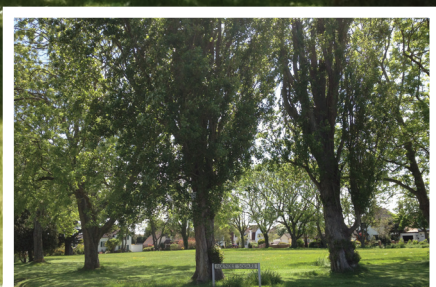




# Felpham Neighbourhood Plan

2014-29



Pre-submission plan

Felpham  
Neighbourhood Plan  
*a vision for our community*

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**1. Foreword**

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Felpham is a picturesque sea-side parish with an unique heritage and diverse community. Investment in the village and parish, and change in future years, will only be worthwhile if these make a real difference to the lives of local people and the future of its community.

The Felpham Neighbourhood Plan, being led by the Parish Council, started in September 2011. The Parish Council wanted the people of Felpham to have a say in all aspects of the future of the village and parish, but more importantly wanted local people to decide what changes should occur rather than leaving such decisions to others.

Felpham's Neighbourhood Plan sets out a vision for the area that reflects the thoughts and feelings of local people with an interest in their community. The Plan sets objectives on key identified themes such as getting around, business, tourism, community, leisure and well-being, the environment, landscape features and design quality of physical structures. It builds on current and future planned activity and says what the Parish Council and its partners will work towards.

The Parish Council is committed to developing and strengthening its contacts and groups of people that have developed as a result of the Neighbourhood Plan. It believes that this joint working to implement a plan for Felpham will make it an even better place to live, work and enjoy.

The Parish Council wishes to sincerely thank all those residents who sat on the Focus Groups and Neighbourhood Plan Committee and freely gave up their time, expertise and input into the process. It would also wish to thank those residents who attended the three public meetings held and the comments that they made on which this Plan is based.

**Paul English Chairman of Felpham Parish Council**

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## **2 Introduction**

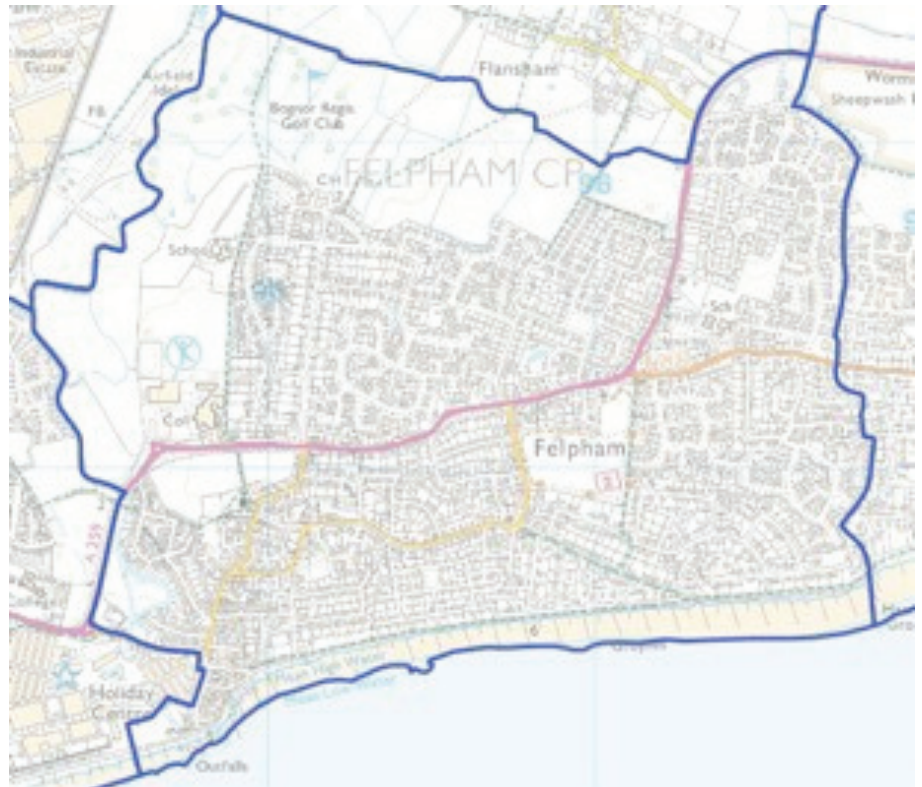
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- 2.1 The Felpham Neighbourhood Plan (referred to hereafter as the Plan) is a new type of planning (for the future) document. It is part of the Government's new approach to planning, which aims to give local people more say about what goes on in their area. This is set out in the "Localism Act" that came into effect in April 2012.
- 2.2 The Plan provides a vision for the future of the parish, and sets out clear policies, principles and objectives to realise these visions. These policies accord with higher level planning policy principally the National Planning Policy Framework and the Arun District Council Local Plan 2003 as well as the Draft Arun District Local Plan 2013-2028 , as required by the Localism Act.
- 2.3 The Plan has been developed through extensive consultation with the people of Felpham and others with an interest in the parish. Details of the consultation have been recorded on the Parish Council web site ([www.felphampc.gov.uk](http://www.felphampc.gov.uk)).
- 2.4 A Consultation Statement provides an overview of the consultation, demonstrating that it fully accords with the requirements of the Localism Act. This consultation has included meeting the requirements of Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The Plan has been amended where appropriate in response to consultation comments.

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

- 2.5 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. One of these is that all Neighbourhood Plans must be in line with higher level planning policy. That is that Plans must be in line with the National Planning Policy Framework and local policy, in our case the Arun Local Plan. Whilst the emerging Local Plan does not currently require Felpham to provide any further homes there is a recognition that this could change in the future, with potential sites therefore needing to be identified as part of this process, to determine their location, suitability, necessity and appropriateness.
- 2.6 Neighbourhood Plans must be in line with European Regulations on strategic environmental assessment and habitat regulations. A Sustainability Appraisal (SA) of the Plan has been undertaken, and has been important in shaping the Plan.
- 2.7 The Plan has given local people the power to decide where new housing (if any) should go and how the parish could change. Without the Plan, Arun District Council would make these decisions on behalf of the people of Felpham.
- 2.8 The Plan is a living document that sets out a vision for the next 20 years.





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**Plan A: Felpham Parish Neighbourhood Plan Area**

## What is the Neighbourhood Plan

2.9 Although deciding where possible future housing could go is an important part of the Plan, it is about much more than this. The Plan is for the parish as a whole looking at a wider range of issues, including:

- how travel around the parish should be improved
- how the retail and business areas could be developed to improve the local economy
- how education will be provided for a growing community, both young and old
- how health and wellbeing facilities will meet the changing demand for their services
- what open spaces, play facilities and community facilities are required
- how the Heritage assets of Felpham can be preserved and maintained

## How this Plan is organised

2.10 This Plan is divided into three sections:

- **Section 1:** A Vision for Felpham, which sets out
  - a brief description of Felpham today.
  - the issues that have influenced the vision.
  - the vision statement and core objectives.
  - the future vision for Felpham.
- **Section 2:** Neighbourhood Plan Policies, which sets out policies to support the overall vision.

- **Section 3: Evidence Base**

- 2.11 The entire document forms the Neighbourhood Development Plan for Felpham.
- 2.12 There is a large amount of background information that has helped in producing the Plan (this is known as the “Evidence Base”). A summary document is available on the Parish Council web site. This provides an overview of key parts of the Evidence Base, as well as explaining what options were considered for the future of Felpham.

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## **3 ABOUT FELPHAM**

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### **An Introduction to the Parish of Felpham**

- 3.1 Understanding Felpham is the starting point for producing a good Neighbourhood Plan. This is because the Felpham Neighbourhood Plan presents a valuable opportunity to plan for the communities future. It seeks to answer two questions : What are the problems that the Plan could address and what are the opportunities that the Plan could make the most of?

#### **Felpham Today**

- 3.2 A wide range of issues have been considered in producing the Plan. These can be grouped under four themes:
- Environment, sustainability and design quality
  - Getting around
  - Community, leisure and wellbeing
  - Business and tourism
- 3.3 An overview of these themes is set out below. This includes information from background reports along with issues raised by local people at various consultation events and through surveys. The evidence base is available in the summary that accompanies this Plan.

#### **Environment, Sustainability and Design Quality**

- 3.4 The parish of Felpham has a population of around 9852 people with an average age of 50 years. (2011 census).

#### **Housing**

- 3.5 A review of housing data shows that 58% of housing is detached with less than 10% being flats or maisonettes.
- 3.6 A new housing development, Blakes Mead, comprising 770 dwellings is currently under construction on the outskirts of the village.
- 3.7 The parish includes a number of private residential estates which each have their own character and are not maintained at public expense. Some have their own covenants restricting development.
- 3.8 Consultation with local people ( see Evidence Base) has revealed that they



do not wish to see further major development. There is a desire to see the distinctive boundaries to the west maintained, Church Field protected, more supported housing for the elderly and adequate infrastructure.

### **Flooding**

3.9 The parish lies within the Arun and Western Streams Catchment which covers an area of approximately 14,000 square kilometers. The catchment is drained by the River Arun and its tributary the Rother, together with the catchments of several smaller streams to the west of the River Arun. The catchment area is covered by a Catchment Flood Management Plan which identifies that as a consequence of climate change, parts of the Arun District, including Felpham, will be at an increased risk due to rising sea levels and more extreme weather events.

There is a rife running through the parish and two outfalls to the sea. There has been significant flooding over the years. In 2012 43 properties were severely affected by flooding. The area east and west of Wedgwood Road are shown to be at risk from river and sea flooding on the Environment Agencies flood maps. They are also at risk from surface water flooding. The West Sussex County Council Operation Watershed seeks to invest in highway drainage and environmental improvements.

Local residents have indicated strongly that any future development must address the issues of flooding and that they want the existing issues to be resolved.

### **Character and Heritage**

3.10 Map A sets out the broad character areas that make up the built environment of the parish.

3.11 The original village was mentioned in the Domesday Book of the 11th century. The poet William Blake lived in the village for three years and it is believed that his "green and pleasant land" was inspired by the pleasure he derived from the Felpham countryside.

3.12 Great expansion took place between 1930 and 1960 when three housing estates were developed and again in the 1970's when two further housing developments took place between Felpham and its neighbouring village of Middleton-on-Sea.

3.13 Most recently a development to the North on open farmland has added a further 770 homes to the parish.

3.14 The private estates have their own rules and governing bodies.

### **Summerley Estate**

Summerley Private Estate is home to 344 families. Built mainly in the 1920s and 1930s the houses are substantial and of individual design.

The estate has a large beach frontage and two ramps allow residents to launch light boats. It is a well ordered estate with a higher than national average number of properties fully owned with no mortgage.

The estate itself is run by LE Walwin & Partners Ltd (LEWP) who own the roads and common areas and control the covenants to which home owners are subject. The Summerley Private Estate Residents' Association (SPERA) maintains the roads under an agreement with LEWP and collects annual maintenance fees for this purpose. Each house is subject to various covenants, one of which is to contribute to the cost of road maintenance. SPERA was formed in 1994 to expedite the maintenance of the roads. SPERA and LEWP signed an agreement giving SPERA authority to carry out maintenance works and to collect residents' contributions to their costs. The annual membership fee is set at the AGM in April or May and covers (mainly) the cost of Road maintenance and (a small element of) Residents' Association costs such as the cost of a summer gateman.

### **Roundle Estate**

The roads are partly owned by one of five associations that look after the maintenance of the roads, in different sections. These are public highways that are privately maintained. There are approximately 250 mostly owner occupied properties on the estate. Most of the properties are detached with a small number of semi-detached. The estate has a strong community feel. There are no overall restrictive covenants governing all properties but some individual properties do have restrictions.

The roads mainly have grass verges and there are some communal green spaces. Residents pay for the upkeep of the roads and some of the green spaces with individual owners looking after the remainder. The lack of street lighting and pavements adds to the attraction of the estate and is a reason why some residents have decided to live on the estate.

The advisory speed limit on the estate is 20mph and there are some speed bumps. There is direct access to the A259 at four points with further access via other public roads at two other points. The roads are narrow but adequate for the estate. They are not suited for large volumes of traffic so the main issues are through traffic twice a day caused by the school run and with drivers avoiding holdups on the main road.

There are nearby local shops and services and access to public transport. Mobile coverage is adequate but broadband is only average because of the distance from the exchange.

Where Roundle Avenue meets Lionel Avenue there is a soak away drain that drains into a ditch which runs along the back of the play area fronting onto the A259. In the recent flooding in Felpham this ditch was blocked and caused flooding of that part of the road.

There are one or two other drains in Roundle Avenue at the eastern end but these are only soakaways.

### **Hurstwood Estate**

This small estate of around 100 houses is well ordered and spacious with well kept green spaces.



**Beach Estate**

A well established estate with a large sea frontage. The area is well maintained with grass verges, no street lighting and a residents tennis court and green.

- 3.15 Felpham Conservation Area: This character area makes the most significant contribution to Felpham in that it contains one Grade 2\* and twenty-two Grade 2 Listed assets most of which are within the Conservation Area. See Map B
- 3.16 The parish has a number of parks and gardens as well as lanes and twittens and has an extensive seafront and beaches. Many of its trees are subject to Preservation Orders. The general feel of the parish is one of openness with well ordered and maintained facilities and public places.
- 3.17 The Felpham Conservation Society exist for the 'promotion, conservation and improvement of the amenities of Felpham Village and the celebration of our community life in this place of history and charm'.
- 3.18 The parish has a lovely seafront with open pebbled beaches, a seafront promenade and beach huts. The beach is designated as a SSSI

**Getting Around**

- 3.19 Around 12% of residents travel between five and 10 kilometers to work each day. (2011 census)
- 3.20 The village at the centre is a very walkable area as it is compact and has a distinct heart. However, much of Felpham lies outside of the main village centre and has poor links except by car. The new development in progress at Blake's Mead is almost a mile from the village centre.
- 3.21 The main shopping street provides a range of local shops including a post office and a butchers but the bank has recently closed. Most people would do their main shop at one of the out of town supermarkets situated in or north of Bognor Regis. The local shops being used mainly by those within walking distance of the village centre.
- 3.22 There is a second parade of shops situated alongside the A259 which provides access to smaller convenience stores and petrol. Plans for the new development at Blakes Mead include the provision of retail units.
- 3.23 There is a car park in the centre of the village which enables people to access the shops and to the church hall along with further car parks located at the southern end of the shopping area which also give good access to the seafront.
- 3.24 There is a cycle path along part of the A259 but in general the provision of cycle ways is poor with little connectivity to the seafront and no cycle route along the seafront promenade
- 3.25 Public consultation has revealed a desire for speed restrictions on roads through parts of the village and on the subject of allowing cycling along the promenade.



- 3.26 There is good access to bus services which are frequent however some residents will have to walk quite a distance to a bus stop.
- 3.27 Signage into the village to promote local services is poor.
- 3.28 The Sammy Community Transport service provides access to transport for residents requiring hospital or medical appointments and is well used by residents.
- 3.29 Almost all of the roads in the parish are subject to a 30mph speed limit and in some areas there are no footways which was raised as an issue through the consultation process.

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

- 3.30 An assessment of community facilities is included in the Evidence Base at Map D but Felpham has a range of facilities from the village hall through to the local Leisure Centre.
- 3.31 Most of the facilities are small to medium capacity but meet the needs of the local population.
- 3.32 There are four local schools. Felpham Community College, Downview Primary, Bishop Tufnell Infant and Bishop Tufnell Junior. There is also a good range of preschool.
- 3.33 Survey results indicated a concern locally about the impact of the new housing development at Blake's Mead and the pressure this will put on the road infrastructure and local schools and medical facilities. The WSCC report 'Planning School Places 2011/12' identifies the need for a possible additional 210 primary school places in Felpham as a result of the new development. Bishop Tufnell Infants is at maximum capacity with the junior school at 96% capacity and Downview Primary at 94%. (See Evidence Base)
- 3.34 Additional pressure on already over stretched medical provision was also highlighted by residents.
- 3.35 Around one third of the community are aged over 65 with 5% of those having either bad or very bad health. This will put pressure on local services including: social and healthcare - greater likelihood of long term illness; public transport - through decreased mobility; recreational facilities - people are living longer and have more spare time; changing housing needs - smaller properties, adaptations and a dependence on others to provide care and support.
- 3.36 Around 60% of residents have two or more rooms that are under utilised in their homes and around 13% are receiving attendance allowance.
- 3.37 The lack of future burial space in the main churchyard is recognised by residents as being an issue.
- 3.38 The community has a Police Community Support Officer and effective and visible policing is recognised as being important.





3.39 The community is well served by local groups. There is a Sailing Club, Brownie, Cub and Scout Groups, a Horticultural Society, Drama Group, W.I. and Conservation Society. Felpham Colts Football Club is the largest youth football club in West Sussex with

26 teams competing in local football leagues. Felpham and Middleton Country Dancing Club is one of the oldest English Country Dance Clubs in England.

3.40 Play provision is being increased due to Section 106 money secured as a result of the Blakes Mead development. However there is a lack of play provision in the north west of the parish with children having to travel for more than the 10 minutes specified in the Arun Play Strategy to use play equipment.

#### **Business and Tourism**

3.41 Felpham is generally an affluent area with a high proportion of Band D and E Council Tax properties.

3.42 The key employment areas lie west of the parish in Bognor Regis with Butlins being one of the largest local employers with over 850 staff. It attracts around half a million visitors annually which contributes to the local economy.

3.43 A new enterprise area is being proposed north of Bognor Regis with improved road links.

3.44 Building relationships between local schools and businesses is seen as important by residents in order to provide local opportunities for young people in the community.

3.45 Local shops and businesses provide a range of services but many are worried about future viability due to the increase in out of town shopping. (Map C)

3.46 Tourism is important to this coastal parish and the local hotel and bed and breakfast provision is good as is the range of public houses, restaurants and take away outlets. (Map D)

3.47 Good broadband links are seen as important to support home working and small businesses.

3.48 Employment locally is dominated by wholesale and retail trades. A lot of work is seasonal and most residents travel more than two kilometers to work.

3.49 The new Blake's Mead development will add around 1400 people into the local system adding pressure on already scarce employment opportunities.

3.50 Around 10% of residents work from home

3.51 There are small manufacturing and service businesses employing less than 20 people who mainly employ local people.

- 3.52 The Beachcroft Hotel employs around 40 people all of whom are local residents. It has good links with University College Chichester, offering work placements and good links into Felpham Community College where it regularly carries out interview skills training. It also uses local shops and services where possible.

## 4 VISION STATEMENT AND CORE OBJECTIVES

- 4.1 The Vision Statements and Core Objectives were developed with the local community at a community engagement event. They form the foundation of the Felpham Neighbourhood Plan.

### The Vision Statement

Value, protect and promote the unique parish of Felpham, by respecting its heritage, appreciating its current community and being aspirational when planning its future and therefore ensuring “Felpham in particular is the sweetest spot on earth” (William Blake 1801)

- 4.2 The main view from local people is that they have more than taken their share of new development with the Blake’s Mead development and do not wish to see any more large scale development in the village. They also want to see Church Field protected from development and the open views to the north of the village maintained.
- 4.3 Using the vision statement and the views of local people helps us to put together a set of principles for delivering our vision. These are that Felpham must:
- support, encourage and promote a range of shops and businesses and provide an environment for enterprise to flourish.
  - make the most of its seafront through protecting views, providing good access, enhancing facilities and maintaining defences.
  - preserve, enhance and ensure the enjoyment for all, of our valued green spaces.
  - promote and support safe travel for all.
  - foster and promote a thriving community with plentiful opportunities for people young and old for education, training and enjoyment.
  - continue to be an attractive, well ordered and vibrant community in which residents, visitors and businesses can thrive.
  - continue to be a distinctive, vital and thriving community where its identity, heritage and aspirations for the future are valued, protected and promoted
- 4.4 Looking at the these principles in more detail, achieving the vision means: Supporting business and enterprise: Felpham needs to retain a good range of different shops and businesses and support better online connections to help businesses thrive.

**Making the most of the seafront:** Felpham must protect the seafront from detrimental development, promote and support tourism facilities and maintain sea defences.

**Valuing our green spaces:** Felpham must retain and maintain its open spaces and provide opportunities for them to be enjoyed by all and if the opportunity arose to increase the open space.





**Promoting and Supporting safe travel:** Felpham must seek to increase footways, cycle routes, reduce traffic impact, encourage sustainable transport and reduce the impact of school traffic.

**Promote and support Education and Training Opportunities:** Felpham must support opportunities for increased employment both within Felpham and in Bognor Regis.

**Fostering a well ordered and vibrant community:** The parish should retain its feeling of being well ordered and maintained and not cramped. The open aspect and views to the North should be protected.

**Felpham must retain its distinctive heritage and identity:** This is not to do with numbers of people as Felpham already has a population greater than would normally describe a village, but other factors too. Felpham has a heart and heritage and the main village is a community hub for residents.

**The Core Objectives**

4.5 The Core Objectives are grouped under four headings:

- Environment, Sustainability and Design Quality
- Getting Around
- Community, Leisure and Wellbeing
- Business and Tourism

4.6 For each heading, there are some comments about the main issues raised through the public consultation, followed by the Core Objectives that were developed from these comments.

Environment, Sustainability and Design Quality	Getting Around
Main comments raised by local people during the consultation include: <ul style="list-style-type: none"> <li>• no new housing estates</li> <li>• protection of Church Field</li> <li>• review of the Conservation Area</li> <li>• maintain distinctive boundaries</li> <li>• prevent flooding and improve drainage</li> <li>• design new development so that it is sympathetic to Felpham’s character</li> </ul>	Main comments raised by local people during the consultation include: <ul style="list-style-type: none"> <li>• cycleways and cycling on the promenade</li> <li>• speed restrictions</li> <li>• traffic impact reduction</li> <li>• improved signage</li> <li>• additional paving to improve safe access and travel</li> <li>• reduce congestion/transport to and from schools</li> <li>• provide new footways and cycleways</li> </ul>
Environment, Sustainability and Design Quality	Getting Around
<b>Objectives:</b> <ul style="list-style-type: none"> <li>• Create a design guide for future development</li> <li>• Work with the relevant bodies and local community to address flooding and drainage issues</li> <li>• Development should reinforce the character of Felpham</li> <li>• Encourage energy efficient and sustainable development</li> <li>• Allow appropriate small scale development</li> </ul>	<b>Objectives:</b> <ul style="list-style-type: none"> <li>• Improve footpaths and cycleways</li> <li>• Promote the use of walking and cycling routes</li> <li>• Engender support from the responsible bodies for improvements in the maintenance and signing of footpaths and cycle ways</li> <li>• Present a substantiated case to the appropriate authorities for improvements to traffic management, speed and public transport</li> <li>• Improve signage</li> </ul>

Community, Leisure and Wellbeing	Business and Tourism
<p>Main comments raised by local people during the consultation include:</p> <ul style="list-style-type: none"> <li>• Encourage walking to school Adequate medical facilities</li> <li>• Plan for an ageing community Improve existing open spaces Effective and visible policing</li> <li>• Adequate provision of school places</li> </ul>	<p>Main comments raised by local people during the consultation include:</p> <ul style="list-style-type: none"> <li>• Encourage small business start ups Improve broadband links/homeworking opportunities</li> <li>• Promote tourism</li> <li>• Improve links with local schools</li> </ul>
Community, Leisure and Wellbeing	Business and Tourism
<p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>• Plan for an ageing population</li> <li>• Develop opportunities for participation in sport and leisure activities</li> <li>• Liaise with statutory providers to enhance health care provision, particularly addressing shortages</li> <li>• Lobby for high levels of emergency service cover and community policing</li> <li>• Liaise with WSCC to ensure adequate places for Felpham children</li> </ul>	<p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>• Ensure car parking in the village supports the viability of the shops, businesses and tourism</li> <li>• Support Felpham's shops</li> <li>• Market the area as an attractive tourism destination by developing publications and website information</li> <li>• Improve broadband links</li> <li>• Safeguard and develop the range of services available to residents to meet their daily needs</li> <li>• Support links between local businesses and schools</li> </ul>

## 5. THE FUTURE VISION OF FELPHAM

- 5.1 The Plan provides the overall future vision for Felpham. This plans for:
- additional homes.
  - promotion and retention of business & retail.
  - retention, improve and promote tourism, heritage, leisure and recreational provision
  - new and improved connections in and around the village and parish.
  - new and improved open spaces.
  - supporting local people.

### Additional Homes

- 5.2 the identification of land/site(s) for possible future housing sites based on housing need, location, appropriateness and availability. Not necessarily to be purely residential but a mix of affordable and sheltered accommodation based on the needs of the residents of Felpham.

### Promotion and retention of business and retail

- 5.3 to ensure the continued usage of local shops and businesses.

### Retention, improve and promote tourism, heritage, leisure and recreational provision

- 5.4 to ensure that the village and parish retains its unique identity as a good place to live, visit, work and play.

**New and improved connections in and around the village**

- 5.5 the future vision identifies the potential to improve existing roads and pavements, pedestrian and/or cycle routes, as well as providing new ones. These include:
- road traffic mitigation schemes.
  - ensuring where possible. all roads have at least one continuous footway along their length.
  - improving existing dual use cycle and pedestrian footpaths, and extending this to other areas such as the promenade, schools and leisure facilities
  - enhanced pedestrian and cycle provision linking existing recreational areas.
  - ensuring adequate bus services in the village and with surrounding areas.

**New and improved open spaces**

- enhancing current provision and maintenance of these.
- improving and extending current play and playground provision in the village.
- ensuring adequate play provision on the Blakes Mead development.
- maximising any opportunity to provide additional open space

**Supporting Local People**

- ensuring adequate educational provision for all, young and old, in Felpham.
- enhancing links between schools and business.
- promoting the adequate provision of health and wellbeing for a growing community
- encourage opportunities for adult education

**5.6 Monitoring and Review**

The Felpham NP will be monitored by Arun DC Council on an annual basis and formally reviewed on a five-year cycle or to coincide with the review of the Arun Local Plan if this cycle is different.

## 6 INTRODUCTION TO POLICIES

### Introduction

- 6.1 Section 1 sets out the overall vision for Felpham. This section sets out the policies to support and deliver the vision. The policies are grouped under the following topics:
- Business and Tourism
  - Getting Around
  - Community, Leisure and wellbeing
  - Environment, sustainability and design quality
- 6.2 Each topic has its own chapter. The chapters are structured in the same way for each topic with:
- a summary table setting out the policies, showing which section of the Core Objectives they support
  - each objective is set out with explanatory text  
each objective is supported by a number of policies.
  - each section identifies relevant ADC Local Plan Policies
- 6.3 **The Presumption in Favour of Sustainable Development**
- Planning applications which accord with the policies in the Neighbourhood Plan will be approved, unless material considerations indicate otherwise. Planning permission will also be granted where relevant policies in the Neighbourhood Development Plan are out of date or silent unless:
- other relevant policies in the Development Plans for Arun indicate otherwise;
  - or any adverse impacts of the proposal would significantly and demonstrably outweigh its benefits when assessed against the policies in the National Planning Policy Framework taken as a whole;
  - or specific policies in the Framework or other material considerations indicate that development should be restricted.

Felpham Parish Council will take a positive approach to its consideration of development. The Council and the local planning authorities will seek to work with applicants and other stakeholders to encourage the formulation of development proposals that can be approved.

(Conformity Reference: NPPF, para 14)

This policy incorporates the key principle from the National Planning Policy Framework (NPPF) into the Plan. Where planning applications are to be considered against the policies of this plan then this policy will underpin the approach the Council and local planning authorities will adopt in delivering sustainable development in the parish.

## 7 Business and Tourism

### Justification

7.1 The village centre is an essential part of the fabric of life in Felpham for many residents. Out of town shopping makes it hard for small local shops to compete. The Plan seeks to support and promote local shops and businesses and recognises the importance that easy parking makes to their success.

Recognition of the changing face of local shopping is made with policies that allow for changes from retail to food and drink and professional services.

The link between Felpham's coastal location and local businesses needs to be strengthened to exploit the tourism market. Proposals that seek to encourage tourism will be supported. The Plan seeks to encourage and support retailers and other commercial interests in the parish to participate in an appropriate trade organisation to co-ordinate retail operations and to jointly market local facilities to local customers and visitors.

The Plan aims to encourage further growth in the number of people working from home thereby reducing outward commuting.

### Policy Intention

7.2 These policies are intended to help local businesses to remain viable and to retain the retail heart of the village as well as retaining and creating additional employment opportunities. Helping businesses to work together is intended to help them to secure their own futures. Tourism is important to this aim as it brings economic vitality to the area. Seeking to retain easily accessed car parking also supports these intentions.

Objective	Policy Index
7A Support Felpham's shops and businesses	7A - P1 - Support will be given to the expansion of existing businesses where additional jobs will be created, subject to the suitability of the scale and impact of the proposal
	7A-P2 - Existing employment sites will be retained unless it can be shown that they are no longer viable and that the proposed alternative would provide equal or greater benefits to the local community than the current use.
	7A-P3 -Class B1 Light Industrial uses will be supported where appropriate to the local environment. General Industrial use (B2) and distribution and storage (B8) are considered inappropriate for the parish due to the heavy goods traffic they can generate and will not be supported.
	7A -P4 -Change of use from retail (A1) to financial and professional (A2) and food and drink (A3,4 and 5) uses will be supported provided that they do not create a concentration of non-retail uses to the detriment of the village and a shop window display frontage in keeping with the character of the area is maintained.



Objective	Policy Index
7B Ensure car parking in the village supports the viability of the shops, businesses and tourism	7B - P1 - Grassmere Car Park will be retained as a Car Park to ensure adequate parking provision is maintained to serve the existing and intended uses.
7C Market the area as an attractive destination by developing publications and website information	7B-P2 - Introduction of parking restrictions in front of Felpham Way shops will not be supported
	7C-P1 - Proposals for recreational and tourism activities and facilities will be supported provided that the siting, scale and design are sympathetic to Felpham's character.
	7C-P2- Felpham Parish Council will work with local businesses and tourism providers to create a marketing strategy for Felpham
7D Improve broadband links	7D -P1 - All new residential, employment and commercial development must be designed to connect to high quality communications infrastructure  7D-P2 - Support will be given to the WSCC Better Connected Broadband Delivery Plan
7E Safeguard and develop the range of services available to residents to meet their daily needs	7E - P1 - the provision of small scale office, workshop and light industrial uses (B1) will be supported subject to appropriate location, scale appearance and traffic impact.
7F Support links between local businesses and schools	7F-P1 - Support will be given to opportunities that promote links between local businesses and schools

**Supporting Policies/Guidance**

**ADC Draft Local Plan**

- SP4 Other Local Employment Land Provision
- DM1 Enhancement of Employment Opportunities and Sites
- SP5 Telecommunications Infrastructure
- SP6 Hierarchy of Centres
- DM6 Retail Development
- SP7 Sustainable tourism and visitor economy

**ADC Local Plan 2003 Policies**

- Dev 26 Criteria for Retail Development
- Dev 30 Local and Village Centres
- Dev 34 Tourist Accommodation and Attractions
- Dev 36 Change of use of Hotel and Guest House Accommodation



## 8. Environment, Sustainability and Design Quality

### Justification

- 8.1 Felpham was badly affected by flooding in 2012 and local residents expressed strong views about the need to implement solutions to reduce the risk of flooding. New development, however small must incorporate systems to control surface water run off.

The view was also strongly expressed that Felpham had 'more than done its bit' in taking over 700 new homes at Blakes Mead and that other than small scale development to meet local need, residents did not wish to see further development.

The parish's extensive history has given it a legacy of buildings of architectural and historical significance and the village centre is protected by Conservation Area status. The creation of a Design Guide for Felpham will help to deliver positive improvements in design quality by respecting the past but not stifling high quality modern design. Proposals must respond to the specific character of the site and its local surroundings. This is important as the different parts of the parish give rise to differing styles each with their own local strengths and weaknesses.

The Council supports the provisions of Local Plan policy DM29 in seeking to retain its Listed Buildings.

The coastline and beaches of Felpham are significant habitats and includes a Site of Special Scientific Interest and is highly valued by residents for their visual amenity.

The Type A Green Infrastructure Corridor or Strategic Gap as it is known locally provides a buffer between Bognor Regis and Felpham and contributes to the character of Felpham.

Burial space in the graveyard at St Mary's Church is expected to run out in the next two years.

### Policy Intention

- 8.2 Felpham does not have a housing allocation within the Local Plan but it recognises that small scale development on previously used land to meet specific local needs may come forward in future. By setting standards by which planning applications will be measured it is intended that the character of the parish will be maintained whilst allowing for growth and alteration. By imposing strict regulation on any development it is intended that the current drainage issues will not be exacerbated.

Objective	Policy Index
8A Create a design guide for future development	8A-P1- All new development within Felpham will be expected to conform to the Felpham Design Statement which supports Policy DM14 of the ADC Draft Local Plan
8B Work with relevant bodies to address flooding and drainage issues 8B-P1 - All developments in flood sensitive areas, including new green spaces, will be designed and constructed to reduce the level of flood risk when compared to current use.	8B-P2 - Proposals for coast protection and sea defence works and maintenance will be supported provided that they reflect the visual character of the area and enhance the existing coastal habitat
8C Development should reinforce the character of Felpham	8C - P1 - All new development throughout the parish will be of a high quality design with a mix of traditional and modern styles and will be visually integrated with the existing buildings and surroundings.
	8C - P2 - In line with Level 5 of the Code for Sustainable Homes (DCLG), all new dwellings will be designed to have a predicted water discharge of no more than 80 litres of water per person per day.
	8C - P3 - All development, other than minor household or commercial extensions will be supported provided that Operation Watershed has been completed and a Surface Water Management Plan has been approved.
	8C - P4 -Development will not be supported within the Strategic Gaps as defined in the ADC Local Plan 2003.
	8C - P5- Buildings and structures that contribute to Felpham’s distinctiveness will be retained unless it can be demonstrated that they cannot be put to a beneficial use or re-use
	8C-P6 - Proposals within or affecting the setting of the Conservation Area will be dealt with in accordance with ADC Draft Local Plan policy DM31
	8C-P7 - Development will only be supported where it does not damage or destroy trees and in line with policy DM38 of the ADC Draft Local Plan
	8C-P8 - The proposed access to the new Enterprise Zone (Bognor Regis) must be from the north linked to the Bognor Regis North Relief Road and not to the south which would impinge on the Type A Green Infrastructure Corridor in Felpham.
8D Encourage energy efficient and sustainable development	8D - P1- All new housing development with the exception of the conversion of listed historic buildings should have a minimum energy efficiency standard equivalent to Level 4 of the Code for Sustainable Homes (DCLG 2006)
	8D -P2 - Where appropriate, and subject to the suitability of the proposed siting and scale of any development, proposals for individual and community scale energy from hydro-electricity, solar photovoltaic panels, anaerobic digestion or wood fuel products will be supported.



Objective	Policy Index
8E Allow small scale development	8E - P1 - New developments of more than three dwellings will be subject to a design brief to demonstrate how the scale, proportions, materials and layout and amenity space respect the local context and that the garden and parking provision is adequate
	8E -P2 - Support would be given to the use of land in the parish to increase burial space subject to the appropriateness of the location

**Supporting Policies/Guidance**

**ADC Local Plan 2003 Policies**

- Dev 9 Demolition of Listed Buildings
- Dev 10 Alteration and extension of Listed Buildings
- Dev 17 Affordable Housing
- Dev 19 Extensions to existing residential buildings
- Dev 20 Rest and Nursing Homes
- Gen 7 The form of new development
- Gen 9 Foul and Surface Water Drainage
- Gen 11 Flooding
- Gen 19 Coast Protection and Sea Defence Works
- Gen 21 Renewable energy
- Gen 22 Buildings or Structures of Character
- Gen 28 Trees and Woodlands

**ADC Draft Local Plan Policies**

- SP8 Housing, Parish and Town Council Allocations
- SP13 Design
- DM14 Aspects of Form and Design Quality
- DM17 Extensions and alterations to existing buildings
- SP14 Adapting to Climate Change
- SP15 Energy and Climate Change Mitigation
- DM19 Renewable Energy
- DM25 Green Infrastructure Corridors
- DM27 Protection of Landscape Character
- SP22 The Historic Environment
- DM29 Listed Buildings!
- DM30 Buildings of Structures of Character
- DM31 Conservation Areas
- DM38 Protection of Trees
- SP24 Water
- DM40 Flood Risk
- DM41 Sustainable Drainage Systems
- DM42 Coastal Protection

## 9 Getting Around

### Justification

9.1 Residents expressed strong views about traffic issues, highlighting problems with speeding, lack of footpaths, cycling on the Promenade and the risks to pedestrian and cyclist safety.

The view was expressed that opportunities to encourage cycling and walking should be pursued along with measures to improve safety for all road users.

Links with Bognor Regis are important and opportunities to work together to improve the cycle network will be good for both locations.

### Policy Intention

9.2 To reduce traffic impact on the local community and its heritage assets and increase the number of journeys undertaken by walking, cycling and public transport.

Objective	Policy Index
9A Improve footways, footpaths and cycleways	9A - P1 Support will be given to proposals which increase or improve cycleways and footpaths
9B Promote the use of walking and cycling routes	9B - P1 - Create a strategy for improving pedestrian and cycle connections as part of a Traffic Management Plan for Felpham
9C Engender support from the responsible bodies for improvements in the maintenance and signing of footpaths and cycle ways	9C - P1 Work with Bognor Regis Town Council and ADC to seek developer contributions from developments in Bognor Regis to improve links between Felpham and Bognor Regis
9D Present a substantiated case to the appropriate authorities for improvements to traffic management, speed control and public transport	9D -P1 Create a Traffic Management Plan for Felpham 9E Improve signage 9E - P1 Support will be given to appropriate schemes that provide adequate signage relating to Felpham's facilities

### Supporting Policies/Guidance

#### ADC Local Plan 2003

Gen 14 Public Transport  
Gen 15 Cycling and Walking

#### ADC Draft Local Policies

SP18 Transport and Development  
DM21 Sustainable Travel and Public Rights of Way  
SP20 Safeguarding the Main Road Network



## 10 Community, Leisure and Wellbeing

### Justification

10.1 The parish has a number of well maintained public open spaces and a small number of children’s playgrounds. New facilities being provided at Blakes Mead will increase the provision but the north west of the parish does not have any playgrounds.

The green spaces within the parish contribute to the sense of place and are much valued by residents.

The protection of Church Field from development was supported by many residents. It is identified in the Strategic Housing Land Availability Assessment Update 2012 as New Open Space unsuitable for development.

Provision of services for the elderly are limited and not considered sufficient to meet the demands of our ageing population.

The parish currently has the equivalent of one and a half PCSOs who cover both Felpham and Middleton-on-Sea and this number has not increased inline with a significantly increased population arising from recent and ongoing development.

Additional school provision was planned for the Blakes Mead development site but WSCC has currently indicated that it has not taken up the option to build the school but to increase provision at an existing school. Concern has been raised locally about increased class sizes and impact upon traffic.

Assets which have been included on the local planning authority’s register of Assets of Community Value ( see Appendix A ) are acknowledged as important to the life and enjoyment of the community.

### Policy Intention

10.2 The Plan seeks to ensure that there are adequate medical, educational and recreational facilities for both young and old and to secure the long term future of community facilities that make the parish special.

Objective	Policy Index
10A Plan for an ageing population	10A-P1- New, converted and extended independent living and care homes will be supported provided that the design and scale of development is in keeping with the character of the location
10B Build a network of support with statutory and voluntary providers to enhance health care provision, particularly addressing shortages	10B-P1- Ensure that health provision is sufficient to meet need.

Objective	Policy Index
10C Develop opportunities for participation in sport and leisure activities	10C-P1- Opportunities to increase play provision and open spaces will be supported particularly in the north west of the parish.
	10C-P2 - Existing open space including school playing fields, outdoor sport and recreational land should not be built on. Development of recreational buildings will be supported provided that the design and scale of development is in keeping with the character of the location
	10C-P3 - Existing allotment sites will not be built upon and opportunities to provide further sites will be supported subject to the impact on surrounding land.
	10C-P4 - Redevelopment of areas shown on the Proposals Map ( Appendix D) as Local Green Spaces will not be supported
10D Lobby for high levels of emergency service cover and community policing	10D-P1- Monitor and support levels of emergency service cover and community policing
10E Liaise with WSCC to ensure adequate places for Felpham children	10E-P1-Monitor provision of school places to ensure sufficient places for Felpham children to attend schools in Felpham
10F Assets of Community Value	10F-P1 - Proposals that will enhance the viability and/or community value of the assets will be supported. Otherwise, proposals that result in either the loss of the asset or in significant harm to the community value of an asset will be resisted, unless it can be clearly demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer financially viable. (See Appendix A for list of assets)

**Supporting Policies/Guidance**

**ADC Local Plan 2003 Policies**

- Dev20 Rest and Nursing Homes
- Dev 21 Accommodation restricted to the elderly
- Area 10 Strategic Gaps
- Area 11 Local Gaps
- Policy Site 3 New Public Open Spaces Allocations

**ADC Draft Local Plan Policies**

- DM12 Independent Living and Care Homes
- SP16 Health and Wellbeing
- DM20 Open Space, Sport and Recreation
- SP17 Allotments
- DM32 Areas of Special Character



## Appendix A

### Assets of Community Value

The Neighbourhood Plan proposes the following buildings are assessed by the local planning authority for designation as Assets of Community Value, as shown on Map C, as a result of their acknowledged importance to the life and enjoyment of the community:

- Felpham Memorial Village Hall
- St Mary's Centre
- Felpham Sailing Club
- Tennis Courts & Putting Green
- Post Office, Felpham Way

Proposals that will enhance the viability and/or community value of the assets will be supported. Otherwise, proposals that result in either the loss of the asset or in significant harm to the community value of an asset will be resisted, unless it can be clearly demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer financially viable.

(Conformity Reference: NPPF para 70)

This policy proposes that new Assets of Community Value are designated by the local planning authority in line with the Community Right to Bid provisions of the Localism Act 2011. The Council is a qualifying body to make such a proposal to the District Council.

The assets listed in the policy are all considered to meet the definition of the Act, i.e. that "a community asset is a local building or piece of land which the community considers to be of particular value to the local community. Each community is free to decide for itself what it values." All the assets selected are considered to be buildings and uses of some considerable longstanding in the local community and with which local people have a strong affinity.

If designated, the policy supports proposals that will continue the viable use of the community asset but requires proposals to that will result in the loss of an asset to clearly demonstrate that all reasonable steps have been taken to retain its present use and its community value as a viable concern.

In addition, the inclusion of these sites on the local planning authority's register of Assets of Community Value will provide the Council or other community organisations within the parish with an opportunity to bid to acquire on behalf of the local community the asset once placed of sale on the open market.



## Appendix B - Evidence Base

The list below contains all those documents collected and reviewed in the process of preparing this report. All are available to view via the Felpham Parish Council website's neighbourhood plan pages.

Community Profile for Felpham Parish (2012)  
 Arun District Council SHLAA Update (2012)  
 Felpham NP Site Assessment Report (2013)  
 Felpham NDP Community Survey (2013)  
 Felpham Profile 2012  
 Longbrook Park Management Plan 2012-2022  
 Arun Employment & Economic Land Assessment (2010)  
 Arun District Shopping Centre Survey (2006)  
 Arun District Strategic Transport Study (2006)  
 Arun Strategic Flood Risk Assessment (2008)  
 Arun Landscape Study (2006)  
 Arun PPG17 Assessment (2009)  
 Arun Green Infrastructure Study (2012)  
 Arun District Local Plan (2003)  
 Arun Draft Local Plan Consultation Draft (2013)  
 Arun Habitat Survey (2008)  
 Economic Impact of Tourism in Arun (2008)  
 Arun Local Plan Sustainability Appraisal (2012)  
 Arun Core Strategy Habitats Assessment (2010)  
 Arun Economic Strategy (2009)  
 Arun Draft Leisure Strategy (2012)  
 West Sussex Strategic Housing Market Assessment: Arun (May 2009)  
 West Sussex Local Transport Plan 2011-26  
 West Sussex County Council : Planning School Places 2011/12  
 West Sussex County Council : Better Connected - Broadband Plan



## Appendix C - Evidence of Community Engagement

Communications Strategy

Terms of Reference for the NP Committee

2012 Public Open Events results - events took place on the 2nd, 5th and 24th March 2012

Poster advertising events on the 2nd, 5th and 24th March 2012

2012 Felpham Community College comments

Example Felpham in Focus advert - an article has been placed every month throughout the process

2012 Survey Results following public event on the 27th November 2012

Poster advertising event on the 27th November 2012

Photo montage of open event November 2012

Twitter feed about November event

Community Survey 2013

## Appendix D Local Green Spaces Map E

St Michael's Allotment Site & Horse Field

Felpham Way Allotment Site

Church Field

Old Rectory Gardens

The Greenswards

Roundle Square Open Space Beach Estate Open Space Hurstwood Estate Open

Space King George V Playing Field Flansham Lane Park

Bishop Tufnell School Playing Field

Site 6 Open Spaces

Worms Wood

Ceres Place Open Space

Pennyfields

Downview School Playing Field

Felpham Community College Playing Fields

Longbrook Park



