



# **Walberton Neighbourhood Development Plan 2019 - 2031**

## **Reg 14 Submission Plan**

## Foreword

The Parish of Walberton covers an area of 1,044.19 hectares (2580.25 acres) and has a population of some 2,175 in its three villages of Walberton, Binsted and Fontwell.

In 2012, the Localism Act gave powers to parish councils to involve their communities in the creation of neighbourhood development plans, in order to give them a greater say in planning matters. Walberton Parish Council set up a steering group to do this.

The steering group ensured that parishioners had a real say in the preparation of this Walberton Neighbourhood Development Plan (the Plan). It is a plan for the future of the Parish that reflects parishioners' views about what changes should occur in their area, rather than leaving such decisions to the local planning authorities - Arun District Council and the South Downs National Park Authority.

It is vital that the Plan can be understood by everybody. It must be accessible because a majority of parishioners are required to vote it into existence. It is complicated, but the steering group has aimed to keep it as simple as practicable.

The Plan is a legal document and some layout and phraseology is used so that it can pass various legal tests. Obligatory technical content in a few instances is denoted with *[italicised square brackets]*. In the interests of readability the Plan makes free use of schedules that are part of the Plan but carry content that is either inappropriate in the body text, or else may need regular referencing.

### *Notes, Terms and Glossary*

- *Supported, Permitted, Resisted, Opposed: in planning terms these denote degrees of backing*
- *Socioeconomic and demographic data are from the 2011 Census unless otherwise specified*
- *Sustainability: Development meeting the needs of the present without compromising the ability of future generations to meet their own needs. It is central to economic, social and environmental success and is the core principle underpinning planning at all levels*
- *Consultation Statement: This sets out the consultation process; who was consulted; how they were consulted; issues raised; how the Plan addresses the issues*
- *Evidence Base: The sources of data and information used within the Plan are held in an online database found at [walberton.arun.gov.uk/NP](http://walberton.arun.gov.uk/NP)*
- *Parish Survey: A well-publicised set of events / open days when information was given and feedback collected, mainly in the form of a questionnaire sent to every parish household*
- *State of the Parish Report: A snapshot of the Parish at the start of the NP process*
- *ADC: Arun District Council*
- *NPPF: National Planning Policy Framework*
- *PC: Walberton Parish Council*
- *SDNP / SDNPA: South Downs National Park / Authority*
- *WSCC: West Sussex County Council*
- *WAG: Walberton Action Group*

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## 1.0 Introduction

1.1 The original Walberton Neighbourhood Plan 2015 - 2035 (referred to hereafter as the Plan) was 'made' by Arun District Council on the 8th March 2017 following a Referendum when 95.66% voted in favour.

1.2 The Plan has provided a vision for the future of the parish, and set out clear policies, principles and objectives to realise those visions. The policies accorded with higher level planning policy principally the National Planning Policy Framework (NPPF) and the Arun District Council Local Plan 2003 as well as the Draft Arun District Local Plan 2011-2031, as required by the Localism Act.

1.3 Since the completion of the Plan, which was one of the first in the country, a lot has changed both in national policy terms and at a local level with the Arun District Local Plan which has now been adopted.

1.4 The adoption of the Arun District Local Plan 2018 required a review and where appropriate amendment of the Walberton Neighbourhood Plan to ensure the two documents are in alignment and reflect the new policies.

### Neighbourhood Plan Review 2019 - 2031

1.5 The revised Plan comprises of all of the saved policies from the Walberton Neighbourhood Plan 2015 - 2035 and some new and amended policies and amendment to some maps.

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

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

1.7 The modifications made are as follows:

2019-2036 Proposed	Type of Modification	Notes
VE10 2020 Biodiversity corridors	Material modification does not change the nature of the Plan	In line with ADC Local Plan policy
VE11 2020 Archaeology	Material modification does not change the nature of the Plan	Inline with the NPPF requirement to protect heritage assets
VE12 2020 Flint walls	Material modification does not change the nature of the Plan	Inline with the NPPF requirement to protect heritage assets
VE13 2020 Distinctive views and vistas	Material modification does not change the nature of the Plan	Inline with the NPPF requirement to protect the countryside

<b>2019-2036 Proposed</b>	<b>Type of Modification</b>	<b>Notes</b>
HP1 2020 BUAB	Material modification does not change the nature of the Plan	In line with ADC Local Plan policy
HP2 2020 Windfall sites	Material modification does not change the nature of the Plan	In line with ADC Local Plan policy
HP5 2020 Woodcroft	Amendment to policy	Site has been granted Planning permission
HP6 2020 Housing Mix	Material modification does not change the nature of the Plan	Textual change to reflect climate change issues
HP14 2020 Dower House	Material modification does change the nature of the Plan	Allocation to meet ADC parish housing allocation
HP15 2020 Longwall	Material modification does change the nature of the Plan	Allocation to meet ADC parish housing allocation
HP16 2020 Sussex Business Park	Material modification does change the nature of the Plan	Allocation to meet ADC parish housing allocation
HP17 2020 Gracelands Farm	Material modification does change the nature of the Plan	Allocation to meet ADC parish housing allocation
HP18 2020 Fontwell Field	Material modification does change the nature of the Plan	Allocation to meet ADC parish housing allocation
GA2 Footpath, Bridleway and cycle path network	Minor amendment	Policy amended to show support for specific proposals
GA7 A27 Arundel Bypass	Material modification does change the nature of the Plan	Amended to reflect local position
CL6 Health Care facilities	Minor amendment	Changed to cover the whole Parish.
CL9 2020 Community child care facilities	Material modification does change the nature of the Plan	Added to reflect changing local need due to house building.

## Conclusion

1.8 The Parish Council considers that the modifications and new policies contained in this modifications proposal are significant or substantial enough as to change the nature of the Neighbourhood Development Plan and therefore the Plan would require examination and a referendum.

## **How the Neighbourhood Plan fits into the Planning System**

1.9 Although the Government's intention is for local people to decide what goes on in their parishes/towns, the Localism Act sets out some important guidance.

1.10 Neighbourhood Plans must be in line with European Regulations on strategic environmental assessment and habitat regulations.

## **The Plan Preparation Process**

1.11 The Plan has been based on proper and well advertised consultation with parishioners and others with an interest in Walberton (the Parish). Details of the consultations can be viewed on the Parish Council web site.

1.12 A Consultation Statement and Basic Conditions Statement will be provided which will demonstrate that the Plan fully accords with the requirements of the Localism Act.

## **Community Involvement**

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

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

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

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

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

## **Sustainability Appraisal**

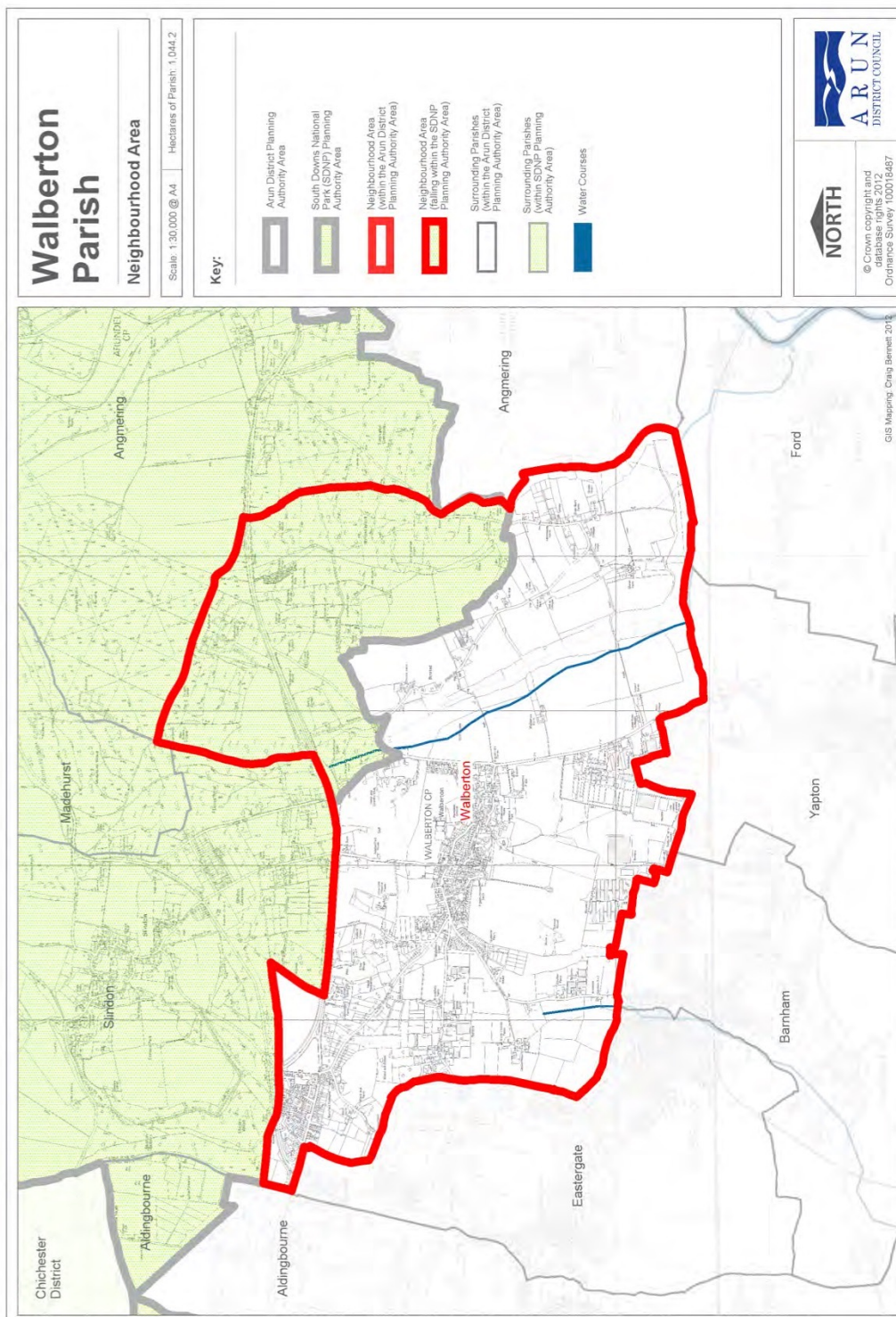
1.17 It is necessary that a neighbourhood plan does not breach and is otherwise compatible with European Union and Human Rights obligations. A sustainability appraisal is not always required for a neighbourhood plan. However, it must be screened at an early stage to determine whether it may require or cause the need for an environmental assessment. A screening opinion was submitted to Arun District Council who confirmed that

a strategic environmental assessment of the Walberton Neighbourhood Development Plan was required.

### **Boundaries**

1.18 The Plan relates to the area within the Parish boundary, marked on the map shown here. Part of the Parish lies within the SDNP boundary, as shown.





**Map showing the Walberton Neighbourhood Development Plan area**

## **2.0 CONTEXT**

### **Planning Policy Context**

2.1 This section sets out the planning policy context and important influences, and highlights the policy guidance which the Plan is to follow.

### **National Guidance**

2.2 The National Planning Policy Framework (NPPF), published in March 2012, provided guidance for local planning authorities (LPAs) in drawing up plans for development and was a material consideration in determining applications. The Framework was revised in July 2018 and work has been undertaken to revise the references in this Plan to align them with the new Framework. A presumption in favour of sustainable development is at the core of the RNPPF which in practice means that LPA's and communities in locations where Plans are being prepared need to positively seek opportunities to meet their area's development needs.

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

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

### **Local Planning Policy**

2.3 The Parish falls within the planning authority area of Arun District Council and the administrative area of the South Downs National Park Authority.

### **Arun District Local Plan**

2.4 The Arun District Local Plan 2011 - 2031 was adopted in 2018. Policy H SP1 of the Arun Local Plan (ALP) allows for additional non-strategic allocations to be made through emerging Neighbourhood Plans or reviews of made Neighbourhood Plans. Walberton Parish have been advised that they may be required to allocate sites(s) for up to 60 units. ADC has drafted a Design Guide for consultation to provide a consistent approach to the design of new development in the District.

### **South Downs National Park Local Plan**

2.5 A part of the Parish both north and south of the A27 now lies within the SDNP, shown marked on the Map in 1.5 above.

The South Downs National Park Authority (SDNPA) became the organisation with the statutory responsibility of writing planning policy for the National Park Area on the 1st of April 2011. It also has a Local Plan which was adopted in June 2019. This Plan must conform with that Plan for the small percentage of the Parish lying to the north which is located within the SDNP.

## **3.0 The Parish Today**

### **About the Parish**

3.1 The civil Parish of Walberton covers an area of 1,044.19 hectares (2580.25 acres) and has a population of 2,175. The Parish includes three distinct communities: Walberton village, Fontwell village and Binsted, for all of which the PC provides local government services. There are two ecclesiastical parishes in the PC area, each with its own Parochial Church Council.

The Parish's agricultural origins extend back into the past: a Roman farm site lies just to the east of Blacksmith's Corner, the eastern end of The Street. There are a number of farms in the Parish and farming is still important but it is no longer the dominant economic activity.

Most of the economically active population leaves the villages to work, but increasingly people work from home - either regularly or on an occasional basis. Some people come into the villages to work either daily or less frequently.

Horticulture is now very apparent in the form of glasshouses but there are other business premises providing employment: some small, such as in The William Booker Yard, some of medium size, such as at Hooe Farm and some much larger, such as Fordingbridge Engineering on Arundel Road. Large Parish employers include the Avisford Park Hotel and Farplants Group, the largest wholesale supplier of outdoor plants to garden centres in the UK.

The Parish has no notable tourist attractions, although Fontwell Park racecourse, just outside the Parish, draws large crowds to race meetings and other events, and is a meaningful local employer. There are holiday cottages to let, hotels and a number of bed and breakfast establishments used by racegoers and visitors to nearby places such as Arundel Castle, Goodwood and Chichester Cathedral. In the case of the Avisford Park Hotel, one of the Hilton International chain, visitors from outside the Parish come to use its fine recreational and other facilities and it is a significant local employer.

### **Binsted**

3.1.1 Binsted has the smallest population of the three villages. Developmentally it is distinct (having been an independent parish until the 1930s) and its buildings are dispersed along a single road. Due to its historic geography as a peninsula in marshland (brooks on three sides) the better land is in the middle with buildings dispersed around the encircling land. The medieval common field system can still be seen.

Apart from its small Norman church, dedicated to St Mary, and a pub/restaurant, it has no publicly accessible amenities but provides some of the best countryside in the Parish with its open views and large woodland. Inevitably, therefore, it has a markedly different character to the other two villages.

The residential caravan park at Havenwood is situated in, but not directly accessible from, Binsted.

### **Fontwell**

3.1.2 Fontwell, named for the pre-Roman freshwater springs alongside an ancient east-west route is a more compact settlement than Binsted, but, because it is connected to Walberton by well-spaced but almost continuous residential property along West Walberton Lane, its limit to the south-east is less easily defined. There has been, proportionately, significant new housing development in Fontwell in recent years which has changed the demographics of the village which are now different to those of the other two villages in

being closer to the national averages. Notwithstanding the additional new housing, the village has lost its pub, surgery and other facilities over the years.

The village is well-known for its Racecourse, which regularly stages National Hunt races and other events attracting large crowds; unusually, the Racecourse harbours a Site of Nature Conservation Interest, for reasons related to Fontwell Meadows, described later. The Racecourse has stimulated professional and amateur equine activity around the village. However, although the impacts of Racecourse events and of the visitors drawn to it are evident in the village, especially the car parking, the Racecourse itself and associated hotel and public house lie just outside the Parish boundary.

There are a number of amenities for residents, including shops (with some intriguing specialisms) and a children's play area. These are supplemented by a filling station which includes a 'general' store, a fast food outlet and an hotel, all situated adjacent to the A27/A29 junction - primarily intended for the passing road traffic, but nevertheless useful to residents.

A further 400 houses have been granted planning permission and are expected to be built in Fontwell over the next few years, of which 158 will be within Walberton Parish ( the site crosses into Barnham and Eastergate Parish). A benefit will be the provision of a multi use community building, a multi use games area, allotments, play and exercise areas and a public green space.

In addition sites have come forward for a further 39 dwellings which have current planning permission.

## **Walberton**

3.1.3 Walberton lies between Binsted and Fontwell, and is the largest of the three villages. It has an essentially linear form, with development either side of The Street, and along the roads leading into the village from east and west. There are two main areas of focus: that around the Church and shops; and, at the opposite end of The Street, the village green and pond. The age of the buildings is varied, with no one period or architectural style dominating. St Mary's Church is probably the most significant of the remaining historic buildings, but there are several others that have been listed, as being of historic or architectural interest, and two Conservation Areas cover a substantial combined area. Now lost (or converted to other uses) are buildings related to milling, brewing, and petrol sales - whilst extant names hark back to activities which have now changed location (such as the Store, Post Office and School House). In living memory there were a greater number and variety of retail outlets, but those that remain can now all be found in Maple Parade (including a weekly peripatetic fishmonger). There is a chainsaw/lawnmower outlet off Yapton Lane.

The parish church is dedicated to St Mary and Christian worship is also conducted at the Baptist Chapel on The Street which has a small meeting hall opposite. In addition there is a modern village hall, a sports pavilion and a new building to house children's breakfast club, pre and after school, and holiday programmes. There is a sizeable playing field (with cricket and football as its main sports), a children's playground, and an 18-hole golf course just north of the village. There is one Public House in Walberton, with a dining area. Clubs and societies abound, including an active drama and operatic group which provides performances for the public in the village hall.

Planning permission has been granted for a further 200 houses in Walberton village - notably 175 at Tupper's Field adjacent to the playing field. The development will include the provision of the following public assets: play and exercise areas, two tennis courts, an all weather circular path around the playing field and some open green space.

## Community Profile

3.2 The following statistics give an overview of the current status of the community and are especially relevant to Plan policies. Further census data are included in Schedule 1. For comparison the relevant percentage across England is shown in brackets.

### Demographics

3.2.1 The usual (permanent) resident population of the Parish is 2,175 people consisting of 1,065 males and 1,120 females, and of these:

385 17.6% (18.9%) are aged 15 and under

1,250 57.6% (64.7%) are aged 16 to 64

540 24.7% (16.3%) are aged 65 and over; 25 are over 90

The population growth between 2001 and 2011 was 12% which is almost double the average for Arun District.

Although the majority of residents are within the 16 to 64 age bracket, the over 65s percentage in our parish is 46% higher than the national average.

The villages have different demographic balances, with Walberton and Fontwell respectively having older and younger residents than the Parish average.

### Dwellings

3.2.2 There are 875 dwellings, meaning individual household spaces, in the Parish. The figures show there is a significantly higher percentage of detached dwellings, caravans/mobile homes than the national percentage but a lower percentage of semi-detached and terraced properties and flats:

490 detached dwellings,

244 semi-detached dwellings,

90 terraced houses,

19 purpose built flats/apartments

24 converted flats or flats in shared houses

50 dwellings in commercial buildings

58 dwellings are caravans/other mobile/temporary structures

10 dwellings are second homes

The housing stock indicates relative affluence: the Parish has 13.9% of dwellings in the lowest three Council Tax bands compared with the West Sussex average of 49.5%.

All figures are taken from the 2011 Census returns.

Numbers of dwellings in the parish has been stable with only 100 additional houses having been built between 2011 and the making of the 2017 Neighbourhood Plan. Since then 52 more units have been granted consent along with 175 now being built on Tupperts Field and 400 due to be built in Fontwell. Of the 52 allocated through the original NP, 42% will have been built by the end of 2020.

## **Housing**

3.2.3 The housing mix within the Parish is varied but mostly comprises detached and semi-detached dwellings typical of a semi-rural location with modern infilling. The majority of houses are concentrated on Walberton. Broadly the data indicate an affluent housing stock, with above average owner occupation and well-below average social rented housing and private rented housing. The data is:

- 490 detached houses
- 244 semidetached houses
- 90 terraced houses
- 19 purpose built flats
- 24 other flats
- 58 Caravan or other temporary accommodation

- 84.7% of housing is owner occupied (England average 64.1%)
- 5.2% housing is social rented (England average 17.7%)
- 7.4% of housing is private rented (England average 15.4%)
- 2.6% of housing is other rented accommodation (England average 2.8%)

The 2015 Housing Needs Survey was commissioned (see Evidence Base) which drew statements from 42 people indicating a need to move to more manageable accommodation, citing bungalows, flats, assisted living and sheltered accommodation as requirements. Of all the 59 residents who said that they would require a home in the next 5 years; 80% of them wanted a home to buy or own and 20% would want to rent.

## **General Character**

3.3 For England, the climate is mild. In particular, winter temperatures are moderated by the proximity to the sea (which retains summer heat for longer), and the South Downs provide a degree of protection from colder northerly winds. There is a noticeable clarity in the dominant southwesterly airstream. These things affect not only local lifestyles, and attract people of retirement age, but also influence the nature of agricultural and horticultural practices.

The loss of facilities in the villages has already been mentioned. The size and nature of other nearby settlements have an effect on the need for services and facilities in the three villages themselves. Chichester perhaps offers the greatest number of facilities and services, but Bognor Regis, Littlehampton and Arundel all have extensive ranges of shops and cultural / recreational activities compared with the villages. Nearby places can also fulfill some needs for example for rail travel (Barnham) and fast food outlets, for some health needs, and for a wider choice of shops, clubs and social activities. Meanwhile the major shopping towns used by parishioners include Brighton, Guildford, Portsmouth and London.

## **3.4 Environment and Heritage**

### **Geology**

3.4.1 The Parish is on the relatively flat coastal plain lying south of the South Downs. The Downs run east- west, dominating the northern skyline, and they gradually rise more steeply just north of the Parish boundary. The coast lies about 7 miles south of the Parish; the elevation above mean sea level varies between about 30 feet (9m) and 170 feet (51m).

The geology and soils of the area are determined by its location between the sea and chalk hills. The Bracklesham Group, London Clay, and Reading Formation (each consisting of clay, silt, sand and gravel in varying proportions) in the form of 'head' and 'raised beaches' are the main elements from which the soil derives. Fontwell sits on top of the Aldingbourne raised beach formed 400,000 years ago. In northern parts of the Parish, chalk is nearer the surface and the landscape therefore changes.

## **Landscape**

3.4.2 Located on the West Sussex Coastal Plain, the productive top soils consist of brick earth over gravel; Binsted is crossed by two streams which carry surface water from The Downs towards the sea via a tributary of the River Arun. The Parish landscape is of four types:

- Woodland - most of this is in the northern part of Binsted on both sides of the A27. Much is ancient semi - natural woodland
- Pasture - this supports dairy farming, sheep grazing and a number of small equestrian units
- Open arable land - high quality land produces cereals, oilseed rape, field peas, maize for silage etc.
- Horticulture - a significant number of glasshouse holdings and more extensive enterprises produce flowers, hardy plants, and salad crops and provide much employment for locals and for immigrant labour

Most of the landscape is quite open in aspect within a network of hedges and small copses and tree belts. In past years the former Walberton Action Group (WAG) surveyed the principal habitats of the Parish and took part in the Sussex- wide hedge survey. A survey was also conducted of breeding birds. Based on this information, WAG completed a landscape improvement scheme which resulted in considerable replanting of derelict or missing hedgerows, tree planting, pond conservation and new public paths.

Outside the villages there is much open farmland and in addition hedges, shaws (narrow belts of woodland), solitary trees and woodland. There is some open water in the form of ponds. Binsted Rife valley is a hidden stream valley, a notable landscape feature which is partly accessible to the public as it contains part of the Hilton Hotel's golf course. Binsted Woods, 100 ha of very varied semi-natural woodland within Walberton Parish, provide an extensive area of woodland which is accessible to all by a good network of public footpaths. Binsted Woods are historic, having been present in much the same places since the Domesday Survey of 1086.

Much of the open farmland is also accessible, through a network of public rights of way and permissive paths. Land in the northeast of the Parish falls within the SDNP. There is very good access via public footpaths, without crossing a major road, to the parts of the SDNP south of the A27 (Binsted Woods and Tortington Common).

## **Biodiversity**

3.4.3 The main statutory protection for these habitats is where they are within the boundaries of the SDNP, which some are – for instance, Binsted Woods. There are two Local Wildlife Sites (previously known as Sites of Nature Conservation Interest or SNCIs) within the parish – parts of the Binsted Wood Complex (Ar 02) and the Rewell Wood Complex (Ar 07).

The Binsted Wood Complex, composed of Binsted Woods (in Walberton parish) and neighbouring Tortington Common (in Arundel parish), is described in the SNCI description (revised 2003) as 'a mixture of ancient woodland, recent woodland, conifer plantation, species rich pasture and old tracks and shaws, giving rise to a very rich and diverse flora. The paths through the wood are especially rich, containing 11 species of sedge, including the Long Stalked Yellow Sedge – the only recorded location in Sussex. This is the largest block of ancient semi-natural woodland south of the South Downs in Sussex.

The Rewell Wood Complex is a large woodland complex north of the A27. It has a diversity of woodland habitats including ancient semi - natural woodlands as well as commercial coniferous and sweet chestnut areas. Wide rides support a rich flora and butterfly populations.

The Slindon Common Gravel Pit is listed as a West Sussex Geological Site SU90/25, noting its raised beach deposits of the Middle Pleistocene era; it is also of entomological importance for its insect population. The pit has been worked out for some years and is used for occasional 4x4 sports and training.

Fontwell Meadows, known in planning terms as Fontwell South, contains 21 types of grasses and 32 species of wild plants, which is classified as Lowland Meadows (Lowland Neutral Grassland). Mainly due to the retained high water content, a rich variety of plants and grasses support hundreds of insect species, many declining varieties of butterflies, moths, bees and other insects, vital resources for mammals, reptiles and birds that rely on these ancient grasslands. The hedgerows surrounding these ancient meadows contribute to the habitats supporting bird species ranging from wrens to firecrests, doves, jackdaws, owls, buzzards, and numerous others. This land has now been granted planning permission for 400 homes.

The high winter water table results in a series of winter streams flowing from the Downs, A network of such streams has been classified as "chalk Streams" which is a priority habitat for protection in ADC's Local Plan - this is especially the case to the north and west of Walberton village.

During the preparation of this Plan, Arun District Council required a Habitat Regulations Assessment of what impact the proposals within the Plan might have on important conservation sites within the District, namely:

- Arun Valley SPA/Ramsar Site - designated for its importance as an over wintering site for Bewick Swans. The SSSI Risk Zone extends to 6.5 km from the SPA - Walberton's parish boundary is 6.7 km distant.
- Singleton and Cocking Tunnels SAC- an important habitat for barbastelle and Bechstein's bats. The former may forage between 10 and 15 km from the Tunnel ; Walberton's northern boundary is 10.2 km distant.
- Duncton to Bignor Escarpment SAC - an area of beech woodland which is potentially vulnerable to air pollution emanating from major traffic routes such as the A27 and A285.

The HRA can be found in the Evidence Base; it was prepared by AECOM and the thorough assessment concluded that proposals in the Plan should not have any adverse effect on the integrity of these sites.

### **Species of Interest**

3.4.4 Birds: – the Sussex Biodiversity report contains a very long list of birds recorded and this is supplemented by a survey of breeding birds carried out by WAG in 2008. The survey was carried out by some 40 volunteers all drawn from the village communities. A total of 86 species were recorded including some passage migrants such as fieldfare, redwing, pied flycatcher, osprey and siskin. No less than 17 red listed birds and 18 amber



listed were recorded. Species of particular interest were: lapwings, snipe, tree sparrows, barn owls and wryneck.

Bats: - of the 18 species to be found in the UK, 14 have been recorded in the Parish, 10 by SBRC and a further 4 by Mid Arun Valley Environmental Surveys (MAVES) (see below). Other protected species: The following have been recorded: great crested newt, common lizard, smooth newt, palmate newt, water vole, hazel dormouse, harvest mouse, adder, slow worm, grass snake, brown hare and hedgehog. For security reasons, badgers are not listed in the Biodiversity Report, but the Badger population appears to be extremely high with numerous records of excavation, foraging signs, latrines and Badger crossing roads. Large active setts have been confirmed in four locations.

The Mid Arun Valley Environmental Survey ([www.aruncountryside.org](http://www.aruncountryside.org)) was started in 2015 to organise professional and volunteer wildlife surveys in the area from the B2132 (Yapton lane) eastwards to the Arun water meadows, thus including a large part of Walberton Parish. It has undertaken surveys of bats, badgers, beetles, birds, butterflies, botany, dormice (twice, with ongoing monitoring), fungi, harvest mice, invertebrates (twice), freshwater invertebrates, and notable trees. In addition to the 'targeted' surveys, records have been collated on an 'ad hoc' basis from interested parties, local residents and woodland owners.

Other surveys – Walberton Action Group has carried out detailed surveys of the flora in the churchyard of St Mary's Walberton and a survey of every hedgerow in the Parish, making a particular note of the more diverse hedges, which would normally be the most ancient landscape features.

### **Drainage and Flooding**

3.4.5 The Parish has a history of flooding and, at the request of the Environment Agency and ADC, a Flood Management Plan was produced by the PC in August 2011. A Flood Management Task Force has been set up to monitor and deal with flooding issues. Surface water flooding occurs after prolonged and exceptionally heavy rainfall. Copse Lane, Mill Lane, Field Close, North Pound and Tye Lane all carry surface water into The Street. Some 60 properties in the area of Walberton Green and the pond have been identified by the Environment Agency as at risk of flooding. Recent flooding incidents were in November 2010 and June, July and December 2012. All the properties at risk of flooding are privately owned homes. Garden wells in the village of Walberton do not seem to be affected by heavy rainfall - there are several in The Street.

The geology of the area creates a high water table. The fields south of Walberton are low lying and take water through Barnham and Yapton via Barnham Rife out to the flood plain. This is one of several main surface water drainage routes from The Downs to the sea; after heavy rainfall, it allows floodwater from the rifes to be contained in the flood plain. A series of streams and drainage ditches cross the open farmland and a number have been designated as chalk streams and some are winterbournes, only flowing at the end of the winter.

The PC maintains the Flood Management Plan to enable the Parish to prepare and respond effectively to the risk of flooding in the area. Its aim is to inform the community, liaise with the emergency services and assist before and after any flooding incidents.

The Flood Plan provides for six Walberton Flood Wardens who are registered with the Environment Agency Floodline to receive warnings for the Parish and who are aware of the plan. The Wardens keep in touch with residents and monitor the state of relevant gullies, ditches and outflows. There is a ditch running down Mill Lane which overflows when culverts under the highway cannot take large volumes of water. There is a ditch behind Oaktree

Cottages which leads into the Barnham Rife. This rife flows beneath Barnham Lane, from the pond. There are gullies at the eastern end of Barnham Lane.

There are springs which flow continually down West Walberton Lane. In very wet weather there is risk of mild flooding from drains bubbling up in The Street and raw sewage is discharged into Barnham Lane, south of Choller Farm and in Eastergate Lane between Brookfield Farm and Winter Egg Farm.

Some villagers in Binsted are affected by flooding. After heavy rainfall water runs off the fields between Flint Barn and Oakley Cottages. It enters the ditches, which at times are blocked, causing surface floods along the road. In 2014 Binsted Lane was completely flooded by rainwater which had over-filled the culvert near the area where the road becomes unsurfaced and proceeds to Binsted Park and Tortington Woods.

The hillside below the Black Horse Pub is full of springs which overflow into Binsted Rife. This also takes water out onto the flood plain providing a natural and essential means of absorbing excessive water. Hedgers Hill floods at its lowest point between Yapton Lane and Binsted Lane.

Villagers in Fontwell are affected by flooding from heavy rainfall when some of the gardens in Hunters Mews flood. This leads to standing water accumulating at the junction with Arundel Road. Fontwell has underground springs and a river which runs underneath Arundel Road and across to Wandleys Lane and West Walberton Lane.

Houses on the west side of West Walberton Lane, about halfway down, experience sewage emerging into their gardens after rain. This has been occurring intermittently since 2004.

The underpass in Old London Road which links Fontwell with Dukes Road, Slindon has a pump running 24 hours a day 365 days a year. Its failure floods the underpass and cuts off horse, cyclist and pedestrian access to The Downs and Slindon.

In the winter floods of 2014, the junction of Fontwell Avenue and Wandleys Lane was closed for 2 months because of flooding. In January 2015 raw sewage flowed from Hunters Mews into the drive of Goodacres Cottage in Arundel Road. Standing water after rain is common at the western end of Arundel Road on the A27 roundabout despite several attempts to eradicate this potential traffic danger. High tides along the coast can cause groundwater levels to rise in gardens at Barrack Row.

The Lidsey Surface Water Management Plan published in October 2014 outlines proposals by ADC, Southern Water and The Environment Agency for dealing with ditches and culverts at the east end of Eastergate Lane, Walberton. It will address ditch clearance in West Walberton Lane. The Lidsey plan also proposes to investigate and prioritise interventions to reduce clear water inflow and infiltration of public foul sewers along Eastergate Lane and Barnham Lane. Southern Water also proposes this action, through detailed investigation, for Maple Road, Walberton.

### **Listed Buildings and Ancient Monuments**

3.4.6 The Parish has 39 Listed Buildings but St Mary's Church Walberton alone is Grade I.

The Parish has two Scheduled Ancient Monuments, both of which are earthworks.

See the Evidence Base for these listings.

### **Conservation Areas and Buildings or Structures of Character**

3.4.7 The Parish has two Conservation Areas in Walberton, referred to in the Evidence Base, with one around the pond and village green at the west end and the other at the eastern end, centred around The Street, the Church and Walberton House. There are

impressive individual buildings and groups, of a mixture of age and type, and the two areas are further enhanced by attractive boundary walling (including long sections in flint) and hedges.

In 2014, Arun District Council's Conservation Team made a start on a major review of the Conservation Areas which would lead to the drafting of a Management Plan. The broad conclusion of discussions with the Parish Council was that amendments to the boundaries were appropriate, leading to the establishment of a larger Area in order to protect the character of the central part of Walberton Village. This initiative was supported in the Neighbourhood Plan and it is disappointing that, so far, little or no progress has been made.

The Parish contains 30 buildings listed within Arun District Council's Supplementary Planning Document – Buildings or Structures of Character (September 2005). These buildings, whilst not listed, are recognised as important contributors to the local distinctiveness and sense of place and form part of the area's rich heritage. At the heart of all three villages is a preponderance of buildings and boundaries constructed in flintwork – a distinctive characteristic of the village landscape.

## **Archaeology**

3.4.8 Gradually as techniques evolve, more and more is learnt about our more distant past. In Walberton Parish, there are two Scheduled Ancient Monuments – both earthworks in the north eastern part of the parish, north of the A27. These have a degree of protection if new development is being contemplated.

WSCC maintains a data base titled Historical Environment Records (HER) listing and locating a great range of discoveries over the year, including some important relics of the past. Some have been subject to controlled archaeological excavation revealing new knowledge of the area. Others have been identified by assessment of topographic details without excavation. In an area which has been settled and farmed for many centuries, it is not surprising that many pieces of pottery dating from the Bronze Age and Roman times have been unearthed – and are listed in the HER.

With the ever increasing pace of development – whether for housing or infrastructure – it is important that known historic sites are given protection. Sites in the parish that are known to be of historic interest are:

- Medieval Tile Kilns at Hedgers Hill
- A "Moot Mound" (Anglo Saxon) also at Hedgers Hill
- Iron Age Earthworks at Barns Copse
- Roman Villa east of Yapton Lane opposite Blacksmith's Corner
- The route of the east to west Roman Road alongside the A27 (identified through the 2014 LIDAR study)
- Iron Age ditches at Lower Farm, Binsted
- A cache of Roman Pottery close to the Fontwell Meadows (Dandara) development.

## **3.5 Getting Around**

### **Roads**

3.5.1 The A27 is the principal regional east - west trunk road along the South Coast and is recognised as being inadequate. Extreme congestion occurs at Chichester, Arundel and Worthing. A new bypass for Arundel is currently under consideration, which could impinge on the north eastern corner of the Parish; a recent study by Parsons Brinkerhoff recommends a rerouting which will have a major impact on the local population. The route and design are of concern to parishioners, as the upgraded trunk routes would pass through - and be especially detrimental to - Binsted with its historic landscape of small fields and ancient woodland.

The A29 provides a north - south route just to the west of the Parish boundary and its junction with the A27 adjoins Fontwell village, where considerable congestion occurs at peak traffic flows. There are also proposals for a major realignment of this road to cope with the increases in traffic from planned strategic new housing to the south of the Parish and residential growth and commercial regeneration in Bognor.

The A27 and A29 are nationally important, but their upgrade proposals will adversely affect each of the six chief rural lanes that thread through the Parish. The impact on each lane needs to be carefully considered in the light of the road proposals, along with the extra local traffic volume and its directions. There will also be an impact on the general amenity levels and local distinctiveness of Fontwell, where the two main roads meet and where the local -v- regional conflict is greatest. There is also conflict with proposals to improve leisure use of the SDNP for cyclists, walkers and horse riders; it is reached via these same local lanes, through Fontwell.

Walberton village and its narrow main street will also be adversely impacted by growth in traffic volumes, when precisely the opposite change is needed. The Plan is framed with these issues in mind, although it must conform to the WSCC and ADC strategies and Highways England proposals, and not the other way round.

### **Footpaths, Cycle Routes and Public Rights of Way (PROW)**

3.5.2 About ten years ago WAG surveyed the public rights of way (public footpaths and bridleways) in the Parish as to their condition and capacity. The idea was to suggest to the PC a Rights of Way Improvement Plan which at the time was recommended by the County Council; it could enable the Parish to apply when funding was available. A small working group has now provided an update of that report.

Broadly, the Parish is well served by PROW, with a network that allows access to most parts of the Parish and provides links between the villages and the wider countryside. The paths are clearly signposted and not obstructed. The Highway Authority (WSCC) inspects every path about every 15 months and contractors then deal with any problems of maintenance.

The PC also has powers to maintain PROWs, which it does sparingly through volunteer members of Walberton Task Force. They generally deal with short term problems and drainage issues.

The new report identifies the present and future needs of residents as follows:

- a) Safe off road paths for walkers and cyclists to schools, shops and public transport
- b) Footways where missing where traffic is a hazard
- c) Circular recreational walks
- d) Longer distance paths for commuting and recreational use
- e) Safe crossings of the A27 and A29

- f) Good information, such as walks leaflets

The following were seen as requiring action:

- 1) Safe access for walkers and cyclists between Walberton and Fontwell
- 2) Safer crossing of the A27 to be integrated into future A27 improvements
- 3) Safe foot and cycle path link to Havenwood Caravan Park
- 4) Upgrade Old Scotland Lane
- 5) New Walks Booklet which has now been published

## **Buses**

3.5.3 There are no buses to Littlehampton but there is a service to Chichester, Bognor, and Barnham, from Walberton. Journey times to Bognor and Chichester are approximately half an hour. No bus services run on Sundays and there is a reduced service on Saturdays. In practical terms, the bus services do not readily serve those travelling to work. In more detail:

- Walberton services pass through Barnham to Bognor Regis and make eight journeys each day. The timetable varies slightly between schooldays and non-schooldays. In addition Walberton benefits from the Fontwell bus service.
- Fontwell is served three times a day in each direction by a route that runs from Arundel through Walberton and then via Fontwell to Oving and Chichester; the service times vary between school-days and non-schooldays.
- There are no buses that serve the hamlet of Binsted itself, but the Fontwell service passes Havenwood Park on the A27, a mile to the north of the village.

In a review of local transport, ADC has commented that lack of public transport is a serious barrier to providing sustainable development in the more remote areas such as Binsted.

## **Minibus**

3.5.4 A minibus operates one day each week to a number of local places including Chichester, Worthing, Rustington, Bognor Regis, Shoreham and Ferring, sometimes to the town centres and sometimes to a local supermarket. The volunteer-run services operates a door-to-door pick up and drop off service in all three villages, and is open to everyone at modest prices.

## **Cars**

3.5.5 The slim bus service means that all parishioners but especially those in Binsted and Fontwell are almost entirely reliant on private transport. The Parish data show a below-average number of households has no car, and that a much higher than average number are two-car households. The figures are given in Schedule 1.

The Parish's lanes are narrow and mostly unlit and without pavements and difficult ground conditions lead to a frequent need for patch repairs. Local drivers are conscious of the need to watch for pedestrians, horses and cyclists, but the increasing volume of visitor and commercial traffic is worrisome. The available traffic statistics show that the highest density of traffic in The Street in Walberton is at school times.

## **Rail**

3.5.6 The nearest railway station to the villages is at Barnham. There are frequent trains, seven days a week, to London and to the main local towns and cities of Bognor Regis, Brighton, Chichester, Littlehampton, Portsmouth and Southampton. These all stop at many smaller places en-route. There are also daily direct services to the West and North West (principally to Bristol, Cardiff, and Great Malvern). The parking facilities at the station are limited and tend to be filled by those commuting early in the day. There is a good taxi service based at the station, as well as occasional bus services.

### **3.6 Enterprise and Employment**

#### **Retail, Catering and Entertainment**

3.6.1 Walberton has a pub/restaurant, a parade of shops containing a newsagent and grocer, a launderette, a dentist's surgery, a hairdresser, a florist and an estate agent. It also has a primary school, pre-school, child care and a small number of business parks for artisans etc. (William Booker Yard, Hooe Farm, DM Chainsaws et al at Walberton Place, Walberton Farm furniture restoring etc.), an art gallery, and a motor vehicle repair garage.

Following closure of the Walberton Post Office in 2018, a new weekly Postal and Banking facility has been introduced in the Walberton Playing Field Pavilion on Friday mornings. This service, combined with its coffee morning, has become a popular meeting place for residents. However, in the long term, sustainable banking, postal and shopping facilities will be required to support a new and large demanding influx of residents to the parish. Fontwell has a parade of shops containing a wine merchant, and one other unit. It also has a garage and repair centre on the village's eastern boundary; at its western end are the hotels and roadhouses bordering the A27, where the Racecourse, one of the Parish's largest employers and leisure outlets, is situated albeit outside the Parish boundary.

Binsted has no shops but has a pub/restaurant.

Recently overnight lorry parks have been established in Binsted and Walberton

#### **Employment**

3.6.2 Many of the Parish's older properties and buildings tell the story of former industries and employers as, e.g. shops, a brewery, a blacksmith, farmers, fruit growing and horticulture, schools, a transport company, building companies, pubs and large landed estates. Around the 'rim' of the Parish the employment, commerce and enterprise prospects are high; a fuller description of the commercial activities in the Parish is given in the Evidence Base.

Many customers and employees only enter the Parish for the purpose of their visit or their job, and numerous businesses are located in the Parish because of the A27 and A29. More businesses are likely to follow as the roads gets busier and are upgraded.

In the northern part of the Parish, a number of engineering works and commercial properties exist close to the A27, including those off Tye Lane, such as County Stone. To the east employment is mainly in farming (however farm buildings are used for other smaller enterprises) and the Black Horse pub/restaurant. The southern, south eastern and south western boundaries have another small business park as well as a considerable number of horticulture centres – Binsted Herbs, Farplants, Crosslands Nurseries and many more. The location and expansion of this industry was largely as a result of post war planning and food production needs as well as the suitable climate and soils. The Parish is not unique in this, and we form part of a large and expanding horticultural industry on the southern coastal plain.

In the Parish there are approximately 200 horses stabled, and in part this is due to the presence of the SDNP. There are other bridleways but to reach the SDNP it is necessary to cross the A27. This is now best accomplished by using the underpass accessed off the Old London Road in Fontwell, which caters for horses, walkers and cyclists. Riders reach it by way of Wandleys Lane because Fontwell Avenue is too dangerous, while riders from the Eastergate Lane stables use West Walberton Lane to get to the underpass. To access Binsted Woods, these riders pass through Walberton village and up Yapton Lane, a busy road used by lorries and they then cross over on a blind bend to the quiet lanes in Binsted.

The local equestrian businesses serve amateurs and professionals, and cater for visitors as well as parishioners. They have a combined estimated turnover in excess of £750,000 p.a., and the sector is a significant contributor to the local economy. It augments the Fontwell Park racecourse activity.

### **3.7 Community, Leisure and Wellbeing**

#### **Utilities**

3.7.1 For electricity, gas and telephone, customers are able to choose their service provider, but the distribution networks are maintained by Scottish and Southern Electricity (SSE), British Gas (Centrica), and BT.

Electricity and telephone services throughout Binsted and parts of Walberton and Fontwell are supplied by overhead cables; both are vulnerable to storm and - in the case of the National Grid cables - bird strike damage. There were three such strikes in 2014/15, one of which required a portable generator from SSE for a vulnerable resident.

Binsted has no gas supply or main drainage. Some of the older properties lack central heating and rely on solid fuel or oil burning stoves. Electricity or bottled propane gas is used for cooking. The Havenwood Park site has mains electricity and telephone. Water is supplied from an artesian well, and there is a single septic tank small-scale sewage treatment system.

Water is mostly supplied by Portsmouth Water. Its sources are aquifers running from under The Downs which are very reliable; there have been no recent water supply problems. Deriving from the chalk, the water is consistently 'hard'. The company operates boreholes within the Parish, for example at Fontwell Meadows.

Waste water is mainly handled by Southern Water which has serious capacity issues as described in the Lidsey Surface Water Management Plan published in October 2014. Some of the infrastructure is now old, and local ground conditions make Southern Water's task challenging.

Both Yapton and Eastergate exchanges are enabled for super-fast fibre broadband via the fibre-enabled street cabinets. However, the higher broadband speed is not available without Very-high-bit-rate Digital Subscriber Lines (VDSL) from the cabinets to the home or business. It is a major undertaking for Openreach to replace the existing copper wire system with fibre, and probably means a part copper, part fibre network for some time to come. Late in 2018, Openreach, under direction of the WSCC rural fibre broadband project, updated Binsted from a copper wire only, to a full overhead FTTP facility. From May 2019, residents in Binsted can choose from a number of providers with down speeds of up to 330Mbps.

## Medical and Care Services

3.7.2 Since the closing of the occasional Doctor's Surgery in Walberton, the three principal GP surgeries that are used by parishioners are located outside of the Parish:

- The Arundel Surgery, Green Lane Close Arundel
- The Avisford Medical Group, Yew Tree Surgery, Yapton
- The Croft Surgery, Barnham Road, Eastergate

**Surgery Appointments:** All the local surgeries are busy practices, with both the Croft and Arundel surgeries having long waiting lists for appointments. Both surgeries would be hard pressed to accommodate any new influx of patients from any large housing development in the area. There is a severe shortage of GPs in the NHS, with a crisis in recruitment. In the case of the Arundel surgery, any such new development could easily provide work for another full time equivalent GP. In their free responses to the recent Survey, those residents living in Fontwell had the lack of a local surgery as their most-mentioned issue.

**Dispensing Pharmacies:** Most of the surgeries have either a pharmacy in close proximity to them or provide a convenient pick up point. For housebound patients the Five Villages pharmacy at Barnham provides a free prescription delivery service in association with the local surgeries. Repeat prescriptions can be ordered on-line (but not by phone), using the MyRepeats service. A similar NHS free delivery service Electronic Prescription Service (EPS), also sends prescriptions to a local pharmacy of the patients' choice, but unlike MYRepeats, patients do not require a computer to use this service.

**Hospital referrals:** Patients requiring hospital referrals are directed to St. Richard's Hospital in Chichester, (8 miles), or to Worthing Hospital (16 miles). Both hospitals are under the same Trust and patients can choose their preferred location. Some patients are sent to Bognor Hospital (7 miles) for specialist treatments. Homebound patients are visited by the district nurses, based at Arundel Hospital. Bognor Regis War Memorial Hospital provides services for physiotherapy, hydrotherapy, rheumatology, dialysis, dermatology, eye testing, blood testing, and an out of hours GP service. It also provides a Wheelchair Service Department.

**Medical Emergencies:** Normally, in a medical emergency, residents are taken to St. Richard's Hospital, Chichester where there is an active Accident and Emergency department. Journeys to this hospital are difficult by bus and by car at peak times because of traffic congestion. Bognor Hospital has a weekday, daytime Emergency Department for minor injuries.

**Dentists:** The nearest dental surgeries to Binsted, Fontwell and Walberton are at Maple Parade, Walberton. This surgery caters for NHS and private patients. Parking is very limited. The Chantry, Downview Road, Barnham is two miles from Walberton, and again takes NHS and private patients.

In an emergency St. Richard's Hospital has a dental department which opens from 5.30 p.m – 10.00 p.m. weekdays and 8.30 a.m. – 1.00 p.m. at weekends and bank holidays. Appointments have to be made by telephone as there is just one dentist on duty.

Various local agencies are able to provide home care support services. In 2019 the recently redeveloped Walberton Place Care Home opened providing 80 rooms of residential accommodation for elderly people. The managers are keen to integrate with the local community.

## Education

3.7.3 The Parish has access to a range of schools and higher education establishments, although not in all cases very conveniently; this reflects the lack of public transport in the



area. There are buses through Walberton to Barnham and Westergate but these are infrequent, and there is no bus from Fontwell to Barnham and its rail station.

The Parish itself has one pre-school, a nursery/out of school/holiday centre and one primary school but has no secondary schools. Short descriptions of the three schools within the Parish boundaries are as follows:

**Walberton Pre – School:** This is based in Walberton village hall and for 10 years has provided for classes for children aged 2-5 years. Government funding is available for 3 year old and eligible 2 year old children. Childcare vouchers are accepted. At the present time, there are spaces available for 64x3 hour sessions per week, with 57 attendees, some coming from as far afield as Bognor and Worthing. The village hall has its own car park, but it already becomes congested on school days.

**Community Playcentre @ Walberton:** A new community play centre recently opened in Walberton, well situated between the village hall and primary school. It now provides a full range of childcare for babies through to primary age children. It offers a venue for other useful endeavours e.g. holiday clubs, hobby activities, after school care and breakfast clubs. Again, car parking for this new influx of visitors each day is becoming difficult. This facility is now at full capacity; the Parish Council is very aware there will soon be an urgent need for a similar provision located in Fontwell Village once the Fontwell Meadows development is occupied.

**Walberton and Binsted C of E Primary School,** in The Street, Walberton: The Parish's one primary school is modern and has good facilities for its 206 young pupils, located in large grounds. It has a secure recreational area and is also adjacent to the village playing field site for football and other activities. It is co-educational and pupils range from 4 to 11 years in seven classes : reception plus years 1 to 6. For a school which is relatively small it performs well in West Sussex and nationally, with an Ofsted grade of Good.

Access to the pre-schools and the primary school is relatively safe, although some of the pavements in Walberton are in a poor state of repair and very narrow. The road itself is narrow too, so it can be difficult for parents bringing younger children in pushchairs to accompany their siblings. For those coming to the school by car, parking can be frustrating.

All secondary education is outside the Parish, and all require some means of transport to reach them. The Chichester schools for example are 8 miles away by dual carriageway with no continuous dedicated cycle paths. Brief details of the most-used secondary schools are in Schedule 1, with basic information, with further detail in the Evidence Base. However, the four that are most used by Parish residents are Ormiston Six Villages Academy, Westergate; Seaford College, Petworth; Chichester Free School, Hunston Road, Chichester; and Bishop Luffa Church of England School, Chichester

Adult education is provided by several privately run establishments with courses for adults. Aspire, a charitable staff-run social enterprise has taken over adult education from WSCC and provides a wide range of courses in many locations including one or two in or near the Parish, all detailed in the Evidence Base. The best-known adult education establishment is West Dean College, 6 miles from Chichester. It provides MA degrees, diplomas and short courses for students of all abilities up to and including the advanced professional practitioner.

## **Emergency Services**

### **Police**

3.7.4 Policing of the three villages is covered by a team based at Littlehampton East Street. A newly appointed Police Community Support Officer (PCSO) will cover the Parish

and a large surrounding area including Slindon, Eartham, Aldingbourne and Yapton. This PCSO will patrol each area, but the size of the area will limit her to a few visits a year. There is an active Neighbourhood Watch in the Parish who will liaise closely with the PCSO on a regular basis.

The Parish is classified as a low crime and safe area to live. From February 2019 - January 2020 there were 2 significant burglaries and 10 successful or attempted break-ins to vehicles or property outhouses reported to the police. Of the total crimes including rape, robbery, drug abuse and anti social behaviour reported in the Arun district for the period only 0.4% originated from Walberton Parish.

### **Fire Service**

3.7.5 The three villages are covered by Fire Stations at Chichester, Littlehampton and Arundel, with all three rated as On-call fire fighters providing 24 hour cover. Chichester and Littlehampton are rated as immediate response.

### **Ambulance Service**

3.7.6 The three villages are covered by the Chichester dispatch desk in the Emergency Operations Centre and vehicles serving the Parish are based at Chichester and Bognor Regis, with a response post at Fontwell. Vehicles may also be deployed from St Richards Hospital in Chichester.

### **Libraries**

3.7.7. There are no lending libraries in the Parish and the closest libraries are at Arundel (6 miles) and Bognor (7 miles). The mobile library service was well supported but has recently been cancelled by WSCC as a cost saving measure.

### **Parish Churches**

3.7.8. St. Mary's, Walberton lies on the southern edge of the village near Walberton Park and is well supported with an average weekly attendance of 90 adults and 24 children. On Sundays there are two morning services and an evening service, with pastoral activities during the week and seasonal events during the year including Walberton Open Gardens Day. Rev. Timothy Ward is the Vicar of Walberton and Rector of Binsted.

St. Mary's Church, Binsted, lies in the middle of Binsted village. Holy Communion is held at 9.00 a.m. once a month.

Walberton Baptist Chapel, The Street, Walberton, run by Pastor Ray Brinkley holds services at 10.30 a.m. and 6.30 p.m. each Sunday.

The nearest Catholic church to the three villages is St. Richard's which stands at the top of Slindon village opposite Slindon College. Mass is celebrated every Sunday at 9.00 a.m.

### **Leisure Facilities and Activities**

3.7.9 Being relatively small villages, Walberton, Binsted and Fontwell are not equipped with the full range of facilities that would be expected in the towns and residents often have to travel to chosen activities. Older residents are better served than the young people of the parish. The following gives a general description of what is available.

*Cricket* – Walberton Cricket Club has played on the Walberton playing field for many years; matches are normally on a Sunday with midweek practice using the recently erected practice net.

*Football* – Walberton Football Club has ceased operation. However, the good pitch is regularly used by the thriving Barnham Trojans Juniors who train on a Saturday and play matches on Sundays.

*Stoolball* – Aldingbourne Stoolball Club play on Monday and Wednesday evenings in the summer.

*Short Mat Bowls* – the Walberton team play on Monday afternoons and Wednesday evenings in the Village Hall

*Golf* – Avisford Park Golf Club is in the grounds of the Hilton Hotel and provides a challenge to all comers on a Play and Pay basis.

*Fishing* – Petworth and Bognor Angling Club manage a number of waters in the area, including the secluded Stemps Wood ponds south of Walberton village.

*Swimming, gym work and fitness classes* – all available at the Hilton Hotel.

*Small Bore Target Rifle and Air Pistol Shooting* - The Aldingbourne and District Target Shooting Club, Oliver's Meadow Aldingbourne. Safe, fully equipped indoor range that caters for all ages and abilities, with NSRA instructors available

*Tennis* - Walberton Playing Field - It is planned that on the building of the two new estates within the parish, new sporting facilities, including tennis courts in Walberton, will become a reality.

*Multi-use Games area* - this will be provided as part of the Fontwell Meadows development.

There are children's play areas next to the village hall in Walberton and in Hunters Mews in Fontwell. The latter is not intended to be maintained by ADC and will have the play equipment removed when it is no longer serviceable (source: ADC Play Strategy 2011-16).

## **Enjoyment of the Countryside**

3.7.10 Old Scotland Lane is a public bridleway running through Binsted woods towards Arundel and in dry weather can provide an excellent off road route for walkers, cyclists and equestrians. WSCC greatly improved much of it a few years ago: investment in more drainage work and surfacing would provide a valuable strategic east-west route. As with other footpaths in Binsted, this ancient path will be badly affected if the Arundel Bypass magenta route is constructed.

The Parish has the SDNP on its doorstep, one of the great regional assets of the South East. The full range of country pursuits is available. Parts of Binsted, including Binsted Park and Binsted Wood are within the SDNP.

In addition the Parish has

*Horse riding* – quite a large number of horses are kept in the parish and, again, there is a good local provision of bridleways but access to them is not always easy. Safe access to the much larger network north of the A27 is only practicable through the underpass at Fontwell.

*Cycling* – For leisure purposes, cyclists can use the variably surfaced bridleways. The new dedicated off road path for walkers and cyclist, linking Walberton to Barnham was completed in 2016, providing a sustainable link to Barnham for its shops and schools. This is part of a wider vision for a cycleway from the coastal communities to The Downs via Felpham, Barnham, Walberton and Slindon. Arundel is accessible by bicycle by using a public bridleway. The route to Chichester has no continuous cycleway; when the A27 was re-laid a few years ago Highways England did not provide the missing stretch from Level Mare Lane to Denmans Lane.

*Walking* – there is an excellent network of public footpaths giving access to the woods and farmland of our parish as well as SDNP access. Again, however, access to the SDNP is potentially dangerous for walkers and cyclists from Walberton village

### **Housing**

3.7.11 The housing mix within the Parish is varied but mostly comprises detached and semi-detached dwellings typical of a semi-rural location with modern infilling. The majority of houses are concentrated on Walberton. A breakdown of types of dwelling has been included earlier in this report (3.2.2).

## **4.0 VISION AND CORE OBJECTIVES**

### **A Vision for the Parish of Walberton**

**4.1** This vision is drawn from clear messages received through responses to the Survey conducted at the beginning of 2015 and endorsed again by the residents in 2019. Looking forward over the next twenty years:

1. The Parish will continue to be an attractive place in which to live, maintaining its intrinsic rural character whilst allowing for sustainable development and improving local services
2. The distinctive rural character of Walberton, Binsted and Fontwell villages will be preserved by maintaining the gaps which separate the villages from neighbouring areas of development and by protecting the green spaces that bring the countryside into the heart of the villages
3. Sustainable housing will be provided which will make a positive contribution to the village landscapes and which will meet the varying needs of the people
4. Safe off-road links will be developed to connect the three villages and make wider connections to Barnham in the south, Slindon and the National Park to the north and Arundel to the east
5. Local shops will continue to be well supported and will meet the everyday needs of the community
6. Some solutions will be found to reduce the problems of the weight and speed of traffic through the villages and the incidence of flooding which have a negative impact on the quality of life
7. New work opportunities will have become available in the Parish
8. Services such as health care, public transport and facilities for young people will have improved to meet the changing dynamics of our population
9. The relationship between the three communities will have been strengthened

### **Core Objectives**

**4.2** The policies in the Neighbourhood Plan seek to reflect the views of the whole community, not those of the PC or the Neighbourhood Plan steering group. They have two clear overarching themes:

- To retain and protect the distinctive rural character of the Parish's villages - Walberton, Fontwell and Binsted
- To use the Plan as a unique opportunity for filling gaps in the present housing stock – in particular affordable housing and smaller properties suitable for the elderly

The Plan proposes a series of policies which are aimed at meeting these core objectives:

1. Land will be allocated to provide new dwellings on a number of dispersed sites around the Parish
2. Development on the open land and fields where there is overwhelming opposition to any development will be resisted and so preserve the rural character of the villages

3. Those areas valued by the public which need to be protected and maintained for public benefit will be allocated as Local Green Spaces
4. All new development will be required to meet design standards which complement the character and heritage of the villages and the neighbouring properties
5. New development that increases flooding will not be permitted and in each case an assessment will be made as to whether the development can help to improve the local drainage network
6. Policies will ensure that new housing will be a mix of sizes and styles to meet the differing needs of the population, such as affordable housing and sheltered housing
7. Opportunities will be sought to improve off-road access
8. Brownfield sites will be prioritised for new housing development.
9. Development will not be approved which adds to congestion in the centre of Walberton village. Development in neighbouring parishes will be resisted that might exacerbate traffic problems in the Parish's local road network
10. Policies will be developed to improve local services
11. The PC will be encouraged to use data from the Survey to develop a Community Action Plan and to provide the resources for its implementation. The Action Plan will seek to include measures to improve community cohesion through better communications
12. Services, including broadband, which support businesses within the Parish will be protected and where necessary, enhanced
13. Means will be sought to ensure affordable housing is available to persons with a local connection
14. Walberton Parish Council aims to plan for climate change and work in harmony with the environment to preserve natural resources.

## 5.0 NEIGHBOURHOOD PLAN POLICIES

### Introduction

5.1 The policies to support and deliver the vision and objectives are grouped into four topics

- The Village Environment
- Housing
- Getting Around
- Community Living

Each of these four topics has its own section, and lists its key aims at the start. Then subsections put the planning policy in **bold** type, followed by text that gives the reasons for that policy being necessary. Ahead of the four topics, in section 5.2, is a general planning policy that is mandatory.

### The Presumption in Favour of Development

5.2 **Planning applications which accord with the policies of the Neighbourhood Plan will be approved.**

Reason: The NPPF and other legislation and guidance require that planning applications which accord with the policies and phasing of the Plan will be approved. The PC recognises that the three communities need to grow organically over the years and provision must be made to meet local needs. External pressures may change priorities in the future and it will be important regularly to review and update policies.

The PC will take a positive approach to its consideration of development, and this policy will incorporate the key principles from the NPPF into the Plan. Where planning applications are to be considered against the policies of the Plan, then this policy will underpin the approach the PC and LPAs will adopt in delivering sustainable development in the Parish.

### The Village Environment

5.3 Key Environment Aims:

1. Preserve the distinctive character of the villages by retention of green fields in the centre of the communities
2. Recognise the value of the farming landscape
3. Conserve trees, hedgerows and green spaces within the built-up areas
4. Protect and enhance the built landscape
5. Conserve biodiversity and archaeological assets
6. Reduce the problem of flooding
7. Encourage sustainable development

### Policy VE 1 Designation of Local Green Spaces **SAVED**

**The PC has designated the areas shown in Schedule 4 as Local Green Space. Proposals for development of these areas will not be permitted, except for specific necessary infrastructure where there is no reasonable alternative site available and**

where the benefits of development can be shown to outweigh any harm, and impact is minimised.

#### **Policy VE1 2020 Designation of additional Local Green Space NEW**

The PC has designated two further areas of land shown in Schedule 4a and Map 1 as Local Green Space. Proposals for development of these areas will not be permitted, except for specific necessary infrastructure where there is no reasonable alternative site available and where the benefits of development can be shown to outweigh any harm, and impact is minimised.

**Reason:** To safeguard and enhance the semi-rural village aspects valued by parishioners, to maintain areas of valuable habitat and biodiversity, to encourage local distinctiveness and in consideration of green infrastructure planning and the assets of community value. The policy will help deliver on the Vision and Core Objectives. While the creation of public space within new developments is welcome, it does not make up for the loss of open countryside surrounding the Parish villages which is valued and enjoyed by everyone. The policy will in some cases promote the retention of valuable farmland in use.

#### **Policy VE 2 Horticultural Development SAVED**

1. **New glasshouse, polytunnel and associated packhouse development will be supported provided that:**
  - a. **It is of a height and bulk which would not significantly damage the character or appearance of the surrounding landscape, unless it can be demonstrated that the need for a larger scale development is outweighed by the economic benefit of the scheme to the rural economy;**
  - b. **It relates sympathetically to the natural, built and historic environment;**
  - c. **Pollution to soil, water or air generated from the development into the surrounding environment, including the cumulative effects, is within regulated acceptable limits;**
  - d. **Long public views across substantially open land are retained;**
  - e. **Adequate water resources are available or can be provided (ie. above ground reservoirs);**
  - f. **Adequate surface water drainage capacity exists or can be provided as part of the development;**
  - g. **Vehicular access from the site to the road network is adequate and uses roads capable of accommodating the vehicle movements likely to be generated by the development without detriment to highway safety and the residual cumulative impact to residential amenity is not severe;**
  - h. **There is minimal impact on health or general amenity resulting from internal artificial lighting after 6.00 pm on the occupants of nearby residential properties and minimal impact on the appearance of the site in the landscape by the minimisation of light spillage and glare to keep the natural environment intrinsically dark at night;**
  - i. **Noise levels resulting from machinery usage, vehicle movement, or other activity on the site, which when measured against the existing ambient noise levels in the locality would not be likely to unacceptably disturb occupants of nearby residential properties or would not be likely to adversely affect enjoyment of the countryside;**



- j. Any glasshouse structure(s) and/or polytunnel(s) and or/packhouse(s) deemed redundant to the horticultural or agricultural industry on the development site, are removed and the land is remediated from any contaminated material(s) and the land is used only for the direct diversification of horticulture or other productive green environment or a countryside-based enterprise activity which supports the rural economy.
  - k. Proposals include full details of new landscaping, screening and of any trees or vegetation to be retained on the site; and
  - l. The applicant has submitted sustainability and options appraisals, mitigation measures, and a soil resources plan for the development site
2. Replacement or renewal of an existing glasshouse structure will be permitted where:
    - a. It is in the same position on the site as the existing structure; and
    - b. It is broadly of the same height and bulk as the existing structure; where the criteria for new glasshouse structure shall apply.
  3. Redevelopment of under-used, redundant or derelict glasshouses, polytunnels or packhouses will be supported provided that:
    - a. The redundancy of the structure or building to the owner and the horticultural or agricultural industry is proven by the applicant to the satisfaction of the PC; and
    - b. The land is remediated from any contaminated material(s) and the land is used for the direct diversification of horticulture or other productive green environment or is a countryside-based enterprise activity which supports the rural economy; and
    - c. All proposed works include full details of new landscaping, screening and of any trees or vegetation or structures to be retained on the site.
  4. Proposals for redevelopment of horticultural sites for non-horticultural purposes will be considered on a case by case basis.

**Reason:** The policy seeks to promote agriculture and horticulture for their own sake in land use terms and for reasons of sustainability and food production. It also seeks to return land to productive capacity where possible. It aims to enhance local employment prospects in a vibrant local industry for the social and economic well-being of the Parish.

It also seeks to oppose signs of dereliction and to prevent inappropriate development; this is to reflect the very strongly-expressed parishioner concerns on the unacceptable visual intrusion caused both by decrepitude and by certain modern horticultural and agricultural structures. Most farmland adjoining the existing horticultural holdings is readily accessible by public and permissive footpaths, so the policy helps enjoyment of the countryside as well as ensuring that open views towards the countryside and across open spaces will be maintained.

### **Policy VE 3 Protection of Trees and Hedgerows SAVED**

**Development will be permitted where it can be demonstrated that trees and hedgerows contributing to local amenity will not be damaged or destroyed. A suitably qualified person should be engaged to make an appropriate assessment in connection with any proposed development. However, development that damages or results in the loss of ancient trees/ trees of arboricultural and amenity value or loss of hedgerows or**

**significant ground cover and habitat will be resisted. Development proposals must be designed to retain wherever possible ancient trees, trees of good arboricultural and amenity value and hedgerows. Proposals should be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained.**

**Reason:** To promote best land management and habitat management practice generally and in accordance with guidelines for SC8, Fontwell upper Coastal Plain in WSCC's West Sussex Landscape Land Management Guidelines. Trees and hedgerows are a major feature of the Parish and contribute to the open and pleasant feel of its villages, play areas and residential properties. The hedgerows are home to a wide range of species and contribute to the Green Infrastructure Corridors throughout the villages. There are 12 areas of ancient woodland in the Plan area, and many trees that are the subject of Tree Preservation Orders.

#### **Policy VE 4 Conservation Areas and Areas of Special Character SAVED**

**Proposals that adversely affect the setting of the two Conservation Areas will not be supported. New development must protect the open/rural character of the Conservation Area's setting and sustain or enhance the visual connections between the village's core and its rural hinterland, including longer views to the South Downs, which contribute to the character of the Conservation Area.**

**Reason:** The Conservation Areas at Walberton village and Walberton Green are important both historically and visually. It is important that developments that might affect views into and out of the village or the setting of buildings are strictly controlled.

The historic character of the villages is rich and varied which reflects the incremental development of the area over time. It is important to both residents and visitors.

The PC has been working closely with the ADC Conservation Officer to designate additional areas as Conservation Areas or Areas of Special Character. Any such designation would be fully supported. Article 4 Directions will be sought to remove permitted development rights to further ensure that the character of the buildings is maintained.

#### **Policy VE5 Buildings and Structures of Special Character SAVED**

**Buildings and Structures of Special Character as designated by ADC (Source ADC - SPD - Buildings and Structures of Character. Adopted September 2005) are of significant local interest and contribute to the Parish's distinctiveness: development proposals relating to them will be expected to retain their local distinctiveness and removal of part or all of them will not be permitted unless it can be demonstrated that they cannot be put to an alternative beneficial or viable use.**

**Reason:** Such buildings and structures contribute to the rich history and character of the Parish. Additional buildings and structures have been added to the list as they meet the requirements set out in the SPD (see Schedule 3B and the Evidence Base for details).

Article 4 Directions will be sought via the LPA to remove permitted development rights to further ensure that the character of the buildings is maintained.

#### **Policy VE 6 Protection of Watercourses SAVED**

**Support and promote river catchment management approaches that integrate sustainable land management, wildlife conservation, surface and groundwater quality and flood risk management.**

**Reason:** To encourage the health and wealth of the local ecology, with proper concern for the complex geology of the area, and to run with the natural grain of ground conditions so as to achieve sustainable land use. It is important to ensure that the environment and water quality are safeguarded.

#### **Policy VE 7     Surface Water Management SAVED**

**New development should aim to reduce the overall level of flood risk:**

- a. **Surface water management measures will be required for development proposals to ensure that the risk of flooding both on-site and downstream is not significantly increased. No development shall commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the local planning authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations. Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE Digest 365, or similar approved, will be required to support the design of any infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details**
- b. **Consideration should be given to the use of Sustainable Urban Drainage Systems (SUDS) as alternatives to conventional drainage where appropriate. Sustainable Urban Drainage Systems on private property must conform to the recommendations of the SUDS Manual produced by CIRIA**
- c. **Where necessary a site specific Flood Risk Assessment must demonstrate that the development will be safe, including access and egress, without increasing flood risk elsewhere and reduce flood risk overall**
- d. **There is a presumption against culverting and the constricting of watercourses and their immediate environs**

**Reason:** The community has expressed its real concern that every practical step should be taken to prevent further adverse impacts from flooding, from foul water contamination and damage from or impacts on the local groundwater conditions. The policies reflect not only on residential land use but in the wider context, for example on health, on local lanes flooding and potholes, and on cycle and pedestrian safety, and seek to promote resolutions to the difficulties of making provision of land for sustainable housing development.

#### **Policy VE 8     ‘Unlit village’ status SAVED**

**Development proposals which detract from the unlit environments of the Parish will not be supported. New lighting will be required to conform to the highest standard of light pollution restrictions in force at the time. Security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use including floodlighting at equine establishments and on sports fields or sports grounds.**

**Reason:** The Parish contains part of, and is adjacent to the remainder of, the South Downs National Park. It has a number of areas where light pollution is minimal and the full night sky can be seen.

#### **Policy VE 9 Rural Buildings SAVED**

The re-use, conversion and adaptation of rural redundant buildings (with the exception of glasshouses) for small businesses, recreation, or tourism purposes will be supported in principle subject to the following criteria:

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

**Reason:** To support and encourage the sustainable use of existing buildings, and to help maximise local assets for the betterment of the community in the future

#### **Policy VE10 2020 Biodiversity Corridors NEW**

Proposals that have a positive impact on the local ecology will be encouraged, subject to other policy constraints.

New development within or immediately adjacent to the Biodiversity corridors identified in Schedule 5 will only be supported where it can be clearly demonstrated the proposals will not give rise to any significant harm to the integrity or function of the Biodiversity Corridors. Developers will be required to demonstrate how the impact of the proposed development will be mitigated or avoided. Proposals should include a management plan to ensure that effective long-term management and enhancement of the corridors can be achieved. The Management Plan should set out how retained habitats will be preserved into the future, along with detail on how they allow permeability and connection to the existing corridors and ecological network

Development proposals that may impact on the Corridors will be required to deliver measurable biodiversity net gains through design in line with national policy.

When development is proposed on Greenfield sites in the parish that fall within the protection zone buffer of the Singleton and Cocking Tunnels SAC, it will only be supported if the developer can demonstrate that the change in use will not result in the loss of suitable habitat used by barbastelle bats for foraging and commuting and will integrate suitable mitigation.

**Reason:** The Arun Local Plan emphasises the importance of the natural environment and specifically encourages the identification and protection of biodiversity corridors. A more detailed explanation can be found in Schedule 5. The identification of these corridors helps to inform an understanding of the history, the topography and the natural heritage of the parish.

During the draft of this Plan AECOM were commissioned to prepare a Habitats Regulations Assessment. The third part of the policy is a response to the HRA report which can be found in the Evidence Base.

#### **Policy VE11 2020 Archaeology NEW**

Development proposals that may impact on the following non-designated archaeological sites, shown in Schedule 6, must respect the site as a heritage asset. Development will not be supported unless developers can demonstrate that an alternative location is not possible. If development is essential, the area to be disturbed will first be subject to a full archaeological survey, the results of which will be published.

1. Land at Hundred House Copse (ANA DWS 9127) being the location of an Iron Age earthworks and, in the same area, the suspected Anglo Sussex Moot Mound
2. The site of a medieval tile kiln in the field opposite the Black Horse Public House (ANA DWS 8131).
3. The route of the Roman Road as identified by the 2016 LIDAR survey (ANA DWS 9125).
4. The Archaeological Notification Area (ANA DWS 8478) on the east side of Yapton Lane opposite Blacksmiths Corner.

**Reason:** Walberton Parish contains 39 listed buildings and 2 Scheduled Monuments (both ancient earthworks north of the A27 in Fairmile Bottom woodlands and Goblestubbs Copse); these are recorded in WSCC's Historic Environment Record (HER). In recent years, Worthing Archaeological Society has been active in excavating a Roman villa opposite Blacksmith's Corner, east of Yapton Lane, and a medieval tile kiln just off Binsted Lane opposite the Black Horse PH.

Schedule 6 contains a map showing the location of known archaeological sites. While these locally important sites are widely recognised (**which includes the Conservation Areas**), they do not have a formal protection as described in Schedule 6

#### **Policy VE 12 2020      Flint Walls NEW**

Development proposals which would seek to remove or replace the flint walls located within the BUAB (which includes the Conservation Areas) and in the following locations, will not be supported:

1. That part of Tye Lane up to 500m. South of the A27 road
2. Properties on the west side of Yapton Lane between the Golf Course and the A27 and the gateways to Walberton Place and Spindlewood
3. Properties in Dairy Lane, including Pigeon House Farm
4. Properties in Binsted Lane

**New developments within the Conservation Areas will be required to provide flint walls or incorporate flint-work into boundary walls fronting onto the highway.**

**Reason:** The flint walls around the Parish add to its distinctive character. A survey of all walls was undertaken by the Walberton Action Group (see Evidence Base) which found the walls in varying conditions. It is important that the walls are retained and wherever possible sensitively restored.

Within the Conservation Areas, new flint walling must be of good quality materials; the use of "flint concrete blocks " should be avoided. The aim is to preserve this characteristic of the built environment, whereas the use of poor imitations would do the reverse.

## **Policy VE13 2020      Distinctive views and vistas**

**Development proposals should respect and, wherever possible, enhance distinctive views and vistas by ensuring that their visual impact on these views is carefully and sympathetically controlled. The following views (from publicly accessible routes) and set out in detail in Appendix A have been identified as especially important:**

**View 1: Looking west towards Walberton Village Green and pond**

**View 2: Looking east from Yapton Lane across open fields**

**View 3: Looking south across Pigeon House Farm**

**View 4: Choller Farm Looking southwest towards Barnham**

**View 5: View across Fontwell Meadows**

**View 6: View southwest from Binsted Lane across the golf course and Binsted Valley**

**View 7: View of Binsted Park from Binsted Lane east**

**View 8: View across the fields from North Pound**

**Reason:** Walberton Parish's three villages of Walberton, Binsted and Fontwell lie in a beautiful landscape surrounded by the South Downs National Park to the north, ancient woodland to the east and the Coastal Plain to the south. At the heart of this Plan is the objective to protect the villages as villages and to ensure they do not merge together or with the large residential areas of neighbouring parishes – only thereby can Walberton, Binsted and Fontwell retain their identity. The prime characteristic is the way housing and the village streets are visually connected to the surrounding farmland and woodland. These views and vistas from within the villages are integral to the rural character of Walberton and part of what makes it 'home' to local people.

In the Evidence Base Appendix A makes the case for the protection of a total of 8 views and vistas. In that report maps show the location of each view together with illustrative photographs. Each view/vista is justified when measured against 3 criteria:

- Description of the view
- Why the view is special
- Why the view is at risk

### **Housing Policies**

**5.4** The housing and land use policies focus on achieving the successful delivery of the community's vision and core objectives for the Parish and villages, set out in Section 4. These reflect the views of residents as expressed in responses to the Survey - of which there were over 500 - and in subsequent comments recorded at the Open and Drop in Days and a Consultation Day.

This interactive process and dialogue helped deliver the housing proposals and to formulate the Key housing Aims. The reasoning includes an indication of the residents' response in the Survey.

The majority of Plan housing policies relate to individual sites, which are shown on the Proposals Map. Where appropriate, policies are accompanied by references to their conformity with the ADC Local Plan and the RNPPF.

Since the Neighbourhood Plan was made and despite the Parish having provided sites to meet its housing allocation, 398 additional new dwellings have been granted permission. None of those permissions are on sites designated as strategic at the time the Plan was adopted.

The Parish Council has now been allocated an additional housing allocation of 60 units. This Plan allocates land for 68 units.

### **Key Housing Aims**

1. to prioritise the use of brownfield sites excluding such land developed under a temporary or personal consent
2. to avoid development on the large sites in the countryside around the Parish and in the gaps separating it from neighbouring parishes
3. to disperse the new housing on several smaller sites and avoid urbanising the villages
4. to provide a mix of new housing including smaller and sheltered units for those wishing to downsize and affordable starter homes giving priority to local residents or those with a local connection
5. to ensure that all new building is of a design compatible with adjoining properties and its setting
6. Construct houses to minimise the impact of climate change

### **Policy HP1 2020 Built Up Area Boundary (BUAB) NEW**

**Proposals for development within the built-up area boundary of Walberton, defined in Schedule 2 will generally be permitted, subject to meeting the requirements of other policies set out in the Plan.**

**Proposals for development outside of the built-up area boundary, that do not accord with development plan policies in respect of the countryside, will be resisted unless it is for essential utility infrastructure, where the benefits outweigh any harm, and it can be demonstrated that no reasonable alternative sites are available.**

**Reason:** The policy supports development on previously- developed (i.e. brownfield land) both inside and outside the Built-up Areas and development on other land within the Built-up Areas, but only if it is considered to be suitable for development against other Plan policies. The policy recognises the desirability of integrating the pace of new development with the provision of local facilities and housing services so as to promote a sustainable infrastructure within the Parish. The policy also promotes the conservation of the gaps and countryside around the three villages and the Parish and incorporates the Key housing Aims.

#### **Community response:**

- Preserving the setting of the villages within open countryside was thought important by 97.2%
- Development in the gaps between the villages and between them and adjoining parishes was opposed by 85.2%

- Residential development on brownfield sites was supported by 68.7%

### **Policy HP2 2020 Windfall Sites NEW**

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

- a. The scale and design of the development is appropriate to the size and character of the settlement.
- b. The built and landscape character is conserved or enhanced, especially where the character of the area is specifically recognised, such as the Conservation Areas and Listed Buildings.
- c. The proposal creates safe and accessible environments that offer good access via a range of transport modes;
- d. Land is demonstrated to be used effectively and comprehensively;
- e. Wildlife must be conserved or enhanced
- f. Some areas in the parish are vulnerable to the risk of flooding; therefore development proposals must clearly demonstrate that any potential surface water flood risk issues have been thoroughly researched and will be appropriately mitigated through design.

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

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

### **Policy HP 3 S & G Motors Arundel Road Fontwell - SAVED**

**The Plan allocates land for a mixed residential development for a minimum of twenty-eight dwellings on this site as shown on the Proposals Plan provided that the proposals include at least twelve units of sheltered accommodation and eight age related affordable/starter homes to be delivered in two phases over the period of the Plan and provides access to the adjoining site (see Policy HP 4).**

**Reason:** A brownfield site inside the Built up Area at present used partly for a garage and partly by a vehicle recovery business that operates 24/7 and is unpopular with local residents. Development will be delivered during the lifetime of the Plan but in two phases; the garage business will continue for some years but the remainder is available for immediate development. It will provide age related affordable/starter homes for local residents or persons with a local connection and sheltered housing. Access will be provided within the site for the two plots in HP4.

#### **Community response:**

The site was opposed in 115 responses. There was some initial concern at the loss of the garage which has been, in part, alleviated by the owners' intention to continue that business



for a few more years. There is considerable support from residents near to the site who are troubled by noise at all times from the recovery business. The response has shown a need for affordable and sheltered units which this site will provide.

**Policy HP 4 Land at the rear of Woodacre Arundel Road Fontwell - SAVED**

**The Plan allocates land on this site as shown on the Proposals Plan for development of two houses.**

**Reason:** This site, which is outside the Built Up Area, is able to be accessed from the previous site. In addition to the present dwelling, it will provide two homes of a style and size compatible with the existing and neighbouring properties and will allow for all three to have appropriate garden plots. It will become available in 5-10 years.

**Community response:**

The site was opposed in 72 responses.

**Policy HP 5 2020 Land at the rear of Woodcroft, West Walberton Lane Walberton - Amended**

**The Plan allocates land on this site as shown on the Proposals Plan for eight houses of a style and size comparable to those on neighbouring plots of a similar size. Access must be from Arundel Road, Fontwell and not from West Walberton Lane.**

**Reason:** During the process to draft the first Walberton Neighbourhood Plan, the landowner only wished to build two dwellings on this plot. Recently the family have changed their approach and subsequently proposed eight dwellings to be built here. This Plan supported that amendment as a result, the owner applied for and obtained planning permission for the enhanced eight dwelling units.

**Policy HP6 2020 Housing Mix and Construction NEW**

**Proposals providing a range of house types and tenures appropriate to the site size will be supported. A proportion of housing is required to meet the needs of our ageing population who wish to downsize.**

**Any development proposal that includes measures that go beyond the requirements of the current Building Regulations in terms of energy efficiency measures will be supported.**

**Reason:** The Parish has a higher than national average of older residents (30%). In the Housing Needs Survey and the NP Survey, it was clear that there is a demand for smaller properties in the parish to which elderly residents – often in single occupation – can downsize. These sites should be in easy walking distance of the village facilities.

The Committee on Climate Change (CCC) states that 18% of UK carbon emissions come from buildings – most of them homes – with a further 15% of emissions coming from electricity consumed in buildings.

Building homes that require a very low amount of energy to provide the daily needs and functions for the family occupying the home makes sense on all levels.

**Policy HP 11 Housing Density - SAVED**

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

**Reason:** To ensure that the density of new development does not harm the established character and appearance of the local area by the over development of sites giving rise to cramped and out of character developments.

**Policy HP 13 Design Guidance SAVED**

**New development which would have an effect on the appearance or character of the surrounding area must be of a high quality of design and must contribute to local character by creating a sense of place appropriate to its location. The Parish has two conservation areas and other visually sensitive points.**

**Reason:** This is considered important in the drive to ensure the sustainability of high quality housing vital to the Parish. The policy will be to encourage the best, while preserving the sense of place and local distinctiveness that is valued by communities as part of a village's social cohesion and in planning terms to ensure that new development integrates at every level with the existing streetscapes and architectural / visual amenity for the benefit of new residents, existing residents and visitors.

**Policy HP14 2020 Dower House NEW**

**The Plan allocates land on this site as shown on the Proposals Map for six one or two bedroomed apartments in a one or two storey building.**

**Access to the development must be made from Parsons Walk.**

Reason: There is a demand in the Parish for properties for people to downsize to. The creation of apartments will allow for this and will provide movement in the property market. This site is particularly suitable due to its location close to village amenities and access to the bus routes. (540 24.7% are aged 65 and over; 25 are over 90 - this is higher than the national average which is 16.3%).

This site was identified and recommended for housing in ADC's HELAA process. Sensitive design will be necessary as the HELAA site is within the cartilage of the listed building, most of which is in the Walberton Conservation Area. The owner would not wish the whole HELAA site to be developed due to the closeness to the dwelling. Only approximately half of the site would be brought forward for development, as shown on the map.

It is recommended that the boundary of the Conservation Area should be amended accordingly.

**Policy HP15 2020 Longwall NEW**

**The Plan allocates land on this site as shown on the Proposals Map for 3 bungalows with access from The Street**

Reason: The land lies inside the BUAB on the edge of the Conservation Area. A previous consent for development on the site has lapsed. Careful design will be needed to respect the features of the Conservation Area. The successful application for planning consent in the past demonstrates that an acceptable access can be provided. Further information can be found on the Evidence Base

**Policy HP16 2020 Sussex Business Park NEW**

**The Plan allocates land on this site as shown on the Proposals Map for a mixed development. Three commercial units will be retained on the site, the other buildings**

**will be converted and together with three new builds will bring the total to 11 dwellings.**

Reason: The proposal will make use of a brownfield site to provide both housing and commercial units. The commercial units have often been empty and not able to be occupied. While this compact business park was well designed, unfortunately it has not met the modern commercial needs. Over the last 5 years 6 of the units have been vacant for more than a year at a time and the owner is pessimistic as to the viability of the site. ADC has indicated its support for the proposals.

#### **Policy HP17 2020      Gracelands Farm NEW**

**The Plan allocates land on this site as shown on the Proposals Plan for two dwellings.**

Reason: This site adjoins the BUAB and access is by way of Arundel Road – the same access that will be used by the eight new dwellings to be provided on adjacent land under policy HP5 2020. The land comprises two small well screened fields or paddocks. The proposal is to build two detached houses set within generous garden space at a density similar to existing properties in the immediate vicinity

#### **Policy HP18 2020      Fontwell Field (National Trust Field) NEW**

**The Plan allocates land on this site as shown on the Proposals Plan for forty dwellings comprising a mixture of 1, two and three bedroomed units and four flats.**

**Provision of community child care facilities in line with Policy CL 9 2020.**

Reason: This land is owned by the National Trust who wish to raise funds to invest in their local estate at Slindon. It adjoins the settlement boundary and will provide urgently needed community child care facilities which are resulting from the increase in development in Fontwell.

### **Getting Around**

#### **5.5      Key Transport Aims:**

1.      Provide more sustainable transport links
2.      Endeavour to solve current congestion and “rat running” problems
3.      Address parking issues
4.      Avoid increasing access by HGVs

#### **Policy GA 1      Open Access and Permissive Paths - SAVED**

**Support will be given to proposals which provide open and permissive footpaths, bridleways and cycle paths within the Parish.**

**Reason:**      On several levels, the policy seeks to achieve the vision and Core Objectives by bringing sustainability and health and well-being into the everyday life of the community and foster and support progressive approaches to transport and movement.

#### **Policy GA 2      Footpath Bridleway and Cycle Path Network - Amended**

Support will be given to proposals that improve and extend the existing footpath, bridleway and cycle path network, allowing easier and safer access to the local amenities and services, to green spaces, to any new housing and to the open countryside. The loss of existing footpaths, bridleways and cycle paths will be resisted. Where new off-road paths are to be established, wherever possible and appropriate they should be open to all non-motorised users: walkers, cyclists and equestrians.

In particular support will be given to :

- a) proposals that will make the section of the Cycle Route between Walberton Green and Fontwell safe and attractive for walkers and cyclists.
- b) proposals to extend footways near road junctions on Yapton Lane – especially Blacksmith’s Corner and Hedgers Hill
- c) proposals that will provide sustainable access by foot and on bike to Havenwood Caravan Park from Binsted

**Reason:** To achieve over the longer term an improved lifestyle for residents of all ages, embedded into the social fabric as a matter of course, while also improving safe and sustainable links around the Parish and with other communities.

#### **Policy GA 3 Car Parking - SAVED**

**Proposals which remove existing parking in the vicinity of existing retail and commercial premises will not be supported. Proposals which reduce existing available parking in the Parish will be resisted.**

**Reason:** The Parish has limited public transport and therefore a practical reliance on car-borne shopping, though it suffers also from narrow streets and lanes that make on-street parking unacceptable. It is therefore necessary to cater for the economic and social infrastructure properly. The PC will maintain unofficial support for the provision of cycle racks where appropriate.

#### **Policy GA 4 School Transport SAVED**

**Proposals will be supported that improve transport facilities, especially for children attending schools at Westergate, Walberton, Slindon and Barnham.**

**Reason:** The community has expressed, in its Survey comments, a real concern for the safety of all residents but children in particular on the Parish’s narrow and unpaved lanes. There is a need for a network of cycleways in addition to improved public transport for those, children in particular, who need to go beyond the village confines.

#### **Policy GA 5 Traffic Management SAVED**

**Proposals that significantly increase the level of traffic within the villages will be resisted particular in the case of HGV movements.**

**Reason:** It is part of the vision for the Parish that through traffic and especially HGV and other commercial traffic shall be kept to a minimum because of the size and design and construction of the local lanes, the pinch points involved and the residential nature of the roads and lanes affected by rat-running. It diminishes the quality of the housing and the well-being of residents, as well as being threatening to pedestrians, cyclists and riders since the

lanes are mostly unlit and un-paved. The through traffic issue is a major recurring theme in the Survey. In planning terms it is also a significant planning constraint in respect of the sustainable development of both housing and employment space.

#### **Policy GA 6 A27/A29 Junction West, and Other Strategic Junctions SAVED**

**Proposals for the upgrading and remodelling of this junction and others that lie outside the Parish will be considered as negative in effect for parishioners, unless ameliorating works are included in the schemes of upgrade such that additional through traffic is discouraged from using the residential roads of the Parish.**

**Reason:** To avoid this A27 traffic hotspot, through traffic uses Yapton Lane, West Walberton Lane, The Street, Arundel Road, Wandleys Lane and Eastergate Lane as shortcuts. In line with the Vision and Core Objectives, it will be Plan policy to reduce through traffic with effective mitigation measures where possible. In relation to the A29, this will be true for the Walberton Green Conservation areas, as detailed by WSCC in traffic modelling, but affects Arundel Road and West Walberton Lane in particular.

#### **Policy GA 7 A27 Arundel Bypass - amended**

**The Arundel Bypass is supported in principle but only when taking the route that causes the least damage to countryside to the north of Binsted village within the Parish's boundary and which does not sever the connection between Binsted and the rest of the Parish.**

**Support will be given to :**

- a) **proposals that will ensure that the rerouting of the A27 does not sever Scotland Lane as a sustainable link between the parish and Arundel;**
- b) **proposals to ensure walkers, horse riders and cyclists have a safe crossing of the A27 Trunk Road to link the separated parts of the National Park.**

**Reason:** The area to the north of Binsted village includes countryside that is cherished by parishioners for some of the most attractive and - in ecological terms - most valuable in the Parish. The policy is important for delivering on the Vision and Core Objectives and reflects Survey results and comments.

### **Community Living**

#### **5.6 Key Community Aims:**

- 1. Encourage a healthy economy
- 2. Protect village facilities
- 3. Address Community Issues

#### **Policy CL 1 Businesses SAVED**

**Proposals to upgrade or extend existing employment sites will be supported provided that the impact on the amenities of surrounding properties is acceptable.**

**Reason:** The low jobs density within the ADC area means that a sustainable community policy should strive to promote the provision of local jobs and will do so in areas

where the infrastructure, transport, housing and other policies allow their suitable placement. This policy encourages the provision of opportunities to improve connectivity in the parish and to encourage more flexible working practices.

#### **Policy CL 2      Commercial Uses **SAVED****

**Change of use to Class B1 uses (including light industry) and new development for such uses will be supported, where the impact on surrounding residential and community amenity is not harmful and other policy considerations are complied with. Change to Class B2 uses (general industry) or Class B8 (distribution and storage) will be generally be resisted.**

**Reason:**            Classes B2 and B8 are considered incompatible with the restrictions of other policies necessitated by the restrictive transport infrastructure of the parish, while a positive approach is generally maintained to local job creation, as above.

#### **Policy CL 3      Retention of Employment Land **SAVED****

**Except in respect of sites covered in policies HP 3 and HP 8, proposals for the redevelopment or change of use of land or buildings in employment or service trade use to non-employment uses will not be permitted, unless the existing use can be shown to be no longer economically viable. Evidence should be provided by the developer that the site has been actively marketed, at the market rate current at the time, for a minimum of 12 months and no sale or let has been achieved. However, smaller non-conforming uses with low employment impact in residential surroundings will be considered for residential use under Plan Policy HP 1.**

**Existing businesses will be protected from the introduction of nearby new residential development which may cause their closure or relocation due to noise nuisance.**

**Reason:**            The Vision and Core Objectives look to support changes in the home and the workplace that sustainably move the community forward. A proper balance between progressive policies and those that retain the best of our heritage and local distinctiveness needs to be struck.

#### **Policy CL 4      Tourism and Recreation **SAVED****

**Sustainable tourism development proposals and/or extensions to or expansion of existing tourism and recreation uses, will be supported in principle.**

**Proposals relating to land outside the settlement boundary will need to demonstrate that the proposed use is sustainable and will not have an adverse impact on the rural landscape, nor conflict with housing and other policies but will promote the unique characteristics of the area. In all cases appropriate levels of parking facilities must be provided.**

**Reason:**            To promote the economic activity of the area and the wellbeing of the community, its vitality and viability, and where possible to enhance leisure activity, and to support the local and visitor horticultural economy, additional to the indirect benefit to the entertainments and support services for the race-going public (Goodwood and Fontwell Park).

#### **Policy CL 5      Support Independent Living **SAVED****

**New, converted and extended independent living and care homes will be supported provided that the design and scale of development are in keeping with the character of**

**the location and that the impact on the amenity of surrounding residential properties is acceptable.**

**Reason:** To ensure that the community can care for all its residents in a proper fashion with timely improvements of provision to do so.

#### **Policy CL 6 Health Care Amended**

**Proposals for new medical facilities will be supported.**

**Reason:** To respond to expressed community concerns on the level of services available. It is noted that ADC have recorded that parts of the Parish are in the worst 10% nationally for barriers to housing and services provision and this is incompatible with the Vision and Core Objectives. For this reason, additional new homes that would put pressure on services should be accompanied by at least matching provision of services to avoid yet further deterioration.

#### **Policy CL 7 Recreation facilities SAVED**

**The provision of recreational buildings will be supported provided that their design and scale are in keeping with the local character and that the impact on the residential amenity of surrounding residential properties is acceptable.**

**Reason:** The provision of recreational buildings or facilities to support the health and well-being of parishioners will be supported so as to foster social cohesion and community well-being and to help minimise social isolation.

#### **Policy CL 8 Allotments SAVED**

**The provision of new allotments will be supported.**

**Reason:** There is some allotment provision within the Parish and a short waiting list. Allotments are a place of social connectivity and can be not only an improved land use but also can often contribute positively to local habitats and improved health and fitness.

#### **Policy CL 9 2020 Provision of community child care facilities NEW**

**The provision of new or improved community child care facilities located in Fontwell will be supported provided that the site is of sufficient size to accommodate a new building, outdoor play-space and good access for staff parking and drop-off.**

**Reason :** There is a current under provision of child care facilities in the village and the need is growing due to new development. Without new facilities children will be forced to travel out of the parish with the subsequent negative impact on traffic and the environment.

## Schedule 1      Census 2011 Data

### Economic Status

Of the 2,175 usual residents of the Parish, 1,121 were aged between 16 and 74 of whom 1,052 people (69.2%) were economically active:

511	people, 33.6% (38.6%)	were in full-time employment,
231	people, 15.2% (13.7%)	were in part-time employment,
230	people, 15.1% (9.8%)	were self-employed and
20	people, 1.6% (3.8%)	were job seeker allowance claimants
469	(30.8%)	were economically inactive
149	26.6% (13.7%)	were retired,
12	2.1% (5.8%)	were students,
26	4.6% (4.4%)	were looking after home or family,
11	2% (4%)	were long-term sick or disabled,
6	1.1% (0.8%)	were classified as other

### Car Ownership Data

% of households with	The Parish	West Sussex	England
no car	7.3%	17.8%	25.8%
1 car	40%	43.4%	42.2%
2 cars	36.8%	29.2%	24.7
3 cars	11.6%	6.9%	5.5%
4+ cars	4.2%	2.7%	1.9%

### Occupations

Of the 1,052 residents in the Parish in employment and aged between 16 and 74:

165	16.5 % (10.9%)	were managers, directors or senior officials,
205	20.5% (17.5%)	were in professional occupations,
135	13.5% (12.8%)	were in associate professional or technical occupations,
110	11.1% (11.5%)	were in administrative or secretarial occupations,
135	13.2% (11.4%)	were in skilled trades,
100	9.7% (9.3%)	were in caring, leisure or other service occupations,
555	4% (8.4%)	were in sales and customer service occupations,
30	2.9% (7.2%)	were process plant or machine operatives,
75	7.2% (11.1%)	were in elementary occupations.



### **Qualifications & Skills**

Of the 1,890 usual residents in the Parish aged 16 and over:

300	16.8% (22.5%)	possessed no qualifications
610	34.1% (27.4%)	possessed Level 4 and above qualifications

### **Dwellings**

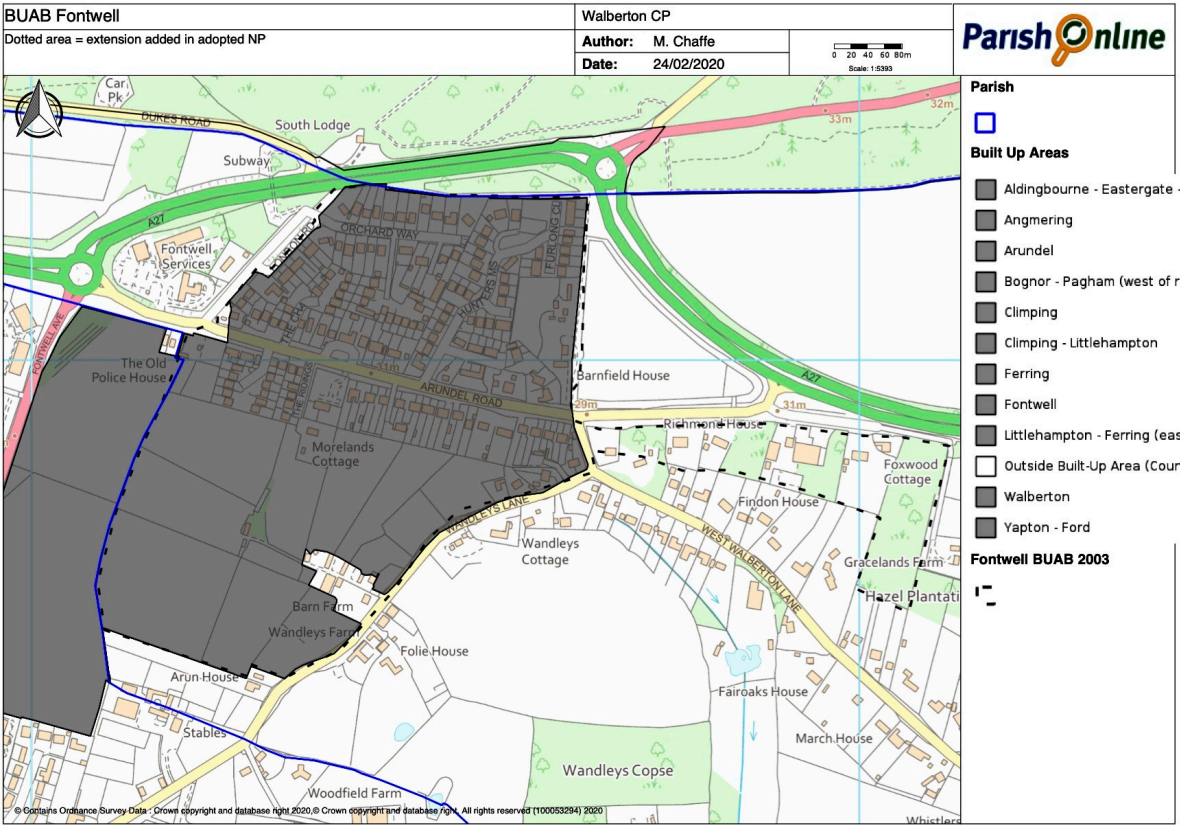
There are 875 dwellings located within the Parish (a dwelling means a self-contained household space). The figures show there is a significantly higher percentage of detached dwellings, caravans/mobile homes than the national average but a lower percentage of semi-detached and terraced properties and flats:

490	53% (22.3%)	detached dwellings,
244	26.4% (30.7%)	semi-detached dwellings,
90	9.7% (24.5%)	terraced houses,
19	2.1% (16.7%)	purpose built flats/apartments
24	2.6% (5.4%)	converted flats or flats in shared houses
50	8% (1.1%)	dwellings in commercial buildings
58	6.3% (0.4%)	
10		dwellings are second homes

Population density is 2.1 per hectare (4.1)

# Schedule 2 Built Up Area Boundary Maps

The extension to the BUAB at Fontwell was adopted by ADC following the adoption of the first NP but it was omitted from the final ADC Local Plan maps.



## Schedule 3

### 3A Buildings and Structures of Special Character - SAVED

The following Buildings and Structures of Special Character as designated by ADC are of significant local interest and contribute to Walberton's distinctiveness:

#### Mill Lane

Ivy Cottage

#### The Street

The Thatched Cottage

The Old Stables

The Old School House

1 Orchard Villas

2 Orchard Villas

3 Orchard Villas

4 Orchard Villas

5 Orchard Villas

1 Orchard Terrace

2 Orchard Terrace

3 Orchard Terrace

4 Orchard Terrace

#### Binsted

Bramble Barn

Grove Lodge

The Old Rectory

#### Yapton Lane

Gate Piers and gates to Walberton Place

#### The Street

Albert Villa

1 School Terrace

2 School Terrace

3 School Terrace

Fern Cottage

Rosslyn Cottage

Lion Cottage

Lion House

South Lodge

Entrance gates and piers to Avisford Park

1 Park View

2 Park View

Walberton Baptist Church

Lansdown House

Fir Tree Cottage

Pipers Cottage

### **3B Buildings and Structures of Special Character**

#### **Proposed Additions - SAVED**

Under policy VE5, this Plan proposes the following additions to the list as it is considered that these properties are of merit in terms of their character and relevance to the history and heritage of the Parish:

1. The Old Smithy, Arundel Road, Fontwell – One of a few relics of the past history of Fontwell, a forge was recorded adjacent to the former beerhouse in 1677
2. Park Cottage, Old London Road, Fontwell – This attractive brick and flint cottage is within the heart of Fontwell Village and is believed to date back to the 18<sup>th</sup> century
3. The Black Horse PH, Binsted – The only point of gathering in Binsted, apart from the church; it is an attractive brick and tile construction giving glorious views of the countryside. A beerhouse opened here in 1871 and the present building dates from 1881

## Schedule 4

### Local Green Space

One task of the Neighbourhood Plan is to recommend areas of land that should be formally designated as Local Green Space (LGS). Once designated, a site will be afforded a measure of protection from unwanted development. A site must meet the following criteria:

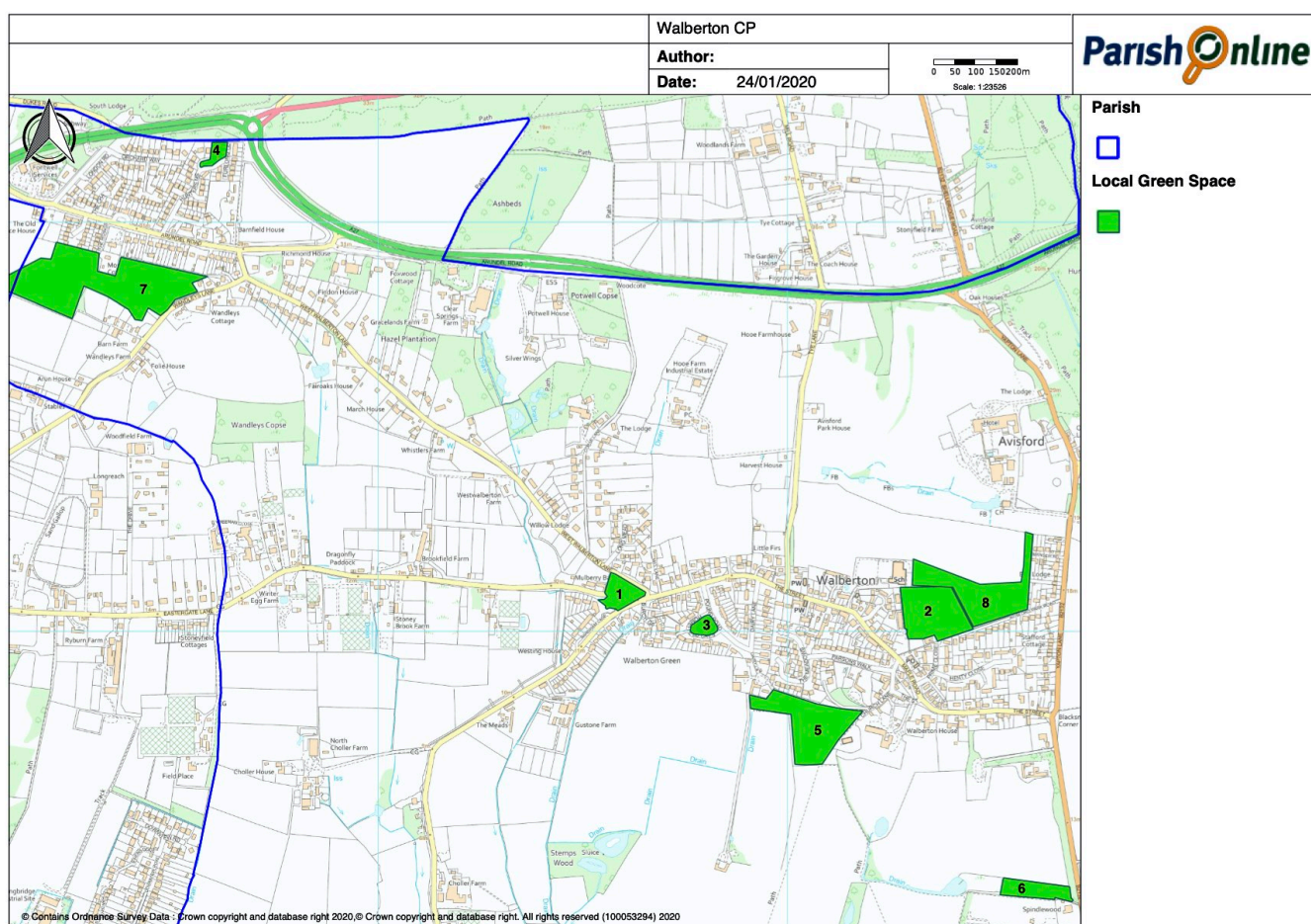
- It is in reasonably close proximity to the community
- The area of land is demonstrably special to the local community and holds a particular local significance, e.g. natural beauty, historical significance, recreational value, tranquility or richness of wildlife
- The area is local in character and is not an extensive tract of land
- Be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.
- Only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

Under Policy VE1 the Plan (2015-2035) recommends that the following sites should be so designated:

1. Walberton Village Green and Pond (0.56ha) – These are focal points of the westernmost Conservation Area; the green was grazed in past generations and the pond was used as a sheep wash. They are attractive features of the village landscape and used by local children for ball games and fishing - SAVED
2. Walberton Playing Field and Tennis Courts (4.44ha)– a vital green space in the centre of the village providing space for football, cricket, stoolball, fairs and carnivals. Also provides a setting for the community buildings. The development of Avisford Grange has added an area set aside for tennis courts to the Playing Fields. SAVED
3. Homefield Crescent Green Space (0.23ha) – a large grass area giving the surrounding houses a sense of space. Also use for recreation by residents. SAVED
4. Hunters Mews Play Areas, Fontwell (0.21ha) – owned by the District Council and a key design element when the surrounding residential area was built. It is the only recreational land in Fontwell. SAVED
5. Pigeon House fields adjoining St Mary's Church, Walberton (2.22ha) – These fields provide a unique setting for the Grade 1 Listed St Mary's Church to the east and the iconic dovecot to the west. It is valued by the entire village, being crossed by two well used public footpaths. The proximity of the open farmland to the residential area is a key to the semi-rural character of the village landscape. SAVED
6. The Allotments, Yapton Lane (0.64ha)– a great asset to the community and to the 20 or so allotment holders and to the many who use the footpaths which provide a circular route from Walberton village. SAVED

## Schedule 4a (amended 2020)

7. Fontwell Meadows Open Space (11 ha) – this open green space was a key element in the design of Fontwell Development to ensure the established settlement of Fontwell Village was not overwhelmed. It also provides a green setting for the new housing and a wildlife corridor between residential areas and is owned by WPC. NEW
8. Tupperts Field - to be known as Avisford Grange open space (2.1ha) – this open space was an integral element in the design of this housing development providing a public green space, softening the impact of housing and providing a valued buffer zone for public enjoyment. It immediately adjoins Walberton Playing Field (no. 2) NEW



Large scale maps are in the Evidence Base



## **Schedule 5      Biodiversity**

The Neighbourhood Plan Steering Group (NPSG) has taken account of the NPPF and the Arun Local Plan where they encourage parishes to safeguard components of the natural environment. It is important that Neighbourhood Plans should, where necessary, protect important habitats; it is just as important that individual habitats are not isolated but there should be connectivity so that wildlife can spread and migrate through the countryside.

Accordingly the Review of the Walberton Neighbourhood Plan has led to the adoption of new policies to identify and protect biodiversity corridors from harmful development.

Walberton Parish is floristically rich and has a range of different habitats which include extensive ancient woodlands and smaller isolated remnants of ancient woodland; mixed farmland including a network of historic hedgerows; old parkland; ancient/veteran trees; and a series of chalk streams that flow south into watercourses through wet pastures.

### **The identification of the Corridors**

To identify the corridors, the main habitats have been recognised and are well illustrated on a habitats map produced for the Parish Council by the Sussex Biodiversity Record Centre (SBRC). By recorded information, local knowledge, aerial photographs, habitat maps and local inspections, the most important biodiversity corridors have been identified and have been superimposed on the SBRC habitat map.

Nationally, a leading authority on this work is the Centre for Biological Diversity which strongly supports the identification of corridors in Neighbourhood Plans. It recommends that normally the corridors should be no less than 30 metres in width: in effect that means that no development would be supported within 15 metres of the centre of the corridor. However, harm can be caused to the corridor further afield – e.g. artificial lighting, contaminated drainage into the feature or the introduction of high levels of noise.

The prime importance of biodiversity corridors is in their function in connecting important habitats and providing cover for animals and flora migrating through the environment. The corridor is not necessarily itself biologically rich.

A spin-off has been the opportunity to highlight a network of “chalk streams” crossing the parish, carrying surface water from the chalk downs to eventually drain into the River Arun catchment. Arun DC has identified chalk seams as a priority habitat for protection in its Local Plan. Neighbouring parishes have embarked on a similar path and, in due course, these corridors will have a wide perspective as the various Neighbourhood Plans complement each other.

### **Description of the Corridors**

The corridors are described in the following list: the numbers refer to the attached map; in each case there is a brief description of the corridor and a description as its function as a link between habitats.

A number of the corridors are chalk streams and other watercourses, some important hedgerows and some prominent lines of mature trees – all forming a network. Insects, birds and small mammals take advantage of them to travel safely from one habitat to another; some are also important feeding areas : e.g. swallows and bats use them as routes and feeding areas with the abundant insect populations.

The list broadly reads from west to east:

**1. Wandleys Lane:** The lane is lined with mature oaks and connects with Ash Beds ancient woodland in Slindon parish and provides a continuous route past the mature oaks on Woodfield Farm, through to Barnham and the area around Eastergate Church. It is particularly important for the rare Barbastelle bats from the major roost in Slindon.

**2. Wandleys Copse:** This chalk stream emerges behind the houses in Wandleys Lane, flows past the Fontwell Copse remnant ancient woodland – rich in ancient woodland plant indicators and dormice. The stream passes close to open water and across farmland with diverse grassland and ponds – with watercress, wild iris and kingcups – with many species of bats having been recorded. The ponds support a range of reptile species.

**3. Choller Farm chalk streams:** several streams come together as the streams emerge from areas of ancient woodland and old coppice near Copse Lane, with a number of small ponds, where kingfishers have been recorded. Barbastelle Bats use this as an unlit crossing of the A27 trunk road. The streams are associated with hedgerows and trees along their banks. The chalk stream flows south into an important wildlife habitat south of Barnham Station.

**4. Avisford Park stream and ponds:** A north/south line of trees and woodland connect into a stream running west/east through 4 ephemeral ponds providing breeding habitats for insects, newts and birds. All are within Avisford Park Golf Club.

**5. St Mary's Church and Walberton Park:** a natural corridor from St Mary's Churchyard, Walberton Park and a major stream down the side of woodland; this links with a dominant shaw (woodland belt) alongside Yapton Lane. The stream connects south to meet the previous corridor no. 4. There is a large well documented colony of soprano pipistrelle bats in the church roof. A rich environment running through intensive arable cultivation.

**6. Scotland Lane (west) and Binsted Lane(north):** Binsted Lane here forms a tree tunnel; it passes close to chalk fed Sandy Hole Pond and it joins a hedgerow along the north side of Scotland Lane. They are both important links between two blocks of ancient woodland.

**7. Binsted Rife Valley:** this chalk stream emerges from Hundred House Copse into open farmland where it forms a deep valley through the golf course and pasture land. A wet valley with many insects and feeding area for bats and birds, known as a "flushes fen" habitat. It flows south to connect with the wet grazing meadows of Marsh Farm.

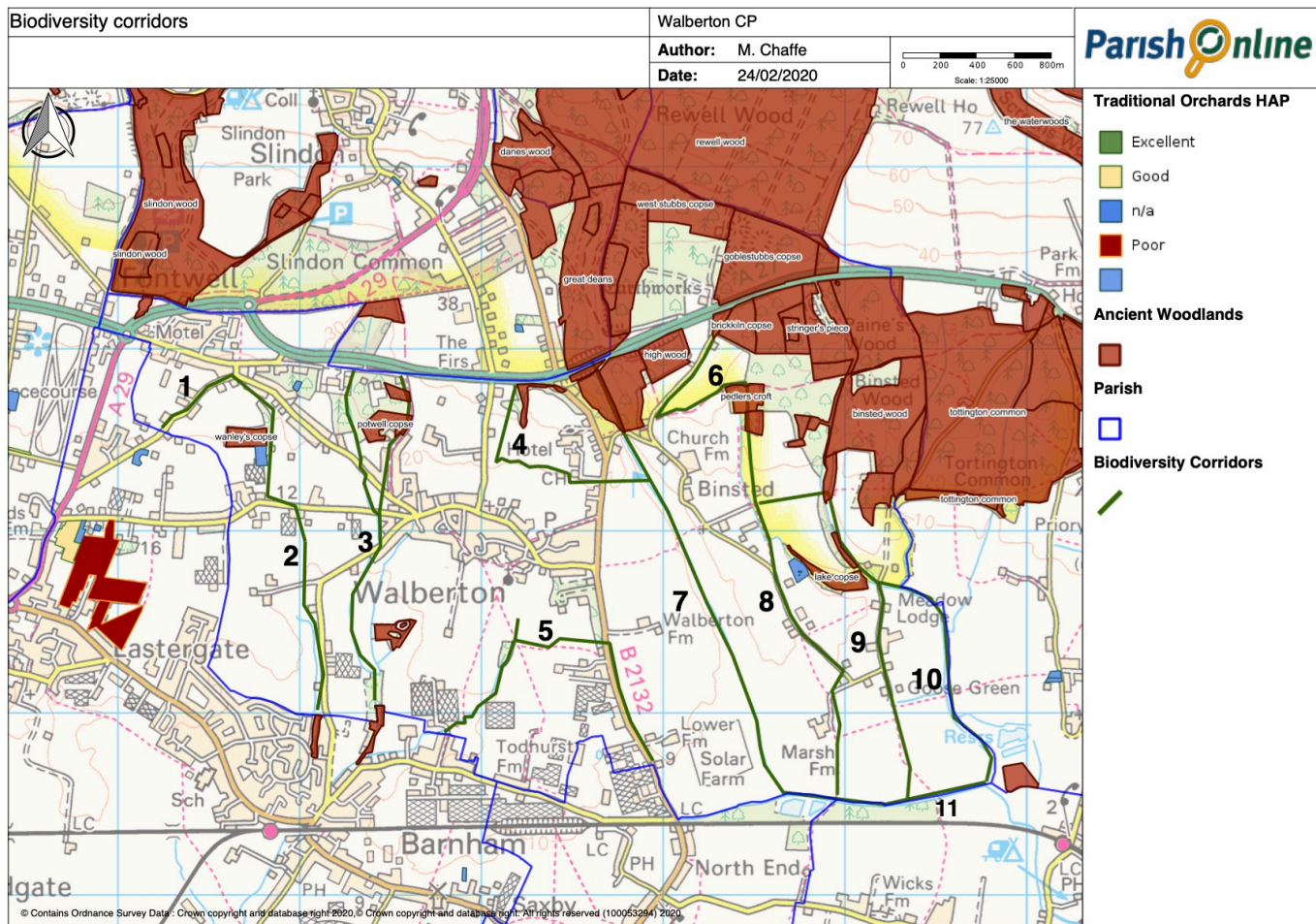
**8. Copythorn West Hedge:** an ancient north/south hedgerow connecting Pedlar's Croft on the edge of Binsted Woods ancient woodland passing to the east of Walberton Nursery, where it connects with Lake Copse to the east, and to the hedges along Binsted Lane and then south along steams through Marsh Farm to the wet grazing meadows.

**9. Lake Copse Connections:** at the rear of the Nursery, a replanted hedgerow (by volunteers) connected corridor no. 8 with Binsted Woods at Spinning Wheel Copse, Lake Copse and The Shaw; it then connects in to the wet woodlands by Manor House, the down Binsted Lane East and Hoe Lane sunken footpath.

**10. South of Manor House:** a deep wet and wide valley connects the ancient Binsted Woods with the wet grazing land along the southern boundary of the parish.

**11. Little Tortington Stream:** corridors 7,8, 9, and 10 all connect into this wet valley which flows to the east and in due course becomes a direct tributary of the River Arun. New ponds and woodland have been established along the other side of the boundary.





## Schedule 6 Archaeology

West Sussex County Council maintains a valuable record of many archaeological events and finds over the years in the HER. It records individual sites and events that have added to our knowledge of the past. Dozens of records are recorded in Walberton Parish. This bank of knowledge is increased every year as new sites are investigated and as new techniques are developed. In its supplementary planning guidance on Archaeology, Arun District Council notes that these records are subject to continual change and need to be continually updated.

As examples:

- a) recently, a LIDAR survey of the woodlands to the north of our parish is thought to have identified the exact route of the west-east Roman Road from Chichester to Arundel and beyond, linking a series of farmsteads and villas.
- b) archaeological surveys are often required in advance of new housing development; as a result, new evidence of Roman occupation was revealed at Fontwell Meadows and evidence of occupation as far back as the Bronze Age is expected to be announced at Avisford Grange housing site.

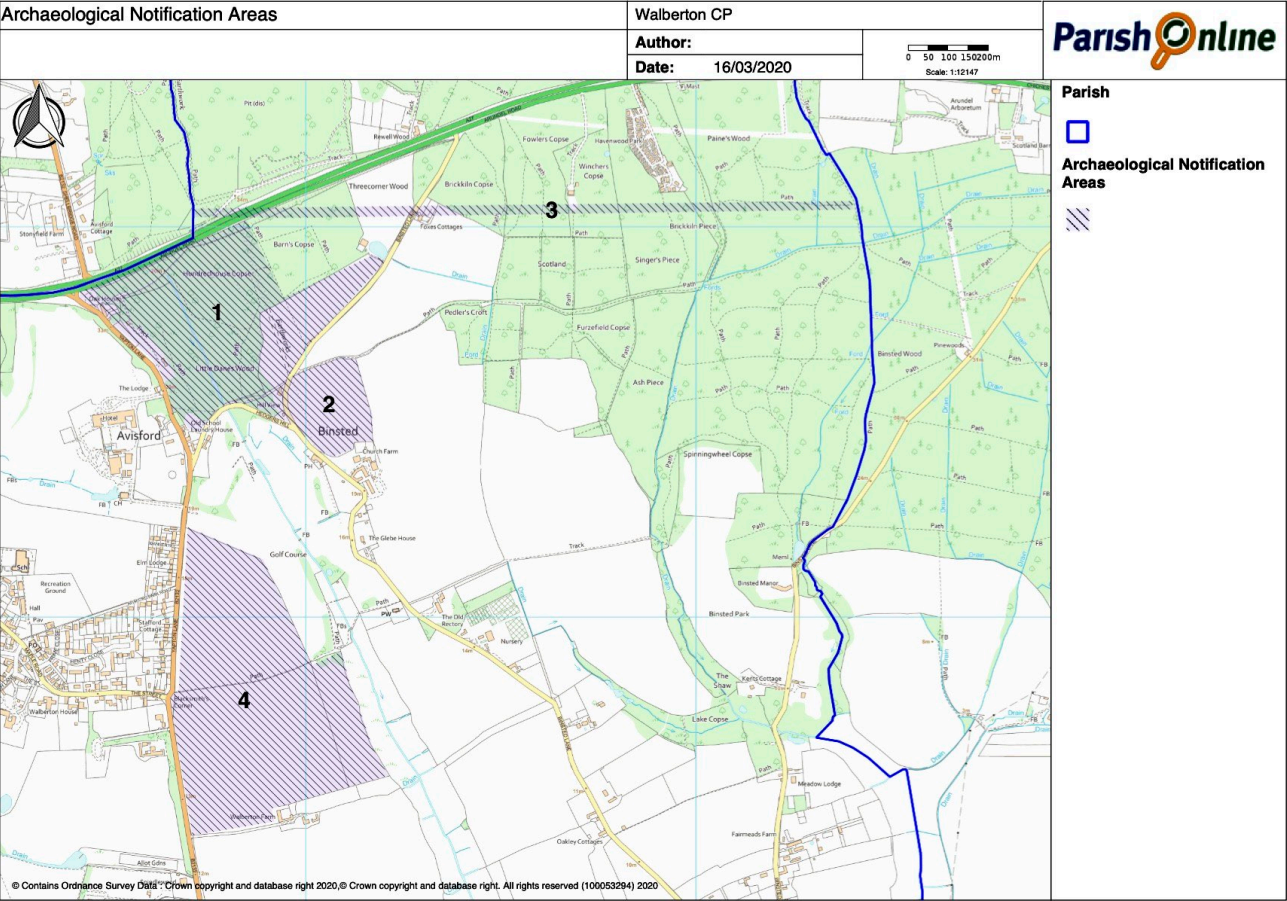
The HER not only identifies known sites but does also delineate areas where it is anticipated there could be signs of past communities: they are called Archaeological Notification Areas (ANAs). These are not exactly given protection in Arun's Local Plan, but any proposed development in those areas the designation should be a warning to ensure the sites' potential archaeological importance is acknowledged as before an application is processed.

There are only 4 areas of open land in the parish designated as ANAs:

- Land at Hedgers Hill where there was a medieval tile kiln
- Two areas of Land opposite Blacksmith's Corner which includes the site of the Roman villa
- Land at Lower Farm, east of Yapton Lane, the site of the recently constructed solar farm.
- Land at Fontwell soon to be developed as Fontwell Meadows
- Other ANA sites in the parish are the curtilages of farmhouses and parish churches

Inevitably, it sometimes takes several years to add new sites to records such as the HER. The review of the Neighbourhood Plan is an opportunity to bring some protection to sites recently identified but as yet unlisted

- 1. Land at Hundred House Copse being the location of an Iron Age earthworks and, in the same area, the suspected Anglo Sussex Moot Mound**
- 2. The site of a medieval tile kiln in the field opposite the Black Horse Public House**
- 3. The route of the Roman Road as identified by the 2016 LIDAR survey.**
- 4. The Archaeological Notification Area (DWS 8478) on the east side of Yapton Lane opposite Blacksmiths Corner.**





## Proposals Map

Walberton CP

**Author:** M. Chaffe

**Date:** 24/02/2020



ParishOnline

Parish



## 2020 Housing Sites



### Local Green Space



### Biodiversity Corridors



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