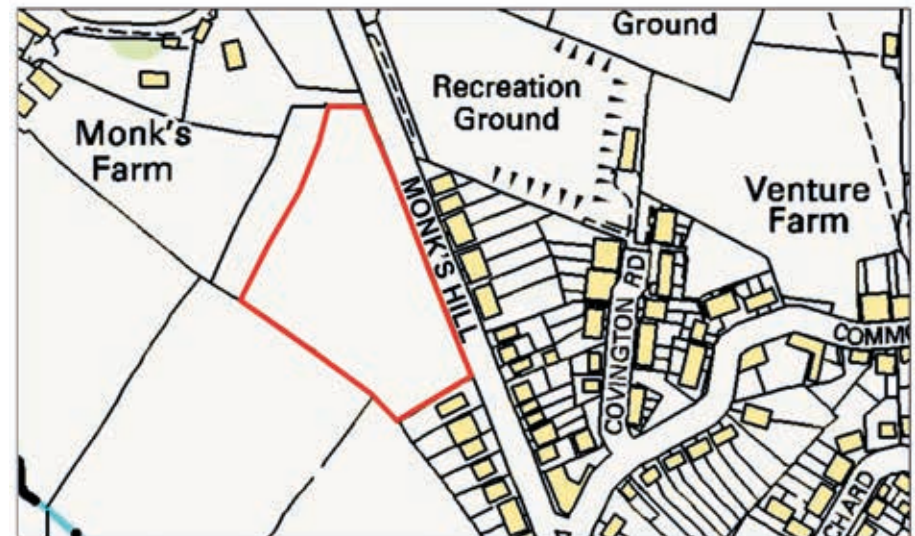
4.13.9 The sites identified deliver more than the required number of units over the period of the Plan. It is these site allocations that Westbourne Parish residents were consulted on as part of the pre-submission consultation. Two new sites were selected that represented the most sustainable sites adjacent to the settlement boundary whose development could be considered acceptable with tight controls over physical form and use.

4.14 SITE ALLOCATION POLICIES

4.14.1 LAND TO THE WEST OF MONK'S HILL - 6 UNITS - SITE 1



Figure 14 Proposed Site: Monk's Hill Schematic Plan



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The site will be allocated for 6 units on the hatched area shown on the plan, figure 12; the remainder of the site is allocated as biodiversity green infrastructure. The form of development should follow the sketch scheme shown on figure 14. The form of the dwellings will be single storey to reflect the character of this area and the approach to the National Park. The access will be served from a slip road with a single point of access from Monk's Hill. The frontage hedgerow will be retained and managed. Additional biodiversity enhancement in the form of a significant strategic planting buffer will contain the spread of development, and protect longer views from the National Park. The biodiversity buffer area could combine with an attractive surface water solution for the site in the form of a swale/detention pond. The early history of the village as an important market may indicate that the historic core contains significant archaeological interest. Any future development will need to take this potential into account.

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

Land to the west of Monk's Hill is allocated for 6 dwellings for the period 2015-2025. Proposals for the site shall include:

- Development to be laid out broadly in accordance with sketch diagram below, or an alternative layout that reflects the principles contained in the Westbourne Village Design Statement;
- The development will comprise only of single storey dwellings with pitched roofs with frontages facing Monk's Hill;
- A single point of access from Monk's Hill at the northern end of the site with slip road serving dwellings. The existing frontage hedgerow and trees will be retained consistent with providing suitable visibility splays;
- The area west and north of the dwellings shown on the sketch plan is to be planted and retained as a biodiversity buffer/ green infrastructure mitigation area to create strategic landscape screening from the National Park. The hedgerow/tree line along the field boundary is thought to be used by commuting bats and therefore should be retained and enhanced;
- A footpath link within the site will be provided from the development to Monk's Hill at an agreed point along the development frontage to encourage journeys on foot to the village;
- Planning permission will be granted with permitted development rights in Classes A, B, C and E of the General Permitted Development Order 2015 (as amended) removed to ensure that dwellings retain the rural character in these peripheral locations;
- An archaeological evaluation should be carried out prior to the submission of any planning application.

#### 4.14.3 LAND AT LONG COPSE LANE - 16 UNITS - SITE 2

Planning permission was granted on 14 December 2015 by the Planning Inspector following an appeal against refusal for 16 dwellings. The application was vigorously opposed by the community. However, whilst the Inspector found that decisions on locations of development should be made by the Neighbourhood Plan, in the absence of a submission version of the Neighbourhood Plan and faced with a proposal that he considered sustainable and not harmful to the character and appearance of the area, he granted consent very much against local wishes.

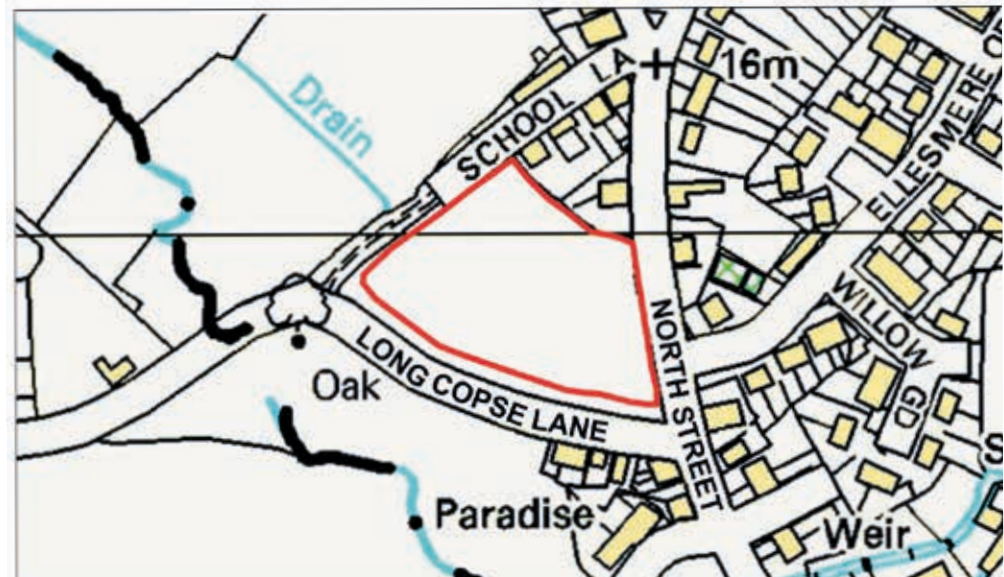
#### 4.14.4 Policy SS2: Land at Long Copse Lane

Land at Long Copse Lane is allocated for a maximum of 16 dwellings for the period 2015-2020 the proposal will include:

- Development will accord with the layout shown below in Figure 13 or an alternative layout that reflects the principles contained in the Village Design Statement;
- Details of a landscape scheme will be provided that includes consideration of changing climatic conditions;
- Details of site levels and where finished floor levels of the dwellings will be set in relation to site levels;
- A footpath will be provided along the southern boundary of the site with Long Copse Lane;
- A single vehicular access from North Street with a visibility splay of 2.4m x 40m;
- Planning permission has been granted at appeal. Foul and surface water drainage strategy including sustainable urban drainage;

- Affordable housing provision consistent with CDC policy;
- An archaeological evaluation should be carried out prior to the submission of any planning application;
- Biodiversity mitigation including bats.

Figure 15 Proposed Site: Long Copse Lane Schematic Plan



### 4.14.5 LAND ADJACENT TO CHANTRY HALL, FOXBURY LANE - 6 UNITS - SITE 7

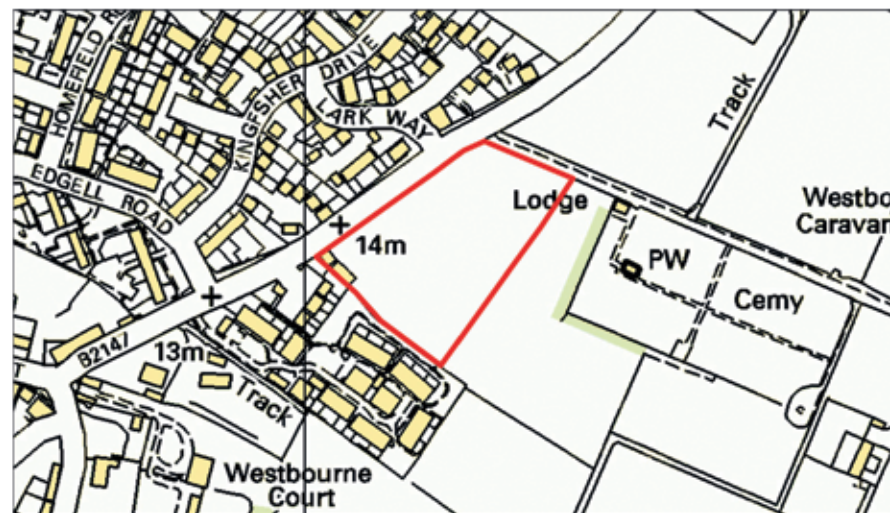
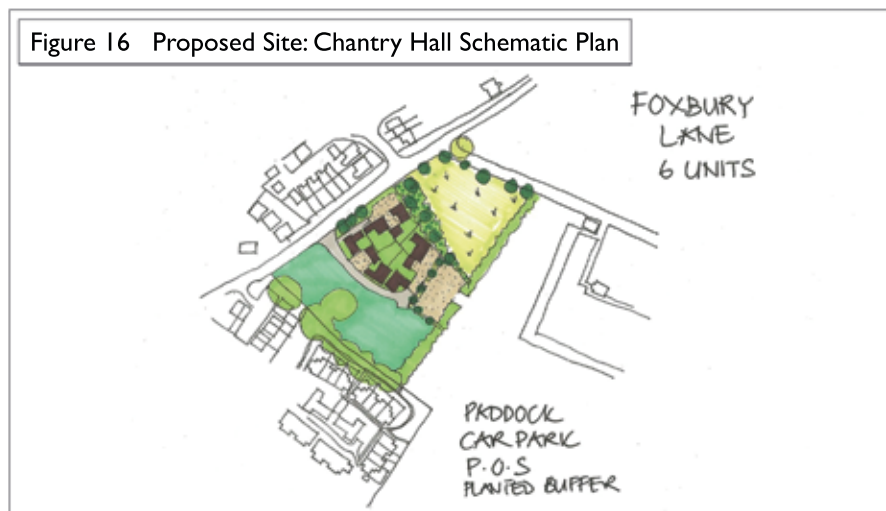
In recognition of the environmental issues constraining this site which is adjacent to a significant local heritage asset, the allocation will be for a maximum of 6 units as shown on the schematic plan, figure 14. In order to protect the rural aspect of the entrance to Westbourne Village the remainder of the site is allocated as open green space with community orchard and biodiversity trail, village car park and local gap. The form of development will be two storey dwellings to reflect the character of this area, the development should take the form of a courtyard style to recreate a rural farmyard idiom. The access will be served from a single point from Foxbury Lane. A significant area of screen planting will be required and retained and managed to provide mitigation to screen views from the west. Screen planting will be significant to the east to protect the views identified in the VDS. A gap will be maintained between the development and the cemetery to protect the setting of the heritage asset and perpetuate the historic separation of the Cemetery from the village. It is noted that this is an area of biodiversity importance. Therefore, additional biodiversity enhancement will be required. The early history of the village as an important market may indicate that the historic core contains significant archaeological interest. Any future development will need to take this potential into account.

### 4.14.6 Policy SS3: Land adjacent to Chantry Hall, Foxbury Lane

Land to the east of Chantry Hall is allocated for 6 dwellings for the period 2015-2020. Proposals for the site shall include:

- Development to be laid out in accordance with schematic plan, figure 16;
- The development will comprise of no more than two storey dwellings with pitched roofs;
- A single point of access from Foxbury Lane;
- Detailed landscaping scheme to the north east of new dwellings as indicated on the plan to comprise hedge and trees to protect views from the north east;
- The hedgerow along Cemetery Lane must be retained and enhanced;
- Open space provided as shown on the sketch scheme to include the retention of existing mature trees. The open space area to be designed as a community orchard and biodiversity trail providing a natural, tranquil environment in keeping with the setting of the Cemetery;
- A new footpath link to the Cemetery from the proposed village car park will be provided;
- Open space will be provided as shown on the sketch scheme and existing mature trees retained;
- A new car park will be provided for village use as set out below and shown on the sketch scheme;
- Area shown on plan to be designated as green space and act as a buffer so the cemetery and village retain the original 'hygiene gap' that is historically significant for the village;
- Before permission is granted a scheme shall be prepared in consultation with the Parish Council (the Scheme), showing how the public open space and car park is to be laid out. The Scheme shall include:-
- Provision for access as shown on the sketch scheme;
- The car park will be located in the position indicated on figure 16 in order to maintain the separation between the housing and the Cemetery;
- The surfacing of the car park will be of 'grasscrete' to maintain the rural setting of the location;
- Vehicle access to the car park;
- An area for a paddock as shown on the sketch diagram;
- The area of public open space, car park and paddock that will comprise the Scheme shall be not less than the area shown in Figure 15 and described as a green area for recreational space;
- An archaeological evaluation should be carried out prior to the submission of any planning application;
- Any planning permission for residential development shall ensure that provision is made to secure:-
- The implementation of the Scheme in full by the developer;
- The transfer of all the land comprising the Scheme to an appropriate public body (which may be the Parish Council) to secure its provision as public open space in perpetuity;
- The payment of an appropriate commuted sum to secure the long term maintenance of the Scheme;

- Planning permission will be granted with permitted development rights in Classes A, B, C and E of the General Permitted Development Order 2015 (as amended) removed to ensure that dwellings retain the rural character in these peripheral locations.



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## 5 GLOSSARY

**Affordable housing**

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

**Ancient woodland**

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

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

**AONB - Area of Outstanding Natural Beauty**

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

**Biodiversity**

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

**CACA** Conservation Area Character Appraisal.

**CDC** Chichester District Council.

**Character areas**

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

**CIL** Community Infrastructure Levy.

**CLPKP** Chichester Local Plan: Key Principles 2014-2029

**Community Infrastructure**

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

**Community Infrastructure Levy**

Financial contributions from developers to fund community infrastructure projects.

**Community-led planning**

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

**Conservation areas**

Areas designated for special architectural or historic interest which are to be preserved or enhanced.

**DECC** Department of Energy & Climate Change.

**Designated heritage assets**

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

**Development**

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

**ELR - Employment Land Review**

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

**General Permitted Development Order 2015**

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

**Green infrastructure**

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

**Habitat Regulations Assessment**

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

**Heritage assets**

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

**Historic environment**

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

**Housing demand**

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

**Housing need**

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

**Landscape character**

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

**LCA - Landscape character assessment**

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

**LDP**

Local Development Plan.

**Listed buildings**

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

**Local connection**

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

**Local Green Space**

A green space that is given special protection where it is of particular importance and is in close proximity to the community it serves, that is special to that community because of its beauty, historic significance, recreational value, tranquillity or richness of wildlife.

**Local Plan documents**

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

**LPA**

Local Planning Authority.

**Market housing**

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

**MCS**

Microgeneration Certification Scheme.

**NNRs - National Nature Reserves**

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

**Neighbourhood Development Plan**

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

**Non-designated heritage assets**

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

**NP**

Neighbourhood Plan.

**NPPF**

National Planning Policy Framework.

**Public Realm**

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

**Public Rights of Way**

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

**Ramsar sites**

Sites of nature conservation importance recognised under the Ramsar Convention, which is an international treaty for the conservation and sustainable utilisation of wetlands.



**Rural exception sites**

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

**SACs - Special Areas of Conservation** An area which has been given special protection under the European Union's Habitats Directive.

**Scheduled monument**

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

**SDNP** South Downs National Park.

**SEA/SA** Strategic Environment Assessment/Sustainability Appraisal.

**Section 106/section 278 payments**

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

**Setting of a heritage asset**

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

**Settlement pattern**

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

**Settlement Policy Boundary**

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

**SHLAA - Strategic Housing Land Availability Assessment**

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

**SNCI** Sites of Nature Conservation.

**Spatial Strategy**

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

**SPAs - Special Protection Areas**

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

**SSSIs - Sites of Special Scientific Interest**

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

**Sustainable Drainage Systems (SuDS)**

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

**Sustainability Appraisal**

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

**Sustainable Development**

Development which meets the needs of the present without compromising the ability of future generations to meet their own needs.

**Transit sites**

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

**Travel plans**

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

**VDS - Village Design Statement**

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

**WNP** Westbourne Neighbourhood Plan.

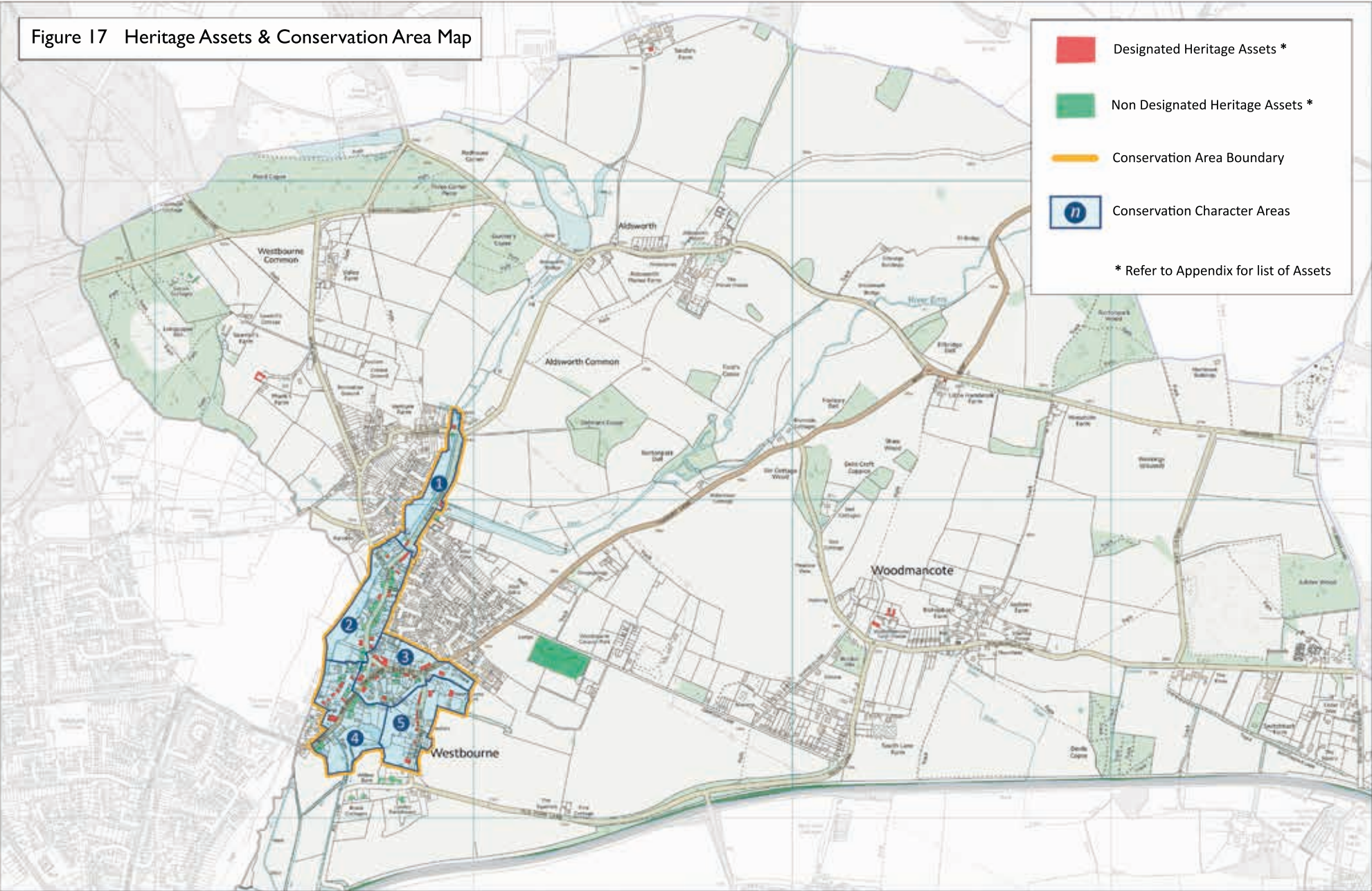
**WNPSG** Westbourne Neighbourhood Plan Steering Group.

**WPC** Westbourne Parish Council.

**6 APPENDIX:****6.1 WESTBOURNE'S HERITAGE ASSETS****WESTBOURNE'S DESIGNATED BUILT HERITAGE ASSETS:**

|  | <b>Status</b> | <b>Listing no</b> |
|--|---------------|-------------------|
| Cartref, Westbourne Cottage, Church Road                 | Grade II      | 301346            |
| Elmhurst, Church Road                                    | Grade II      | 301345            |
| Old School House, Church Road                            | Grade II      | 301347            |
| Smuggler's Cottage, Church Road                          | Grade II      | 301348            |
| The Parish Church of St John the Baptist, Church Road    | Grade I       | 301343            |
| The Thatched Cottage, Church Road                        | Grade II      | 301344            |
| Mouse House, Church View                                 | Grade II      | 301349            |
| Hill House, Common Road                                  | Grade II      | 301351            |
| Sindle's Farmhouse, Common Road                          | Grade II      | 301350            |
| Bridge House, 56 Commonside                              | Grade II      | 301353            |
| Box Cottage, Routledge Cottage, 1 East Street            | Grade II      | 301357            |
| Devon Cottage, 1 East Street                             | Grade II      | 301358            |
| Foxbury House, Foxbury Lane                              | Grade II      | 301354            |
| Mile End House, Foxbury Lane                             | Grade II      | 301360            |
| The Bucknalls, Foxbury Lane                              | Grade II      | 301359            |
| Milton Stores, The Window Box Willcott The Square        | Grade II      | 301388            |
| Monk's Farmhouse, Monk's Hill                            | Grade II      | 301364            |
| Little Thatch, Marsh Cottage, 21 New Road                | Grade II      | 301365            |
| Churchers Farmhouse, 5 North Street                      | Grade II      | 301369            |
| Gate Piers to the East of Westbourne House North Street  | Grade II      | 301373            |
| Ivy Cottage, Yew Tree Cottage, North Street              | Grade II      | 301375            |
| Manchester Cottage, Manchester House North Street        | Grade II      | 301374            |
| Norman House, North Street                               | Grade II      | 301556            |
| Old London, 5 North Street                               | Grade II      | 301370            |
| The Good Intent Public House, 5 North Street             | Grade II      | 301376            |
| The Thatched Cottage, 5 North Street                     | Grade II      | 301371            |
| Westbourne House, North Street                           | Grade II*     | 301372            |
| Whitefriars, North Street                                | Grade II      | 301368            |
| Cranberry, North Street                                  | Grade II      | 301366            |
| Sparrows, North Street                                   | Grade II      | 301367            |
| Middle House, Old Rectory Close                          | Grade II      | 301378            |
| Talbot Cottage, Old Rectory Close                        | Grade II      | 301377            |
| 1a River Street  | Grade II      | 301379            |
| 6, 7, 8 & 9, River Street                                | Grade II      | 301380            |
| Forge House, River Street                                | Grade II      | 301381            |
| Mill House, 16 River Street                              | Grade II      | 301383            |
| Watersmeet, 19 River Street                              | Grade II      | 301382            |
| Kingsbury's Stores, The Bakehouse, The Lanes, The Square | Grade II      | 301391            |
| 1, 2 & 3, The Square                                     | Grade II      | 301384            |
| Centra Country Stores and the House Attached, The Square | Grade II      | 301394            |
| Chalk Cottage, Lamb Cottage, The Square                  | Grade II      | 301389            |
| Lickfold Luton, The Square                               | Grade II      | 301390            |
| St Leger, The Square                                     | Grade II      | 301386            |
| The White House, The Square                              | Grade II      | 301387            |
| The White Horse Public House, The Square                 | Grade II      | 301385            |

Figure 17 Heritage Assets & Conservation Area Map



Source: English Heritage & Westbourne History Group - June 2016



**6 APPENDIX:**  
6.2 IMPORTANT VIEWS (SEE MAP 11)

| <i>Ref</i> | <i>From</i>  | <i>Direction</i> | <i>Towards</i>                            |
|------------|--|------------------|---|
| 1          | Westbourne Road  | South            | East & West of Physiotherapy Clinic       |
| 2          | River Footpath Mill Lane to Old Farm Lane                  | Radial           | View to Countryside                       |
| 3          | North End of White Chimney Row                             | South East       | Corner of White Chimney Row               |
| 4          | New Road South   |                  | Opposite Small Street Cottage             |
| 5          | Monks Hill East  |                  | Playgrounds and open fields               |
| 6          | Monks Hill South   |                  | Panorama and sea                          |
| 7          | River Street North   |                  | River, fields and canal                   |
| 8          | Foxbury Lane   | West             | River, canal and Watermeadows             |
| 9          | Foxbury Lane   | East             | Fields and cemetery                       |
| 10         | Top of Foxbury Lane  | North            | Across the South Downs                    |
| 11         | Mill Lane NN West  |                  | Across the fields to the church           |
| 12         | Old Farm Lane/Squirrels                                    | SW/NW            | Westbourne Village & towards New Brighton |
| 13         | Junction of Woodmancote Lane and Foxbury Lane              | North West       | Towards Racton Monument                   |
| 14         | Oak Tree on the lane south of Racton Monument              | Radial View      | Open countryside                          |
| 15         | Aldsworth Ponds  | North            | Across the ponds                          |
| 16         | Footpath alongside Fintstones, Aldsworth                   | South West       | Across the fields                         |
| 17         | Woodmancote Lane, between Woodmancote Pub and Marlpit Lane | South & SW       | Across the fields                         |
| 18         | Junction of Woodmancote Lane and Duffield Lane             | South West       | Across the fields towards Westbourne      |

**6 APPENDIX::**  
6.3 EVIDENCE BASE

Index of technical support documents.

The following are available during consultation online on the Westbourne village web site, <http://www.westbournevillage.org>

**Evidence Base documents:**

Archaeology and Heritage report Long Copse Lane Application  
 Archaeology Report Cemetery Lane Foxbury Lane 2012  
 Basic Conditions Statement  
 Chichester District Council Biodiversity Action Plan 2011  
 Chichester District Council Flood Risk Assessment User Guide  
 Chichester District Council Historic Environment Record Monument Report Westbourne  
 Chichester District Council Housing Information Westbourne  
 Chichester District Council Landscape Study extension 2011  
 Chichester District Council Local Plan 2014-2029 - CLPKP 2014-2029  
 Chichester District Council Open Spaces Assessment Study 2013  
 Chichester District Council Open Spaces Needs Assessment Study 2013  
 Chichester District Council Residential Parking Standards 2007  
 Chichester District Council Strategic Housing Availability Assessments 2010  
 Chichester District Council Strategic Housing Availability Assessments 2013  
 Chichester District Council Strategic Housing Availability Assessments 2014  
 Chichester District Council Strategic Housing Availability Assessments Map 2014  
 Chichester District Council Strategic Flood Review 2008  
 Chichester District Council Waste Water Treatment Options 2010  
 Chichester District Council Position Statement on Wastewater & Delivering Development in the CLP  
 Chichester District Council Car Park Strategy 2010-2020  
 Chichester Harbour Conservancy Management Plan 2014-2019.pdf  
 Chichester Harbour Conservancy Planning Guidelines 2014.pdf  
 Designing gypsy and traveller sites good practice guide  
 European Habitats Directive  
 Havant Borough Council Adopted Core Strategy 2011  
 Havant Borough Council Adopted Allocations Plan 2014  
 Havant Borough Council Draft Local Plan Housing Statement 2016  
 LGPS Report on Traffic and Parking in Westbourne 2014  
 Localism Act 2011

**Evidence Base documents:**

National Planning Policy Framework  
 National Planning Practice Guidance  
 North Yorkshire Accommodation Requirements of Showmen Final Report December 2009  
 Planning Policy for Traveller Sites  
 Planning Update March 2015 Written statement to Parliament  
 Proof of Evidence Historic Buildings Advisor Appeal Chantry Farm Appeal  
 SEA scoping and report by CDC  
 Site Assessments  
 South Coast Plain  
 South Downs State of the National Park Report 2012  
 South Downs National Park Landscape Character Areas - Chalk Valley Systems and Wooded Estate Downlands  
 South Downs National Park Local Plan – Preferred Options 2015  
 South Downs Local Character Areas - map (pdf)  
 Sussex Biodiversity Record Centre Report for Westbourne 2015  
 Village Design Statement – Second Edition 2015  
 Westbourne Conservation Area Appraisal and Management Plan (2012)  
 Westbourne GTTSP evidence report 2016  
 Westbourne Housing Information - CDC - December 2014  
 Westbourne Neighbourhood Plan Issues and Options 31 December 2013  
 Westbourne Neighbourhood Plan Review 2014  
 Westbourne Neighbourhood Plan Review 2015  
 Westbourne Neighbourhood Plan Revisions Log October 2016  
 Westbourne Neighbourhood Plan Revisions Log - Consultation comments October 2016  
 Westbourne Parish Plan 2006  
 Westbourne Settlement Capacity Profile 2013  
 Westbourne Square Traffic and Parking Discussion Paper 2015  
 West Sussex CC Historic Environment Record  
 West Sussex CC Historic Landscape Character Assessment 2005  
 West Sussex Landscape Strategy County wide landscape guidelines  
 West Sussex Minerals Plan March 2015  
 West Sussex Minerals Plan (Draft) April 2016  
 West Sussex Rights of Way Current Provision  
 West Sussex Transport Plan 2011-2026  
 West Sussex Ward Profile 2013

**Consultation documents:**

WNP Consultation Statement February 2016  
 Annual Parish Assembly 2013  
 Neighbourhood Plan Meeting minutes 02.05.13  
 Neighbourhood Plan Meeting minutes 01.04.13  
 Neighbourhood Plan Meeting minutes 16.05.13  
 WNPSG Terms of Reference 26 07 13  
 Questionnaire 14 July 2013  
 Flyer & Open Day Responses June & July 2013  
 WNPSG stakeholder notice 17.02.15  
 CDC Contacts and stakeholder contacts  
 Local business and community Group Feedback Details 01-11-13  
 WNP Westbourne businesses  
 Rowena Tyler's NP PPT Westbourne January 2014  
 Main Questionnaire Booklet  
 Flyer - October 2014  
 Rowena Tyler's NP PPT Westbourne October 2014  
 John Hernon's PPT Presentation October 2014  
 Call for sites Final 27.01.15  
 Call for sites - landowners 08.02.15  
 Neighbourhood Plan open day flyer 11-07-15  
 Neighbourhood Plan open day score card 11-07-15  
 WNP Meeting Publicity Boards  
 Westbourne Magazine article August 2015  
 Quotes for display  
 NP Environment -Results and Analysis  
 Roads Results and Analysis  
 Our Community feedback  
 Homes feedback  
 Young People's Questionnaire  
 Young People's Comments  
 Postcodes Map  
 Preferences expressed at the open day and online  
 Preferences expressed by Postcodes  
 Westbourne Magazine article December 2015  
 Neighbourhood Plan Developer Consultation Comments 2016  
 Neighbourhood Plan Residents Consultation Comments 2016  
 Neighbourhood Plan Statutory Bodies Consultation Comments 2016



PRODUCED IN CONSULTATION WITH THE COMMUNITY BY  
WESTBOURNE NEIGHBOURHOOD PLAN STEERING GROUP  
AND WESTBOURNE PARISH COUNCIL