

## Chichester District Council Local Planning Authority

### Westbourne Neighbourhood Plan 2017-2029

#### DECISION STATEMENT

##### 1. Introduction

- 1.1 Under the Town and Country Planning Act 1990 (as amended), the Council has a statutory duty to assist communities in the preparation of Neighbourhood Plans and Orders and to take plans through a process of examination, referendum and adoption. The Localism Act 2011 (Part 6 Chapter 3) sets out the local planning authority's responsibilities under Neighbourhood Planning.
- 1.2 This report confirms that the modifications proposed by the examiner's report have been accepted, the draft Westbourne Neighbourhood Plan has been altered as a result of it and that this plan may now proceed to referendum.

##### 2. Background

- 2.1 The Westbourne Neighbourhood Plan relates to the area that was designated by Chichester District Council as a neighbourhood plan area by Chichester District Council on 3 December 2013 and by the South Downs National Park Authority (SDNPA) on 27 November 2013. This area is coterminous with the Westbourne Parish Council boundary that lies largely within the Chichester District Council local planning authority area. A small part of the neighbourhood plan area lies within the SDNPA area.
- 2.2 Following the submission of the Westbourne Neighbourhood Plan to the Council, the plan was publicised and representations were invited. The publicity period ended on 24 July 2017.
- 2.3 Mr Jeremy Edge was appointed by Chichester District Council, with the consent of Westbourne Parish Council, to undertake the examination of the Westbourne Neighbourhood Plan and to prepare a report of the independent examination.
- 2.4 The examiner's report concludes that, subject to making modifications recommended by the examiner, the Plan meets the basic conditions set out in the legislation and should proceed to a Neighbourhood Plan referendum.



	<ul style="list-style-type: none"> <li>i. they comply with all other policy requirements of the development plan; or</li> <li>ii. it is sustainable development where the benefits demonstrably outweigh the harms, and is of a form or type that could not reasonably be located within the Settlement Boundary; or</li> <li>iii. they are rural exception sites to meet local need.</li> </ul> <p>3. Development proposals <del>within the Parish</del> will need to demonstrate that they have had regard to all relevant NP policies. <del>take account of all the NP policies to demonstrate that they have considered and accommodated the following, including:</del></p> <ul style="list-style-type: none"> <li><del>(i) The proposals do not adversely impact the local gaps, views and countryside identified in the WNP (Policy LD4);</del></li> <li><del>(ii) The proposals are to be accompanied by a Landscape and Visual Impact Assessment to show there is no overall adverse harm to the area (policy LD4);</del></li> <li><del>(iii) 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 (Policy BD2);</del></li> <li><del>(iv) 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;</del></li> <li><del>(v) The proposals are to be accompanied by an expert assessment of the potential impact on any designated or undesignated heritage asset and its setting where appropriate (Policy LD3).</del></li> </ul>	<p>Policy modified to provide clarity</p>
<p>Policy OA2 4.4.3</p>	<p><del>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, as prescribed in CLPKP Appendix E, that reflects the site's</del></p>	<p>Policy deleted to meet the Basic Conditions</p>

	<p>current value in a business use.</p> <p>2. <del>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, throughout the Parish.</del></p> <p>3. <del>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 &amp; 46.</del></p>	
<p>Policy OA3 4.5.1</p> <p>4.5.2</p>	<p>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 as prescribed in CLPKP Appendix E, <del>which reflects the site's current value in a community use.</del> 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 providing they comply with all other policy requirements of the plan.</p> <p><del>For both Policy OA2 and OA3 a market exercise must take place for at least 12 months, as prescribed in CLPKP Appendix E. The site/building must be marketed effectively at an appropriate price that reflects its current use.</del></p>	To meet the Basic Conditions
All text relating to Policy OA4 Community Balance	Update and edit revised supporting text to reflect amended policy	Supporting text modified to provide clarity
4.6.3	The Parish Council is conscious that the Population Profile (para 2.2 & Figure 3) show that 52% of residents were aged 45 and over (24% were over 65) at the 2011 census. Over the lifetime of the NP, the Parish will house an	Supporting text modified to provide clarity

	<p>increasing proportion of elderly residents, many of whom may wish to downsize to smaller properties within the Parish. Social care is set to become an ever-increasing problem and it requires attracting additional younger residents into the Parish to both help look after the ageing population and to keep the community vibrant.</p> <p>Therefore the Parish Council will look favourably upon appropriate proposals for the provision of housing for young people, by way of smaller housing units and 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. <del>Regrettably it has not been possible to identify land suitable to accommodate affordable housing during the preparation of this Plan, but such is the Parish Council's concern for the future of the community in this respect, that</del> A high priority will be given to identifying and securing affordable housing in time for the next review of the plan. (see 1.1.8).</p>	
<p>Policy OA4 Community Balance 4.6.25</p> <p>OA4 – 1</p>	<p><del>Development proposals for any new dwellings must demonstrate that they provide an appropriate choice of homes to contribute towards meeting identified housing needs 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. This statement should provide details of how it meets local needs, including those of young people, local workers, small families, older residents (55+) and people with disabilities. Any proposal that results in the net increase in dwellings or pitches/plots must demonstrate that there will be a mixture of tenures throughout the area and not give rise to any areas of isolated groups of one tenure to ensure social integration.</del></p> <p><del>OA4-1 HOUSING FOR YOUNGER PEOPLE</del> Any new proposals for the provision of housing for younger households, by way of appropriate starter homes, affordable</p>	<p>To meet the Basic Conditions</p> <p>To meet the Basic Conditions</p>

<p>OA4 – 2</p>	<p><del>housing development, live/work and self-build initiatives will be considered in accordance with the NPPF and Policy 34 of the Chichester Local Plan: Key Policies and government guidelines. The Parish Council will give priority to provision of affordable housing in time for the next review of the NP. Proposals for multi-generational living in an existing single household that preserve amenity and comply with all other policies in the plan will be considered where they are secured through legal agreements to prevent separate occupation by unrelated households.</del></p> <p><b>OA4-2_1 GTTSP PLOTS/PITCHES</b>  <del>Applications for additional Gypsies, Travellers and Travelling Showpeople pitches/plots within the Neighbourhood Plan area will be resisted, as the supply for the identified need for this type of accommodation has already been exceeded for the plan period within the District, which has been disproportionately met by provision within Westbourne Parish. This is to ensure that the current balance between the various sectors of the local community will be retained; any further provision of GTTSP plots or pitches would erode the current mix and balance of tenures and would not be acceptable to the community. Given the lack of identified need, any new consent would be wholly exceptional and in this regard if deemed to meet the exceptional circumstances the proposal would need to pass the strict physical tests applied within the National Park for this type of development.</del></p> <p><b>Development proposals to meet the needs of the Gypsy, Traveller and Travelling Showpeople community (as defined in Planning Policy for Traveller Sites (2015) or any subsequent policy) will be permitted where they:</b></p> <p><b>a. Can demonstrate a local connection;</b></p>	<p>To meet the Basic Conditions</p>
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<p>OA4 - 3</p>	<ul style="list-style-type: none"> <li>b. Can demonstrate that there is no alternative available pitch which could be used in the locality;</li> <li>c. Do not result in sites being over-concentrated in any one location or disproportionate in size to nearby communities;</li> <li>d. Are capable of being provided with infrastructure such as power, water supply, foul water drainage and recycling/waste management without harm to the special qualities of the National Park;</li> <li>e. Provide sufficient amenity space for residents;</li> <li>f. Do not cause, and are not subject to, unacceptable harm to the amenities of neighbouring uses and occupiers;</li> <li>g. Have a safe vehicular and pedestrian access from the public highway and adequate provision for parking, turning and safe maneuvering of vehicles within the site; and</li> <li>h. Restrict any permanent built structures in rural locations to essential facilities.</li> </ul> <p>Proposals for sites accommodating Travelling Showpeople should allow for a mixed-use yard with areas for the storage and maintenance of equipment.</p> <p>OA4- 2 3 HOUSING FOR OLDER PEOPLE</p> <p>Any new <del>p</del><b>Proposals</b> for the provision of housing for older people that meet the wide range of their circumstances and lifestyles will be welcomed and considered in accordance with Government <b>Planning</b> Policy and guidance. <del>The Parish Council will support initiatives to assist older residents to downsize their homes to free up housing stock for younger residents where these are consistent with the other policies of the plan. Proposals for multi-generational living in an existing single household that preserve amenity and comply with all other policies in the plan will be considered where they are secured through legal agreements</del></p>	<p>To meet the Basic Conditions</p>
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	to prevent separate occupation by unrelated households	
4.6.26	<p>Justification: NPPF para 50 requires LPAs to: <i>'plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.'</i></p> <p><del>1 OA4 - 1 For housing for young households any appropriate, sustainable initiatives will be encouraged.</del></p> <p><del>2 1 OA4 - 2 1 For the provision of pitches and plots for the GTTSP community, consultation undertaken on the pre-submission draft of the Neighbourhood Plan identified that residents of Westbourne are extremely concerned about the growing and disproportionate number of Gypsy/Traveller sites in the Parish. The volume and detail of the response has led the Parish Council to include a policy to address this issue. In the absence of a site-specific allocations policy for GTTSP in the adopted Chichester Local Plan and GDC's current decision to delay completion and implementation of a GTTSP DPD, Westbourne Parish Council believes there is a need to establish a local position on supply that is consistent with needs identified in the GTAA April 2013 and consistent with both the NPPF and the PPTS. At the time of the examination of the WNP, it was evident that the supply of plots/pitches for the identified need for this type of accommodation had already been exceeded for the WNP period within the Parish. Further provision of GTTS plots or pitches would be likely to erode the current community balance and would not be acceptable unless all of the criteria in Policy OA 4-2 are met.</del></p> <p>3 2 OA4 - 3 2 Good housing for older people can enable them to live healthy, independent lives and reduces pressure on working families in caring for older relatives. It can also prevent costs to the NHS and social care; therefore any appropriate and sustainable initiatives will be encouraged.</p>	To meet the Basic Conditions.
Policy LD1: Local distinctiveness	<p>Policy LD1: Local distinctiveness</p> <p>All <b>new</b> development <b>proposals</b> in Westbourne Parish, <del>whether new buildings, extensions or conversions,</del> will be required to follow the policies set out in this Plan and <b>have regard to</b> the guidance set out in the Westbourne Village Design Statement.</p>	For clarity and to meet the Basic Conditions

	<ol style="list-style-type: none"> <li>1. All <b>new</b> 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;</li> <li>2. The density of <del>any</del> new development should be in character with the immediate local surrounding area, respect the rural nature of the Parish and <del>provide a continuum of the spaciousness,</del> avoiding uniform designs and plots;</li> <li>3. All <b>new</b> development should have well-defined public and private spaces and enclosure should reflect the local rural character of the area. <b>Appropriate planting</b> with trees and hedges <b>will be encouraged</b>;</li> <li>4. All new development must demonstrate how <b>sustainable means of travel have been considered and where feasible incorporated to mitigate the impact of parking within Westbourne.</b> <del>it accommodates parking provision within the site so as not to exacerbate the existing situation.</del></li> </ol>	
<p>Policy LD2: Important Views</p>	<p>Policy LD2: Important Views</p> <p><del>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 8, in para 4.9 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 (that is where all the views are contained within the site itself), all development proposals 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.</del></p>	<p>To meet the Basic Conditions.</p>

<p>4.8</p> <p>4.8.1</p> <p>4.8.2</p>	<p><del>Important Views</del></p> <p><del>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 questionnaire 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.</del></p> <p><del>Justification: The Village Design Statement and Conservation Area Appraisal both identify views and glimpses which have been identified as important to Westbourne residents.</del></p>	<p>To meet the Basic Conditions.</p>
<p>Policy LD3: Heritage</p>	<p>Policy LD3: Heritage</p> <ol style="list-style-type: none"> <li>1. The historic environment of the parish and <b>its</b> heritage assets (both designated and non-designated) will be <b>preserved</b> <del>conserved</del> or enhanced.</li> <li>2. All new development should <b>preserve</b> <del>conserve</del> or enhance the <b>special interest</b> <del>historic</del> character and appearance of the Conservation Area <b>or the significance of other heritage assets. Planning</b> <del>and</del> 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.</li> <li>3. Development proposals that affect designated and non-designated heritage assets must <b>demonstrate how proposals will preserve</b> <del>conserve</del> or enhance the historic significance of the asset and its setting <del>and must explain how the proposals comply with the VDS</del> <b>proportionate to the assets' importance sufficient to indicate the potential impact of the proposal on their significance.</b></li> <li>4. Archaeological investigation of sites where new developments or improvements are <b>proposed</b> <del>planned</del> will be required in areas where there is high archaeological potential. Following a desk-based assessment, appropriate</li> </ol>	<p>To meet the Basic Conditions.</p>

	<p>archaeological investigation must be carried out, where appropriate, prior to construction of new developments. Any reports should be made available for public viewing and be submitted to the County Council for inclusion in the Historic Environment Record.</p>	
Policy LD4: Local Gaps	<p><del>Policy LD4: Local Gaps</del></p> <p>In addition to the tests in policy OA1 any development proposed within the local gaps identified in Figure 11 will need to demonstrate compliance with the following criteria, for both inter and intra gaps:</p> <ol style="list-style-type: none"> <li><del>1. The development must not diminish the integrity of the local gap by visually and physically reducing the distinct break between settlements;</del></li> <li><del>2. 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;</del></li> <li><del>3. Proposals should be accompanied by a mitigation plan showing how the local gap can be enhanced by planting and other amelioration or mitigation;</del></li> <li><del>4. Important trees and hedgerows within the local gaps should be retained as part of any development proposal;</del></li> <li><del>5. Positive community uses, consistent with countryside activities, 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.</del></li> </ol>	To meet the Basic Conditions and avoid unnecessary duplication.
4.11 4.11.1	<p><del>LOCAL GAPS POLICY</del></p> <p><del>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, making Westbourne the attractive and desired place it is today. These are valued by</del></p>	

	<p>all who live there and visit and the residents have indicated that they would like the surrounding countryside to have a level of protection similar to that of Green Belt around major cities. The Gaps will protect the environment against inappropriate over-development and the possibility of the reduction or loss of countryside to development. Previously many of them were designated as Strategic Gaps and the community have expressed the desire for them to be retained. They appear deep within the built settlement and have been recognised as special in previous planning appeals.</p>	
4.11.2	<p>Westbourne is sandwiched in a spectacular setting between the Chichester Harbour Area of Outstanding Natural Beauty to the south and the SDNP to the north. It is important that Westbourne should retain its own identity as a rural West Sussex Parish while enhancing the two adjacent, nationally important sites. 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.</p>	
4.11.3	<p>The intention is that the Gaps will assist in retaining the characters of the individual areas, maintain the open vistas and provide open space for walking and observing the varied and abundant wildlife and fauna. The patch work of fields separated by hedges is characteristic of a small West Sussex village. In order to achieve this aim it is essential to prevent the coalescence of Westbourne village with the Hamlets of Woodmancote/Alds worth, the Borough of Havant and Southbourne Parish. There are many rural walks, bridle and cycle paths within these Gaps which enhance the amenity for the many people using them.</p>	
4.11.4	<p>It is important to note that this Neighbourhood 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. The Neighbourhood Plan seeks to identify and establish two types of gap;</p>	

4.11.5

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.

Inter Gaps: Figure 11 shows the overview of Westbourne with the urban part of Ems worth to the south-west, Hermitage in the Southbourne Parish to the south of Westbourne Village itself and Southbourne, just to the south of Woodmancote.

1. It shows the urbanisation of areas approaching Westbourne village itself, from Hermitage and Ems worth in Hampshire.
2. The boundary with Ems worth is not only with Havant Borough but is also the County Boundary. The influence of Westbourne PC and CDC over development here is therefore somewhat restricted. There are currently plans to build 260 houses on the Havant side which will have a significant impact on the gap, thereby encouraging coalescence of the two communities.
3. To the west and north-west the village is either on the County/ Borough boundary or very close to it. Recent housing on the Redland Grange Estate has eroded part of the Gap here, so it is imperative that the remainder, within Westbourne, is protected.
4. To the south the Parish Boundary runs along the A27. Between this and Westbourne Village is one of the best walks in the area running alongside the river Ems, as well as a haven for wildlife.
5. Immediately south of Woodmancote is the Parish Boundary, and on the other side of the A27 is Southbourne. It is important to retain the Gap between these two areas in order to preserve Westbourne's rural parish identity.
6. The approach to Westbourne along Old Farm Lane is bordered by fields giving the sense of rural detachment. Residents, in consultation, asserted their wish for the rural approaches to the Parish to be retained.

<p>4.11.6</p>	<p>Intra Gaps: Figure 11 also shows Cemetery Lane to the east of Westbourne which links Westbourne to Woodmancote.</p> <ol style="list-style-type: none"> <li>1. Cemetery Lane is straddled by a patch work of fields, the Cemetery at the Westbourne end and established dwellings at the eastern Woodmancote end.</li> <li>2. The Cemetery is a Non-Designated Heritage asset, and forms an important part of the Gap here. It is important that this separate, open area is maintained to complement its historic character and appearance and to ensure the continuation of this tranquil spot and protect it against inappropriate development.</li> <li>3. Between the Cemetery and Westbourne village is the Chantry Farm field. A small development here has been identified in the Plan but has been placed in such a way so the Gap can be retained.</li> <li>4. The Chantry field is one of the main gateways along Foxbury Lane into Westbourne Village, and residents have stated that they wish to retain the rural approach to the entrances to the Parish.</li> <li>5. Westbourne has recently been subjected to a high level of GTTS applications for the construction and development of Gypsy and Traveller sites in this area. In response to residents' direct requests and comments, the Parish Council seeks to bolster its objections to these developments by reinforcing the countryside designation of this area by maintaining this important local Gap.</li> </ol>	
<p>4.11.7</p>	<p>The allocated gaps to the west of Westbourne Parish, which itself is centred on the River Ems, attracts many animals, birds, insects, various invertebrates and some rare plant life which has grown up on the banks of the clean chalk stream water of the river, and acts as an important green link. Retention of hedgerows is preferred to the use of fences so as to continue to attract abundant wildlife, especially nesting birds. The Gaps will assist in providing corridors for free movement of wildlife like deer. The habitats also provide valuable areas where slow worms, snakes (adders and grass), water</p>	

<p>4.11.8</p> <p>4.11.9</p>	<p>voles, birds and bats live; the list is extensive. In this area of gap there is an important biodiversity and flood capacity function.</p> <p>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 a void 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.</p> <p>Justification: To maintain this local distinctive feature and a void 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.</p>	
<p>Policy BD2: Natural Environment Policy</p>	<p>Policy BD2: Natural Environment Policy, see figure 12.</p> <p>In order to promote the opportunities for biodiversity in the Westbourne Neighbourhood Plan area, Biodiversity Corridors <b>and existing ecological networks</b> are identified in <b>Figure 12</b>. <del>to recognise the establishment of coherent ecological networks and</del> <b>These</b> offer protection to the significant number of species of flora and fauna to be found there. <del>and</del> <b>To protect and enhance the</b> allow more resilience of these <b>corridors and physical networks</b> against current and future pressures and opportunities for species within. <del>Proposals must be accompanied by a management plan to demonstrate:</del></p> <ul style="list-style-type: none"> <li><b>i.</b> how they <del>can</del> <b>will</b> provide net gains to the habitats of the identified corridors; <b>and</b></li> <li><b>ii.</b> how the protection, enhancement and management of the biodiversity of the site <del>can</del> <b>will</b> contribute to the resilience</li> </ul>	<p>To meet the Basic Conditions and for clarity.</p>

	of the wider ecological network the resilience of the biodiversity opportunity over time.	
Figure 12	Figure 12 on page 36  Re-name Figure 12 to: "Figure 12 Biodiversity <b>Corridors</b> & Ecological Networks Map."	
Policy LGS1: Cemetery Green Space	Policy LGS1: Cemetery Green Space  The site identified in Figure 13 is designated as <b>Local Green Space</b> . The area of the Cemetery and its Heritage setting is very important to Westbourne residents, to the families whose loved ones have been laid to rest there and to visitors to the area and is classified in Chichester District Council's Historic Environment Register as a non-designated heritage asset.  Recommend that the cemetery and the related land to the west and south as shown in the submission draft plan should be designated as Local Green Space. For avoidance of doubt, I am content that the LGS boundary should be as identified in the submission version of the WNP.	To meet the Basic Conditions.
Policy SS1: Land to the West of Monk's Hill	Policy SS1: Land to the West of Monk's Hill  Land to the west of Monk's Hill is allocated for <b>not less than</b> 6 dwellings for the period 2017-2029. Proposals for the site shall include:  1. <del>Development to be laid out broadly in accordance with the sketch diagram above, or an alternative layout that reflects</del> <b>New development shall have regard to</b> the principles contained in the Westbourne Village Design Statement;  2. <del>The</del> <b>New</b> The development will comprise only single-storey dwellings with pitched roofs <del>with frontages facing Monk's Hill;</del>  3. A single point of access from Monk's Hill <del>in the middle of the site with slip road serving dwellings.</del> The existing frontage hedgerow and trees will be retained consistent with providing suitable visibility splays; <b>and</b>  4. <del>The area west and north of the dwellings shown on the sketch plan is to be planted and retained as a</del>	To meet the Basic Conditions and for accuracy

landscape buffer 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 **Prior to the submission of a planning application for new development, bat surveys shall be undertaken by suitably qualified ecologists to determine the presence of Bechstein's Bat and flight routes in this area and if necessary provide a plan for appropriate mitigation measures and habitat management in advance of planning permission being implemented;**

~~5. 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;~~

~~6. If planning permission is granted, permitted development rights in Classes A, B, C and E of the General Permitted Development Order 2015 (as amended) should be removed to ensure that the dwellings retain the rural character in these peripheral locations;~~

~~7. An archaeological evaluation should be carried out prior to the submission of any planning application.~~

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

<p>Policy SS2: Land at Long Copse</p>	<p>Policy SS2: Land at Long Copse</p> <p>Land at Long Copse Lane is allocated for a maximum of 16 dwellings for the period 20167-20209. The proposal will include:</p> <ol style="list-style-type: none"> <li>1. Development will accord with the layout shown below in Figure 17 or an alternative layout that reflects the principles contained in the Village Design Statement;</li> <li>2. Details of a landscape scheme will be provided that includes consideration of changing climatic conditions;</li> <li>3. Details of site levels and, where finished, floor levels of the dwellings will be set in relation to site levels;</li> <li>4. A footpath will be provided along the southern boundary of the site with Long Copse Lane;</li> <li>5. A single vehicular access from North Street with a visibility splay of 2.4m x 40m;</li> <li>6. Foul and surface water drainage strategy including sustainable urban drainage;</li> <li>7. Affordable housing provision consistent with CDC policy;</li> <li>8. An archaeological evaluation should be carried out prior to the submission of any planning application;</li> <li>9. Biodiversity mitigation including bats.</li> </ol>	<p>To meet the Basic Conditions.</p>
<p>Policy SS3: Land adjacent to Chantry Hall, Foxbury Lane</p>	<p>Policy SS3: Land adjacent to Chantry Hall, Foxbury Lane</p> <p><b>Proposals for the comprehensive development of the site allocated for development on land to the north-east of Chantry Hall shall satisfy the following criteria;</b></p> <ol style="list-style-type: none"> <li>1. Residential development shall provide a single point of access from Foxbury Lane and comprise no less than 6 dwellings and constructed on no more than two-storeys under pitched roofs;</li> </ol>	<p>To meet the Basic Conditions and to allow the site to be delivered.</p>

	<ol style="list-style-type: none"><li><b>2. Public open space (POS) shall be provided on the balance of the site, subject to a requirement that POS on land fronting Foxbury Lane and Cemetery Lane shall not be less than 0.175 hectares;</b></li><li><b>3. Development proposals shall be accompanied by a detailed landscape scheme for the residential component of the site and the balance of the site allocated as POS. The latter shall include appropriate retention of existing mature trees; appropriate hedgerow retention and enhancement along Cemetery Lane; and the creation of a natural, tranquil environment to maintain the character of Westbourne at this village entrance,</b></li><li><b>4. The landscape proposals relating to the area(s) of POS shall be separately identified and be accompanied by a costed maintenance and management schedule which shall also identify the capitalised cost of maintenance of the POS in perpetuity.</b></li><li><b>5. The area(s) of POS shall be transferred to the Westbourne Community Trust prior to the implementation of planning permission for the development of Site SS3, together with a planning obligation to complete the landscaping improvements to the POS in advance of first occupation of any new dwelling and to transfer the capitalized maintenance contribution prior to the first occupation of 50% of the gross floorspace of the residential development permitted;</b></li><li><b>6. Developments will be expected to avoid or minimise harm to significant archaeological assets. If appropriate, remains shall be incorporated into and/or interpreted in the new development. The physical assets should, where possible, be made available to the</b></li></ol>	
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**public on-site and opportunities taken to actively present the site's archaeology. Where the archaeological asset cannot be preserved or managed on-site, appropriate provision shall be made for the investigation, understanding, recording, dissemination and archiving of that asset, and undertaken by suitably-qualified persons or organisations.**

Land to the east of Chantry Hall is allocated for 6 dwellings, a car park and open space for the period 2017-2020. Proposals for the site shall include:

1. ~~Development to be laid out in accordance with schematic plan, figure 18;~~
2. ~~The development will comprise no more than two-storey dwellings with pitched roofs;~~
3. ~~A single point of access from Foxbury Lane;~~
4. ~~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;~~
5. ~~The hedgerow along Cemetery Lane must be retained and enhanced;~~
6. ~~Open space provided as shown on the sketch scheme to include the retention of existing mature trees to create a natural, tranquil environment in keeping with the setting of the Cemetery;~~
7. ~~A new car park will be provided for village use as set out below and shown on the sketch scheme;~~
8. ~~A new footpath link to the Cemetery from the proposed village car park will be provided;~~
9. ~~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;~~
10. ~~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:-~~
  - (i) Provision for access as shown on the

	<p>sketch scheme;</p> <p>(ii) The car park will be located in the position indicated on figure 18 in order to maintain the separation between the housing and the Cemetery;</p> <p>(iii) The surfacing of the car park will be of 'grasscrete' or equivalent to maintain the rural setting of the location;</p> <p>(iv) Vehicle access to the car park;</p> <p>(v) An area for a paddock as shown on the sketch diagram;</p> <p>(vi) 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 18 and described as a green area for recreational space;</p> <p>11. An archaeological evaluation should be carried out prior to the submission of any planning application;</p> <p>12. Any planning permission for residential development shall ensure that provision is made to secure:-</p> <p>(i) The implementation of the Scheme in full by the developer;</p> <p>(ii) 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;</p> <p>(iii) The payment of an appropriate commuted sum to secure the long-term maintenance of the Scheme;</p> <p>13. 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.</p>	
4.14.4	<p>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 <b>is unlikely to will not impact significantly</b> on the Conservation Area, open space areas, prominent views, key gateways, local gaps, biodiversity, significant trees or neighbouring amenity. <b>To the extent that development</b></p>	To meet the Basic Conditions.

	<b>proposals may cause some planning harm, it is anticipated that due to the likely scale of proposed development that appropriate mitigation is likely to overcome such harm, thereby <del>and thus will</del> conserving the strong village character and local distinctiveness, all proposals being treated on their merits.</b>	
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#### **4. Conclusion**

- 4.1 The Authority (Chichester District Council) confirms that the Westbourne Neighbourhood Plan 2017-2029, as revised, meets the basic conditions mentioned in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act and complies with the provisions made by or under Sections 38A and 38B of the Planning and Compulsory Purchase Act 2004. The Westbourne Neighbourhood Plan can now proceed to referendum.
- 4.2 It is recommended that the Westbourne Neighbourhood Plan 2017-2029 should proceed to referendum based on the neighbourhood plan area defined by Chichester District Council on 3 December 2013 and by SDNPA on 27 November 2013.
- 4.3 This decision has been made according to the advice contained in the above report in response to the recommendations of the examiner made in a report under paragraph 10 of Schedule 4B to the 1990 Act (as applied by Section 38A of the 2004 Act) in relation to the Neighbourhood Development Plan.