

Felpham Neighbourhood Plan

Pre-Submission Draft Regulation 14 Neighbourhood Plan

April 2019

1. Foreword

To be written by the **Chairman of Felpham Parish Council** - to be completed once the new Council is formed and has voted in the Chairman

2 Introduction

2.1 The original Felpham Neighbourhood Plan (referred to hereafter as the Plan) was 'made' by Arun District Council on the 16th July 2014 following a Referendum at which 90.14% of residents voted in favour.

2.2 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.

2.3 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.

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

Neighbourhood Plan Review 2019 - 2036

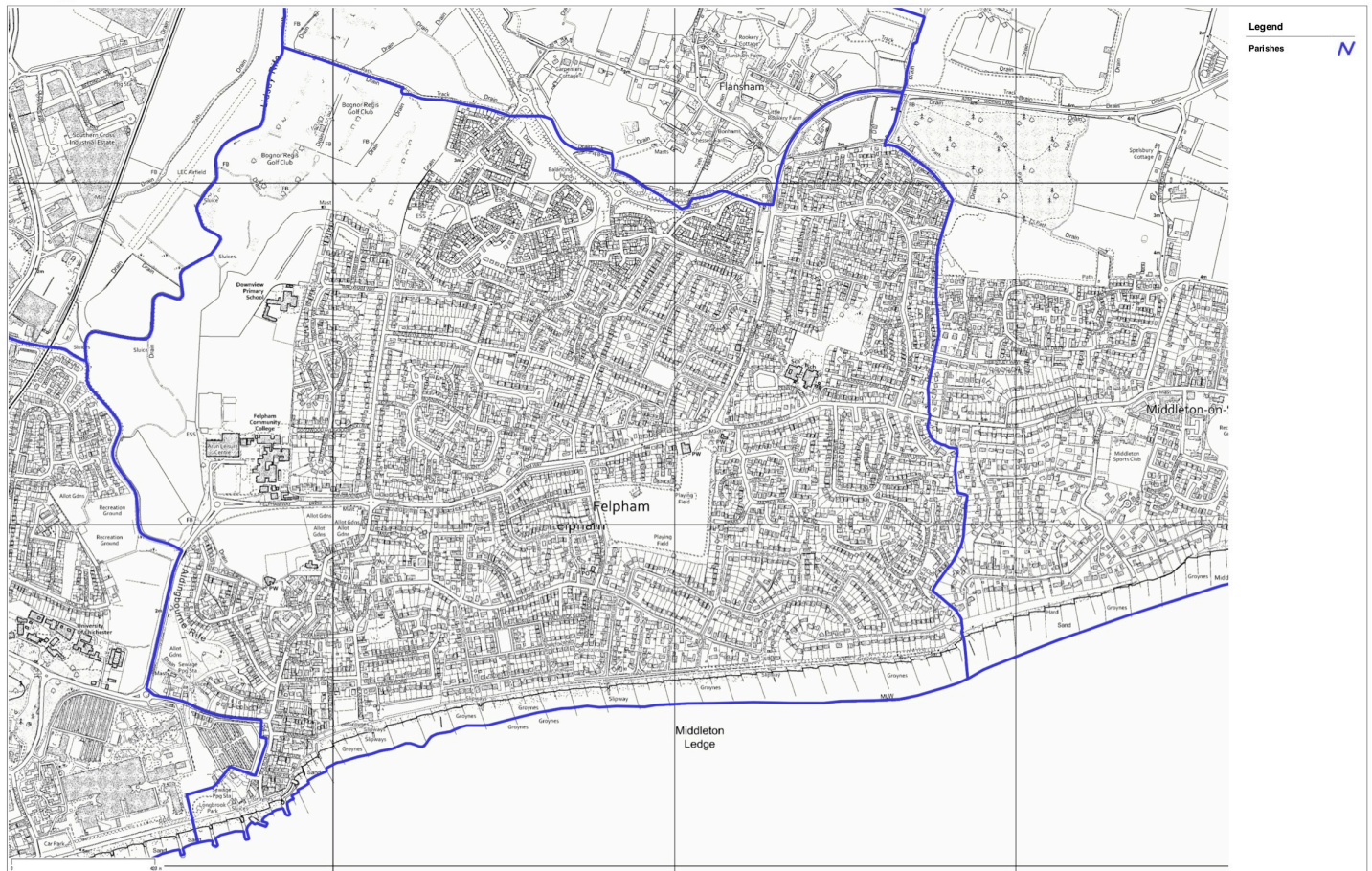
2.5 The Review contains a number of 'saved' policies from the Felpham Neighbourhood Plan 2013- 2029, some amended policies and some new ones.

How the Neighbourhood Plan fits into the Planning System

2.6 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.

2.7 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 deemed unnecessary by Arun DC.

Plan A: Felpham Parish Neighbourhood Plan Area (make it an A3 pull out)



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What is the Neighbourhood Plan

2.7 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

2.8 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

2.9 The entire document forms the revised Plan for Felpham.

2.10 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.

Plan Preparation Process

2.11 The Plan has been led by Felpham Parish Council, as a 'relevant body' under the Regulations.

The Plan making process comprises of the following documents:

- The 'made' Felpham Neighbourhood Plan 2013-2029
- Strategic Environmental Assessment (SEA) scoping submission
- Pre-submission Plan - a report that comprises the draft vision, policies and proposals
- Submission Plan - a final report for submission to Examination
- Basic Conditions Statement - a statement checking each policy against the Basic Conditions
- Consultation Statement - setting out all of the public engagement that led to the making of the Plan

Statement of Community Involvement

2.12 The purpose of the Neighbourhood Plan is to support the Parish Council through participation and engagement to develop and inform a clear mandate for taking actions or advocating on behalf of the Community. To articulate the views and issues that are important to the residents of Felpham Parish and give those residents a voice in shaping the future of their community and to identify initiatives that can be delivered by the community and funding that can be sourced by the community. In doing so, the Neighbourhood Plan encourages the local community to:-

- be more aware of their surroundings and meet local needs;
- identify 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.

To achieve these goals the Parish Council undertook a programme of consultation events in 2019 the results of which are detailed in the Consultation Statement.

Planning Policy Context

2.13 This section provides an overview of the planning policy context affecting Felpham.

National Guidance

2.14 The National Planning Policy Framework (NPPF), published in March 2012, provided guidance for local planning authorities (LPA's) in drawing up plans for development and was a material consideration in determining applications. The Framework was revised in July 2018 during the creation of the Plan and work undertaken to revise the references to align them with the new Framework. A presumption in favour of sustainable development is at the core of the NPPF 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.

Paragraph 11 of the NPPF 2018 requires that Neighbourhood Plans should apply a presumption in favour of sustainable development. This means that Neighbourhood Plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change.

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

Local Plan policy

As the Parish is located within the Arun District Council Local Planning Authority area, the Neighbourhood Plan needs to generally conform with the policies of the Arun District Local Plan 2011 - 2031(2018).

3 ABOUT FELPHAM

An Introduction to the Parish of Felpham

3.1 Understanding Felpham was the starting point for producing the original Neighbourhood Plan. It sought 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? This section of the Plan has been brought up to date to reflect changes in the Parish.

Felpham Today

3.2 A wide range of issues were considered in producing the Plan. These are 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. The evidence base is available in the summary that accompanies this Plan.

Environment, Sustainability and Design Quality

3.4 The parish of Felpham had a population of around 9852 people with an average age of 50 years according to the 2011 census. However, development at Blake's Mead since that time is likely to have increased the population by around 2000.

Housing

3.5 58% of housing is detached. With less than 10% of the total being flats or maisonettes.

3.6 A new housing development, Blake's Mead, comprising 820 dwellings is in the final stages of construction on the outskirts of the parish.

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 There is a Gap between Settlements which provides protection to the western edge of the parish identified in the Arun Local Plan 2011-2031.

Flooding

3.9 The parish lies within the Arun and Western Streams Catchment which covers an area of approximately 14,000 square kilometres. The catchment is drained into 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 parts of Felpham, will be at an increased risk due to rising sea levels and more extreme weather events.

3.10 There are rifes running through the parish with various outfalls to the sea. There has been significant flooding over the years. In 2012, 43 properties were severely affected by flooding. The areas east and west of Wedgwood Road are shown to be at risk from river and sea flooding on the Environment Agency flood maps. They are also at risk from surface water flooding. The West Sussex County Council Operation Watershed has sought to invest in highway drainage and environmental improvements.

Character and Heritage

3.10 The parish has a number of broad character areas that make up the built environment of the parish. See the Felpham Design Guide at Appendix A

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 820 homes to the parish.

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

Summerley Estate

Summerley Private Estate has 344 houses. 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 that 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. 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 B2259 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 B2259. 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 greenspaces.

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.

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. (See Evidence Base). In 2015 a Conservation Area Character Appraisal was undertaken by the LPA.

3.15 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 Tree Preservation Orders. The general feel of the parish is one of openness with well ordered and maintained facilities and public places.

3.16 The Felpham Village Conservation Society (FVCS) exists 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'.

3.17 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

3.18 Around 12% of residents travel between five and 10 kilometres to work each day (2011 census).

3.19 The commercial centre of the village, with the majority of shops and businesses is located towards the western side of the Parish. The main residential areas are mostly located in the centre and eastern end of the Parish. The geographical centre is located near the junction of Summerley Lane and the B2259.

3.20 The main shopping street in the village provides a range of local shops in the village 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. The parish survey revealed that over 60% of those who responded shop in the local shops at least once a week.

3.21 There is a second shopping and service area on the B2259 which includes access to fuel, convenience stores, a second hand furniture shop with an up-cycling service, food takeaway and restaurant services, pet stores, a hardware shop and hair dressers. There is also a shop serving the Blake's Mead development and a central Post Office and convenience store located in Summerley Lane.

3.22 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 two further car parks, one at Blakes Road giving good access to the seafront and a further one at Links Avenue serving the southern end of the shopping area.

3.23 There is a cycle path along part of the B2259 but in general the provision of cycle ways is poor with little connectivity.

3.24 Public consultation has revealed a desire for speed restrictions on roads through parts of the village.

3.25 There is good access to bus services which are frequent. However some residents will have to walk quite a distance to a bus stop.

3.26 Signage into the village to promote local services is poor. However new gateway signs at all entrances to the Parish have recently been erected.

3.27 The Sammy Community Transport service which used to provide access to transport for residents requiring hospital or medical appointments has recently ceased to operate.

3.28 Almost all of the roads in the parish are currently subject to a 30mph speed limit and in some areas there are no footways which was raised as an issue through the consultation process. Plans are in progress to implement a 20mph speed limit on some residential roads.

Community, Leisure and Wellbeing

3.29 An assessment of community facilities is included in the Evidence Base but Felpham has a range of facilities from the Felpham Memorial Village Hall, Felpham Methodist Church Hall and the Felpham Community Hall on Blake's Mead through to the local Leisure Centre.

3.30 Most of the facilities are small to medium capacity but meet the needs of the local population.

3.31 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 provisions.

3.32 Around one third of the community are aged over 65 with 5% of those having either bad or very bad health. This puts 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.

3.33 Around 60% of residents have two or more rooms that are under utilised in their homes and around 13% are receiving attendance allowance (2011 Census).

3.34 The lack of future burial space in the main churchyard is recognised by residents as being an issue.

3.35 The community no longer has a dedicated Police Community Support Officer however effective and visible policing is recognised as being important.

3.36 The community is well served by local groups. There is a Sailing Club, Emergency Resilience Group, Brownie, Cub and Scout Groups, a Horticultural Society, Drama Group, W.I. and Conservation Society. Felpham Colts Football Club are one of the largest youth football clubs in West Sussex. Felpham and Middleton Country Dancing Club is the oldest English Country Dance Club in West Sussex founded in 1933.

3.37 Play provision is being increased due to Section 106 money secured as a result of the Blake's 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

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

3.39 The key employment areas lie west of the parish in Bognor Regis with Butlin's 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.

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

3.41 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.

3.42 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.

3.43 Tourism is important to this coastal parish. There is a hotel, some bed and breakfast provision and a range of public houses, restaurants and take away outlets.

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

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

3.46 The Blake's Mead development has added around 820 new homes and subsequent increase in population resulting in greater pressures on all aspects of employment, transport, leisure and wellbeing.

3.47 Around 10% of residents work from home.

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

3.49 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 Statement and Core Objectives were developed with the local community at community engagement events. They formed the foundation of the original Felpham Neighbourhood Plan and have not changed.

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.

4.2 Using the vision statement and the views of local people helped us to put together a set of principles for delivering our vision. Those were 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, resilient, thriving community where its identity, heritage and aspirations for the future are valued, protected and promoted

4.3 The original principles set out in the 2013 Plan still apply to the emerging 2018 Plan as set out below:

Supporting business and enterprise: Felpham needed 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 level of 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

4.4 The Core Objectives are grouped under four headings:

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

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, improvement and promotion of tourism, heritage, leisure and recreational provision.
- new and improved travel connections in and around the village and parish.
- new and improved open spaces.

- supporting local people.

Additional Homes

5.2 Felpham has a future new housing allocation of 10 houses, plus windfall, but does not have any significant areas of land left to build upon. However it recognises that small scale development opportunities will come forward and the Plan allows for sensitive, appropriate, well designed development.

Promotion and retention of business and retail

5.3 To ensure the continued usage of local shops and businesses.

Retention, improvement and promotion of 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 with consideration for disabled users, and extending this to other areas.
- enhanced pedestrian and cycle provision linking existing recreational areas.
- ensuring adequate bus services in the parish and with surrounding areas.

New and improved open spaces

5.6 Enhancing current provision and maintenance of these:

- Improving and extending current play and playground provision in the village.
- Ensuring adequate play provision on the Blake's Mead development.

- Maximising any opportunity to provide additional open space.

Supporting Local People and providing protection to key open spaces

- 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.

Monitoring and Review

5.7 The Plan will be monitored by Arun DC on an annual basis and formally reviewed on a five-year cycle or to coincide with the review of the Arun District Council 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:

The Presumption in Favour of Sustainable Development

Housing

Business and Tourism

Environment, Sustainability and Design Quality

Getting Around

Community, Leisure and Wellbeing

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 Policies have been annotated SAVED where they are a saved policy from the current Plan.

6.4 The Presumption in Favour of Sustainable Development

Planning applications which accord with the policies in the Plan will be approved, unless material considerations indicate otherwise. Planning permission will also be granted where relevant policies in the Plan are out of date or silent unless:

- other relevant policies in the Development Plans for Arun indicate otherwise;
- any adverse impacts of the proposal would significantly and demonstrably outweigh its benefits when assessed against the policies in the Revised National Planning Policy Framework (RNPPF) taken as a whole; and
- specific policies in the RNPPF or other material considerations indicate that development should be restricted.

Felpham Parish Council will take a positive approach to its consideration of development.

This approach incorporates the key principles from the RNPPF namely:

“There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and co-ordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy”

Each policy within the Plan has been assessed against the 13 chapters set out in the RNPPF as well as against the objectives set out in the Plan.

RNPPF - Achieving sustainable development - Chapters

1. Building a strong, competitive economy
2. Ensuring the vitality of town centres
3. Supporting a prosperous rural economy
4. Promoting sustainable transport
5. Supporting high quality communications infrastructure
6. Delivering a wide choice of high quality homes
7. Requiring good design
8. Promoting healthy communities
9. Protecting Green Belt land
10. Meeting the challenge of climate change, flooding and coastal change
11. Conserving and enhancing the natural environment

12. Conserving and enhancing the historic environment

13. Facilitating the sustainable use of minerals

7 Housing

Objective	Policy
Protect the Built Up Area Boundary NPPF 11	H1: Built-Up Area Boundary
Support for windfall sites NPPF 6	H2 : Windfall sites

Objective: Provide housing to meet District Council allocation

Felpham Parish Council has been given a housing allocation of 20 properties during the life of the Plan. Land at Stanhorn Grove has been identified as a site for 18 dwellings and planning permission has been granted for this site. The Parish grows organically at a rate of 2.40 dwellings through windfall (see Evidence Base) and it is therefore considered that the allocation is met.

Policy H1: Built-Up Area Boundary (BUAB).

Outside of the settlement boundary at Felpham (see map in Evidence Base) development will not be acceptable other than for the purposes of:

- Agriculture
- Forestry
- Recreation
- Essential waste water utility infrastructure, or
- Where other policies within this Plan indicate otherwise.

7.1 The settlement boundary as defined in the Arun Local Plan 2011-2031 sets the distinction between the built form of the Parish of Felpham and surrounding countryside and will protect the countryside from unnecessary development.

Policy H2 : Windfall Sites

Permission will be granted for residential developments on infill and redevelopment sites within the parish subject to the following conditions being met.

- a. The development complies with the other relevant policies of the development plan.
- b. The scale of the development is appropriate to the size, character and role of the settlement.

- c. The townscape and landscape character is conserved or enhanced.
- d. The proposal creates safe and accessible environments that offer good access via a range of transport modes.
- e. A minimum of 30% affordable housing provision will be sought on all sites providing over 10 units coming forward under this policy subject to viability.
- f. Land is demonstrated to be used effectively and comprehensively.

7.2 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.

7.3 The annual rate of building from windfall = 2.40 dwellings (12 over 5 years - see Evidence Base)

8. BUSINESS & TOURISM

Policy Objective	Policy Index
<p>1. Support Felpham's shops and businesses and safeguard and develop the range of services available to residents to meet their daily needs</p> <p>NPPF: 3</p>	<p>BT1: Support business expansion.</p> <p>BT2: Retention of employment land.</p> <p>BT3: Support for new commercial uses.</p> <p>BT4: Retain primary retail frontages.</p>
<p>2. Ensure car parking in the village supports the viability of the shops, businesses and tourism.</p> <p>NPPF: 3</p>	<p>BT5: Car Parking.</p>

3. Market the area as an attractive destination by developing publications and website information. NPPF: 1	BT6: Tourism activities.
4. Improve broadband links and mobile phone connectivity. NPPF: 5	BT7: Communications infrastructure
5. All year round public toilet provision NPPF: 8	BT 8: Support and promote public toilet facilities

Objective : Support Felpham's shops and businesses.

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.

Policy BT1: Support Business Expansion.

Development proposals to upgrade or extend existing employment buildings will be supported unless the proposal would cause unacceptable harm to the amenities of surrounding properties, landscape, wildlife and cultural heritage.

8.1 Encouraging business to remain in Felpham is important given the limited amount of employment opportunities. Proposals to upgrade or extend should be encouraged.

Policy BT2: Retention of employment land

Proposals for the redevelopment or change of use of land or buildings categorised in employment or trade use to non-employment uses will not be permitted, unless the existing use can be shown to be no longer economically viable or where permitted development rights apply. 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.

8.2 Opportunities for employment within Felpham are limited which contributes to the massive amount of out commuting each day. Small scale employment sites contribute to the liveliness and activity in the parish and also support trade in village shops.

Policy BT3: Support for new commercial uses

Within the BUA, 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 acceptable and other policy considerations are complied with. Change to Class B2 uses (general industry) or Class B8 (distribution and storage) outside of permitted development rights will be resisted.

8.3 General Industrial use (B2) and distribution and storage (B8) are considered inappropriate for the parish due to the heavy goods traffic they can generate. The village centre is a very small confined area with considerable traffic issues. Any increase in heavy goods traffic will have a detrimental effect on the village and on existing businesses.

Policy BT4: Retain primary retail frontages

Change of use from retail (A1) to financial and professional (A2) and from retail (A1) to food and drink (A3,4 and 5) uses at ground level will be supported to a maximum of 20% of the sum total of the length of the primary retail frontages as shown in Map C in the Evidence Base and where a shop window display frontage in keeping with the character of the area is maintained.

8.4 The village commercial 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. The vitality of the village centre is dependent on primary retail frontages and so it is important that the retail frontages be retained and enhanced.

Policy BT5: Car Parking.

Change of use of Grassmere Car Park or car parks linked to businesses will not be permitted unless equivalent and equally accessible parking can be provided as a replacement.

8.5 Car parking is seen as vital to supporting the life of the village. The location of Grassmere car park allows it to be used by the parish church for people attending services or burials; for people attending events and meetings at the St Mary's Centre; the weekly library van service; residents overnight parking as well as the those using the shops and facilities within the main shopping street.

8.6 The loss of car parks attached to businesses such as public houses and restaurants adds pressure to the road network which is then used for parking and can reduce the viability of the business resulting in its closure.

Policy BT6: Tourism activities.

Sustainable tourism development proposals and/or extensions to or expansion of existing tourism uses, will be supported in principle subject to there being no unacceptable impact on adjacent residential amenity or impacts on wildlife and cultural heritage .

Proposals relating to land outside the built up area boundary will need to demonstrate that the proposed use is appropriate and will not have an adverse impact on the landscape, but will promote the characteristics of the area providing benefits to the local community. Development will need to be appropriate in terms of form and design.

In all cases appropriate levels of parking facilities must be provided and contained within the site.

8.7 Tourism is important to the local economy and the seafront and parks are considered the most important aspect of living in Felpham by residents. 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.

Policy BT7: Communications infrastructure.

All new residential, employment and commercial development which provides new buildings/dwellings must be designed to connect to high quality communications infrastructure including mobile phone connectivity. Support will be given for proposals that help to provide improved/additional connectivity for the Parish as a whole subject to the siting, design and impact on adjoining premises.

8.8 Felpham recognises the importance of high quality communications connectivity to allow access to online services, build businesses, improve educational opportunities and for simply keeping in touch with family and friends. The West Sussex County Council Better Connected Broadband Delivery Plan supports the need for high quality communications infrastructure within the county area.

8.9 Mobile phone coverage is not always consistent across the Parish which impacts on businesses.

Policy BT8: Public Toilets.

Proposals to maintain an all year round facility at Culver Road/Blakes Road will be supported.

8.10 Felpham is a tourist destination but also has an ageing population. Good quality public toilets are important to tourism. Closure of the seafront toilets at Culver Road/ Blakes Road would reduce the number of people visiting the beach with the subsequent knock on effect to reduction in visitors using other facilities such as restaurants.

8.11 Older residents frequently complain about the closure of public toilets which is happening across the District.

9. ENVIRONMENT, SUSTAINABILITY AND DESIGN QUALITY.

Objective	Policy Index
Create a design guide for future development. NPPF: 7	ESD1: Quality of design.
Work with relevant bodies to address flooding and drainage issues. NPPF: 10	ESD2: Surface Water Management. ESD3: Coast protection and sea defence works.
Development should reinforce the character of Felpham. NPPF: 12	ESD4: Buildings and structures of character. ESD5: Conservation Area. ESD6: Trees.
Encourage energy efficient and sustainable development NPPF: 10	ESD7: Renewable and low carbon energy. ESD8: New burial space - SAVED

Objective: Ensure that new development is in accordance with the Felpham Design Guide, is sustainable and reinforces Felpham's character whilst ensuring that drainage issues are addressed.

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. Imposing strict regulation on any development will ensure that the current drainage issues will not be exacerbated.

Policy ESD1: Quality of Design

Proposals for new housing or extension or alteration of existing housing must be of high quality, and designed to be sympathetic to the local design style principles set out in the Felpham Design Guide 2018 and the Felpham Conservation Area Character Appraisal of December 2015 and contribute positively to the environment.

9.1 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. 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.

Policy ESD2: Surface Water Management.

New development within areas at risk from flooding, will not be permitted unless it is supported by a site-specific Flood Risk Assessment which provides clear evidence to demonstrate that the proposal:

- (a) would not give rise to additional risk of flooding, either to the development site or to other land, arising from the carrying out or use of the development.**
- (b) would make appropriate provision for accommodating the surface water and foul water arising from the development.**

9.2 Where applicable, surface water management measures will be required for development proposals to ensure that the risk of flooding both on-site and downstream is not increased. No development should be commenced until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Developers should expect to carry out winter groundwater monitoring to establish highest annual ground water levels and percolation testing to the latest approved and mutually acceptable standards as defined by the LPA to support the design of any infiltration drainage. The expectation will be that the complete surface water drainage system serving the property is implemented (in accordance with agreed details) before the development is occupied.

9.3 The Environment Agency's Community Flood Risk Assessment Summary Sheet for Bognor Regis and Felpham states "Bognor Regis's housing and commercial properties are at risk from flooding from all sources as indicated on the Environment Agency's flood maps".

Coastal flooding, fluvial flooding from the Aldingbourne rife and surface water flooding are all types of flooding that could impact on Bognor. (see Evidence Base).

Policy ESD3: Coast protection and sea defence works

Proposals for coast protection and sea defence works and maintenance will be supported provided that they reflect the visual character of the area and/or are identified through the Shoreline Management Plan and enhance the existing coastal habitat and maintain the attractiveness of the promenade and other seaside attractions.

9.4 Felpham is a coastal village and the quality of its seafront promenade and beaches is highly valued. Much of the coastline is within a SSSI and any works to sea defences must be undertaken without detriment to the amenities of the seafront and without harm to the SSSI and the setting of the village.

Policy ESD4 Retain buildings and structures of character

The following Buildings and structures are of significant local interest and contribute to Felpham's distinctiveness:

Felpham Road

79 (King and Chasemore)

83, 85 and 3 and 4 St Clares Mews

108 (The Tudor Pharmacy, Boots Chemist)

105

106

Old School Mews

Former Barn, now garages to St Mary's Mews

48

48b

Sunshine Cottage

30

32 (Bay Cottage)

34 (Sunnynook)

36

The Old Mill

Felpham Way

43 (So India Restaurant)

85

Flansham Lane

Oak Tree Cottage, 36

Limmer Lane

8 (The Thatched House PH)

1, 2, 3 Turret House Mews

12

14

15

24

96 (Summerley Barn)

98

Lanesmeet

Old Rectory Garden House

Old Coastguards Lane (off Admiralty Road)

1-7 Old Coastguards 8-15 Old Coastguards

Sea Road

1-7 Victoria Terrace My Shanty

Vilhoet

Summerhill Drive

King George red Post Box

Summerley Lane

Limmer Lodge

Vicarage Lane

The Fox Inn PH

The Old Cottage

6

Waterloo Road

Winterton Cottage

Ye Olde Malt House

Southside Cottage

Seaway Cottage

3

Thimble Cottage

2, 3 Fernbank

Fernbank Cottage

Development proposals will be expected to retain and enhance their local distinctiveness and removal of part or all of them will not be permitted. If it can be demonstrated that they cannot be put to a beneficial use or re-use and are no longer viable then alternative proposals may be considered.

9.5 The parish has a number of buildings of architectural or historic interest but also has many buildings and features that contribute to the overall distinctiveness of the village. Retention of these assets is seen as important to the feel of the village.

9.6 The 2015 Conservation Area Character Appraisal identifies some of these buildings as worthy of addition to the existing list

Policy ESD5: Conservation Area.

Proposals within or affecting the setting of the Conservation Area will be dealt with in accordance with ADC Local Plan policy HERDM3 and the Felpham Conservation Area Character Appraisal of December 2015.

9.7 The Felpham Conservation Area is important to retaining the historic heart of the village. The 2015 Character Appraisal for the Felpham Conservation Area sets out the key features that define the character and what should be preserved and enhanced.

Policy ESD6 : Protection of trees and hedgerows

Development that damages or results in the loss of trees of arboricultural and amenity value or loss of hedgerows and/or priority habitat, or which significantly damages ecological networks will be refused unless the need for, and the benefits of the development in that location clearly outweigh the loss.

Development proposals must be designed to incorporate biodiversity within and around developments and enhance ecological networks, seeking to retain wherever possible trees of arboricultural and amenity value and hedgerows.

Proposals where there are trees on the site or on neighbouring sites that could be affected by the development 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.

9.8 Trees and hedgerows contribute to the open and pleasant feel of the Parish, its play areas and residential properties. The removal of trees to make way for development can completely change the amenities of an area and must be resisted. Loss of areas of ground cover and habitat can have a significant effect on wildlife.

9.9 To contribute to the Government's target to halt the decline in biodiversity by aiming for a net gain for nature.

Policy ESD7 : Renewable and Low Carbon Energy.

Proposals for energy generating infrastructure using renewable or low carbon energy sources will be supported provided that:

- (a) the energy generating infrastructure is located as close as practicable and is in proportion to the scale of the existing buildings or proposed development it is intended to serve.
- (b) the siting, scale, design and impact on heritage assets and their setting, landscape, views and wildlife of the energy generating infrastructure is minimised and does not compromise public safety and allows continued safe use of public rights of way.
- (c) adjoining uses are not adversely impacted in terms of noise, vibration or electromagnetic interference.
- (d) where appropriate the energy generating infrastructure and its installation complies with the Micro-generation Certificate Scheme or equivalent standard.
- (e) proposals for energy generating infrastructure on land in current agricultural production or on "best and most versatile" agricultural land will not be supported unless it is utilising the product of farming operations located within the Parish.

9.10 The Arun DC Energy Efficiency Strategy 2014-2019 actively encourages the use of renewable energy schemes and the Parish Council supports this approach.

9.11 Micro-generation Certification Scheme (MCS) is an internationally recognised quality assurance scheme, supported by the Department of Energy and Climate Change. MCS certifies micro-generation technologies used to produce electricity and heat from renewable sources.

Policy ESD8: Provide new burial space - SAVED

Support will be given to the use of land in the parish to increase burial space subject to the appropriateness of the location.

9.12 There is less than a three year supply of burial land available in Felpham. Support will be given to finding a suitable location.

10 GETTING AROUND

Objective	Policy Index
<p>Promote the use of walking and cycling routes and improve footways, footpaths and cycleways.</p> <p>Engender support from the responsible bodies for improvements in the maintenance and signing of footpaths and cycle ways.</p> <p>NPPF: 4</p>	<p>GA1: Promoting sustainable movement.</p>
<p>Present a substantiated case to the appropriate authorities for improvements to traffic management, speed control and public transport.</p> <p>NPPF: 8</p>	<p>GA2: Public transport and improved signage. - SAVED</p> <p>GA3: Traffic calming and shared space features.</p>
<p>Improve car parking.</p> <p>NPPF: 7</p>	<p>GA4: Parking on New Developments.</p>

Objective: 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.

Policy GA1: Promoting sustainable movement.

Support will be given to proposals that improve and extend the existing footpath and cycle path network.

Development proposals that increase travel demand must demonstrate that:

- (a) they extend or improve walking and cycling routes by allocating land available for those purposes or by means of financial contributions through legal agreements or the Parish portion of the Community Infrastructure Levy (CIL).**
- (b) they are located in places accessible to public and community transport or can improve the accessibility of the site to public and community transport by contributing to the provision of enhanced services.**
- (c) they do not result in the loss of any existing footpaths or cycle paths.**
- (d) they are suitably lit to meet the latest lighting standards**

The Parish allocation of Funds collected under the provisions of the Community Infrastructure Levy will be targeted at schemes identified below:

- contributions to traffic calming and public realm schemes.**
- contributions towards road improvements, including new cycle routes and facilities and safer pedestrian crossing.**
- footpaths and footways.**

10.1 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.

10.2 Felpham is well suited to walking and cycling. Improving connections between existing residential areas and the village centre would increase support for the shops, reduce traffic and make the village more sustainable. Residents already use cycling as a key form of transport so improved links will give big returns. 84% (1002 residents) supporting new or improved footways and footpaths and 88% (1059 residents) supported the need for more cycleways/routes (source 2013 survey).

Policy GA2: Encourage better signage and better planning of public transport - Saved

Developments that provide improved publicity and signage relating to the promotion of Felpham's facilities will be supported provided that they enhance their surroundings, and do not reduce the visual and environmental amenity of their surroundings.

10.3 Improving signage to promote the facilities available in Felpham are seen as very important both by residents and businesses. Improvements to bus and community transport is important given the age profile of residents and the need for traffic reduction.

10.4 Felpham Parish Council will liaise with West Sussex County Council to encourage better planning of public transport and improved signage into and around the village which will serve to promote the attractions, facilities and methods to access them.

Policy GA3: Traffic calming and shared space features.

Traffic calming and shared space features on the B2259, Felpham Road and Downview Road will be supported and required from development where appropriate.

10.5 Traffic speed, congestion and safety are all major concerns for residents (see Evidence Base – Survey responses) Felpham Road and Downview Road are used as “rat runs” when congestion is bad on the B2259.

10.6 Since the completion of the 2013 Plan the following issues have either been completed or are scheduled for completion during the Plan period :

Sea Road – pedestrian refuge island – completed.

Admiralty Road/Old Coastguards Corner - footway build out and improvement works on Felpham Road – completed (as far as possible).

Vicarage Lane junction with Felpham Road.

Limmer Lane junction with Felpham Road.

Downview Road, Wroxham Way and Outerwyke Road – installation of speed cushions – completed.

B2259 traffic signal – re-alignment of traffic lanes and pedestrian refuge island – completed.

Vicarage Lane Footway.

Area wide 20 mph speed limit.

Flansham Park – proposal for a mini roundabout have been removed.

Summerly Lane – removal and re-siting of existing traffic signal controlled crossing and installation of a mini-roundabout.

Policy GA4: Parking on new Developments.

Car Parking should where possible be accommodated within the curtilage of the dwelling in the form of a garage and/or parking space. Development proposals will be supported only if they include the maximum level of off-street parking consistent with current local standards and make provision for access by emergency vehicles.

Developments that reduce the amount of off-street parking currently available will only be supported if they make enforceable provision for equivalent off-street parking nearby. Parking spaces provided in connection with such proposals will be required to be made available in perpetuity.

For in curtilage parking, the following principles should be incorporated:

- (a) garages must be large enough to be useable - internal dimensions of 6.5m x 3m are required**
- (b) garages should be designed to reflect the architectural style of the house they serve**
- (c) set garages back from the street frontage**
- (d) locate parking in between houses (rather than in front) so that it does not dominate the street scene**
- (e) where parking is located in front of houses, design the street and the landscape to minimise their visual impact - e.g. incorporate planting between front gardens.**

Where parking cannot be provided in-curtilage, the following principles should be incorporated:

- (f) rear parking areas should be kept small and serve no more than six homes so that there is a clear sense of ownership**
- (g) avoid large parking courts to the rear of dwellings**
- (h) design parking into courts and mews to the fronts of dwellings, where the spaces can form not only a functional space for cars but an attractive setting for the buildings**
- (i) include some on-street parking for visitors and deliveries.**

10.7 The Parish suffers from significant road traffic and parking issues. New development must seek to ensure that routes are kept safe and clear to allow the unhindered movement of all vehicles. Issues have already arisen on the new Blake's Mead development where parked cars have hindered/obstructed the free movement of emergency vehicles

10.8 The way in which car parking is designed into new residential development will have a major effect on the quality of the development. There are two principles to designing parking:

- cars parked on the street and in front of dwellings can seriously detract from the character and quality of a place. Minimising the visual impact of parked cars can let the buildings and landscape dominate instead;

- residents must be provided with safe and convenient access to their cars. Hiding cars away in rear courtyards can lead to problems of crime and lack of personal security. Residents like to be able to see their parked car from their home.

11 COMMUNITY, LEISURE and WELLBEING.

Objective	Policy Index
Plan for an ageing population. NPPF: 8	CLW1: Support independent living - SAVED
Develop opportunities for participation in sport and leisure activities. NPPF: 8	CLW2: Leisure opportunities - SAVED CLW3: Allotment provision - SAVED
Ensure that health provision is sufficient to meet need. NPPF: 8	CLW4: Healthcare facilities - SAVED
Register Assets of Community Value.	CLW5: Protection of Assets of Community Value - SAVED
Designate Local Green Spaces NPPF: 8	CLW6: Protect Local Green Spaces - SAVED
Protect Local Open Space NPPF: 8	CLW7: Protect Local Open Space - SAVED
Education Provision NPPF: 1	CLW8: Education Provision.

Objective: 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.

Policy CLW1: Support Independent Living. SAVED

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

11.1 Around one third of the community are aged over 65 with 5% of those having either bad or very bad health. Provision of services for the elderly are limited and not considered sufficient to meet the demands of our ageing population.

11.2 Conversion of properties can be appropriate for independent supported living for people with disabilities and the elderly.

Policy CLW2: Leisure Facilities. SAVED

Existing recreational 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 and that the impact on the amenity of surrounding residential properties is acceptable.

11.3 Our outdoor spaces are seen as vital to maintaining a happy and healthy community. Open spaces and leisure facilities in Felpham are valued by both residents and visitors.

Policy CLW3: Allotment Provision. SAVED

Proposals that result in harm to or loss of allotments will not be permitted unless replacement provision is made, of at least equivalent quality and facilities located at a similar convenience and accessibility for the existing plot holders.

11.4 Allotments in Felpham are well used and valued. They are a place of social connectivity and not only provide opportunities to grow food but also contribute to local wildlife habitat and improved health and fitness.

Policy CLW4: Health Care Facilities.

Contributions will be required from developers of new housing to fund additional health care facilities.

11.5 Proposals for new or improved medical/health care facilities will be supported subject to siting and design and the impact on existing amenities.

11.6 The introduction of over 800 new homes into the Parish has put a strain on existing medical facilities.

Policy CLW5: Protection of Assets of Community Value. SAVED

Proposals that will enhance the viability and/or community value of any property that has been included in the register of Assets of Community Value 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 not be permitted, 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 economically viable. Typically this would mean the site has been marketed at a reasonable price for at least a year for that and any other suitable employment or service trade uses and no interest in acquisition has been expressed.

11.7 The buildings currently registered as Assets of Community Value are Felpham Post Office and Stores, Felpham Memorial Village Hall, Felpham Scout Hall, The Fox Inn, Old Barn PH, The Thatched House, The George Inn, The Southdowns PH and Felpham Sailing Club, all of which are recognised as significant in the economic and social viability of the village. The Post Office is a major feature of daily life for residents particularly as the village no longer has a bank. Other businesses benefit from visits made to use the Post Office. The Memorial Village Hall and Scout Hall are well used for public events and play a central part in the vitality of the parish and the sense of community.

Policy CLW6: Protect Local Green Spaces. SAVED

The LPA has designated areas shown in Map D as Local Green Space in accordance with paragraphs 99-100 of the RNPPF. Proposals for redevelopment of land identified as Local Green Space will not be supported.

11.8 The Local Green Spaces identified are special to the community being places of beauty, tranquility, wildlife and historic value.

Policy CLW7: Protect Local Open Space. SAVED

The LPA has designated the areas shown in Map E as Local Open Space. Proposals for development of areas designated as Local Open Space will not be supported unless such development promotes and enhances the existing use of that space as a Local Open Space.

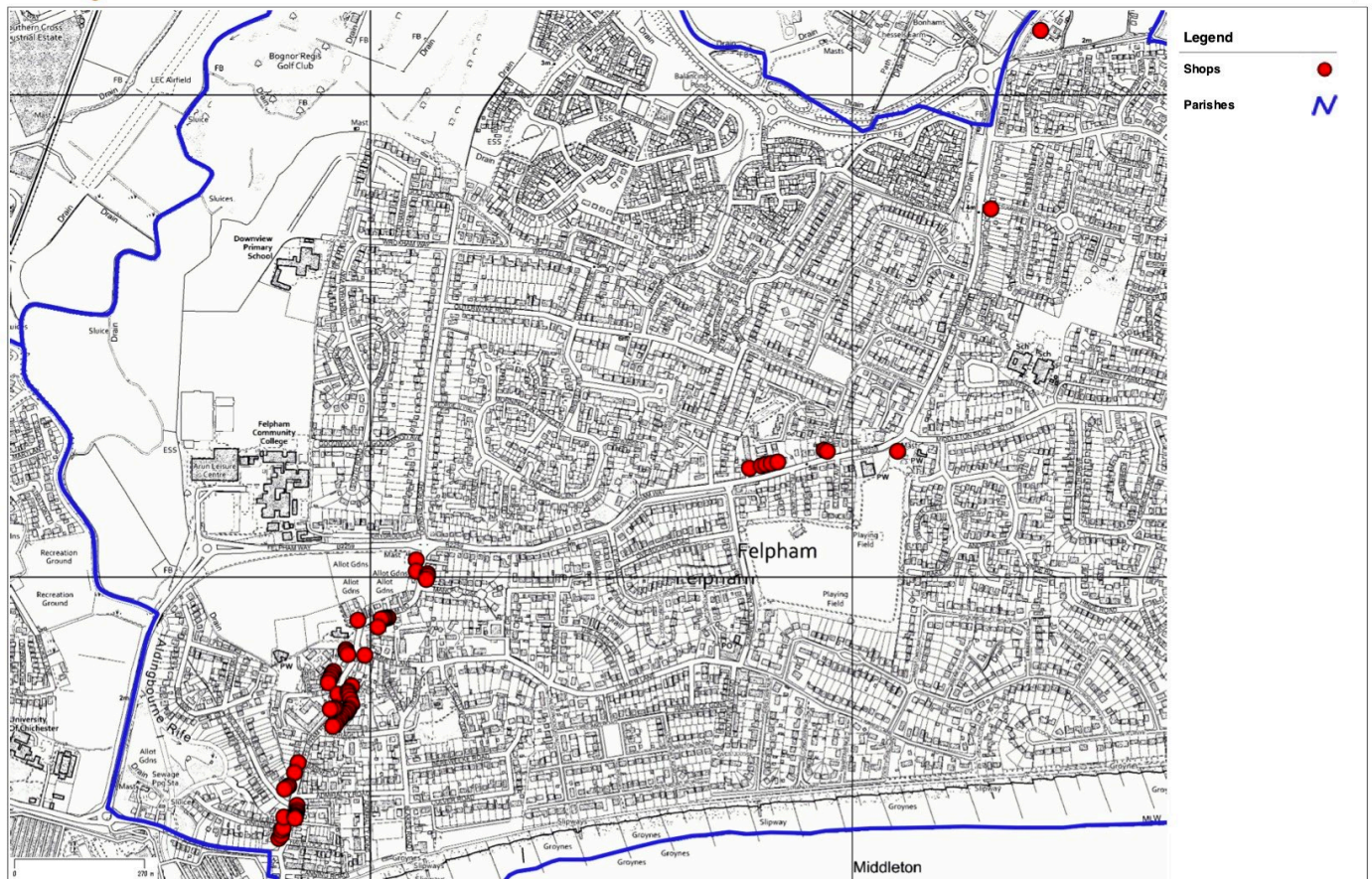
11.9 Most of the estates in Felpham were designed and built with grassed areas within them and at the entrances to them. These areas provide relief to the built form of the parish. They are an important feature in the parish and contribute to its character, adding to the distinctive open feel and reinforcing the sense that you are in a parish rather than an urban area.

Policy CLW8: Education Provision.

Development of land at Blake's Mead identified for the provision of a school is supported.

11.10 Use of the land was allocated for a school in the original Planning Application. The community at Blake's Mead can only be enhanced by such provision as it will negate the need for young children to travel greater distances for education.

Policy BT4 Map C - Retail Frontages/Shopping Areas



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The following areas shown on Map D are designated a Local Green Spaces**1. KING GEORGE V PLAYING FIELDS**

This large area is the largest public use pleasure, recreational and leisure land in the village of Felpham. It has formal football pitches and pavilion along with a half court basketball area and children's playground. It has footpaths around the outer perimeters, which are extremely popular with walkers and dog walkers, and is the area used during the Fun Fair season, with an annual visit in July. It also has hosted charity events etc in the past. The area is also home to a variety and numerous number of trees and hedges.

Owned and maintained by Arun District Council. Has a Management Plan.

This is designated as Local Green Space because of its significant recreational value.

2. LONGBROOK PARK & SEA ROAD GARDENS

Longbrook is a very important area on the sea front that has as borders of the Butlin's complex, the sea and the Rife. It has a trim trail for adults and a playground for children. It also has an important area of vegetated shingle. It is a piece of land that could be the subject of development expansion by Butlin's and therefore needs to be protected from this. Because of the buffer that this piece of land gives between the Butlin's complex, the Rife and the sea and the fact that it has well used facilities for adults and children, and a protected vegetated shingle area this park should be designated Local Green Space status.

Owned and maintained by Arun District Council. Has a Management Plan. Sea Road Gardens is a strip of grassed land that has benches and seats for public use and a variety of hedgerows and trees. It forms a natural barrier up to the Butlin's perimeter fence and acts as soft landscaping against this for the residents of Sea Road, who look onto it. At its southern end it joins with the entrance to Longbrook Park.

Owned and maintained by Arun District Council.

These areas are designated as Local Green Space because of their recreational value, natural environment and unique place (in terms of the vegetated shingle to be found at Longbrook).

3. OLD RECTORY GARDENS

These Gardens are situated in the centre of the old village and include various varieties of trees and hedges. They also have a landscaped pond area along with a Reading Chair and seats for younger children. It is a place of tranquillity and popular with the public and surrounding residents. Historically it is the gardens of the Old Rectory and has a herring

boned brick pathway across it. For these reasons this should be included as Local Green Space.

Owned and maintained by Arun District Council.

This is designated as Local Green Space because of its significant recreational value, historic nature and tranquillity.

4. THE GREENSWARDS

The Greenswards are the long thin areas of grassed land that run parallel to the promenade and beach. The backdrop to these are the blue and yellow painted beach huts which form a vibrant community in themselves during the summer months. The greenswards are utilised by the owners for a variety of usages and are home to the Annual Fun On The Prom Event.

Owned and managed by Arun District Council.

This is designated as Local Green Space because of its significant recreational value and unique sea front character.

5. THE RIFE

Home to a variety of fauna and flora. There have been records of slow worms, common lizards, grass snakes and bats along the rife as well as 90 different species of bird being recorded between 1997 and 2011. In terms of its natural environment and ecological importance the rife should be designated Local Green Space to ensure its importance for animals and birds.

This is designated as Local Green Space because of its significant natural wildlife character and interest.

6. FLAX MEAN POND

Flax Mean is a peaceful and tranquil duck pond with a variety of trees which form an oasis amongst development on all four sides. It is also home to other natural inhabitants.

This is designated as Local Green Space because of its unique, historical and wildlife interest and character.

7. WORMS WOOD

Overseen and managed by the Woodland Trust – to be passed back to Arun District Council in March 2014.

Site includes native woodland including oak, ash, maple, birch and cherry. A good path network and grassy ridges run throughout. Extra habitats have been provided by watercourses and ponds.

This should be included as a Local Green Space for its range of native trees and other habitats.

This is designated as Local Green Space because of its significant and unique to Felpham natural wildlife woodland.

8. CHURCH FIELD

Church Field is a pocket of land that lies within the Felpham Parish Boundary.

It is some 4 Hectares in size and is the only piece of land in Felpham “of historic interest as it is the only field left remaining in Felpham where William Blake wrote “Jerusalem”, is in the area covered by his watercolour Felpham landscape, now in the Tate and is therefore a vital part of Felpham’s unique identity”.

It has as its boundary with St Mary’s Church and North Way to the south, Felpham Way to the north, the Felpham Allotments & Gardens Society (FAGS) to the east and Rife Way to the west. It is owned by the Lyon’s Family Trust and managed on its behalf by Strutt & Parker (Chichester), and is currently used for farming/ agricultural purposes.

Church Field is perceived as a valued open space within Felpham, acting as a buffer to the increasing development of Felpham and is the only “strategic gap” left within the Parish. It was designated as public open space in Arun District Council’s Local Plan (1996 -2011) land use guidelines in April 2003, as follows:

“Church Field, Felpham – this is an area of approximately 4 hectares in the local gap between Felpham and Bognor Regis (Policy Area 11 – Strategic and Local Gaps). It is an open site with no existing buildings and is currently in agricultural use. Housing development abuts the site on its western boundary.

Type of Use Proposed: both informal and formal recreation may be appropriate, although it is important to maintain an open appearance to the site”.

Arun District Council have stated that they have in place, in the period between the old and new Local Plans, a range of saved policies which will ensure that development is controlled. These will be saved until they are replaced by new policies in an adopted development plan, or are no longer compliant with national or regional planning policy. This is proven within the Arun District Council’s Strategic Housing Land Availability Assessment (SHLAA) Update 2012, Appendix 6 Rejected Sites, (Site Reference 108) where the reason for rejection from development of Church Field is stated as “the site is protected New Open Space in the adopted Local Plan and is therefore unsuitable for development”.

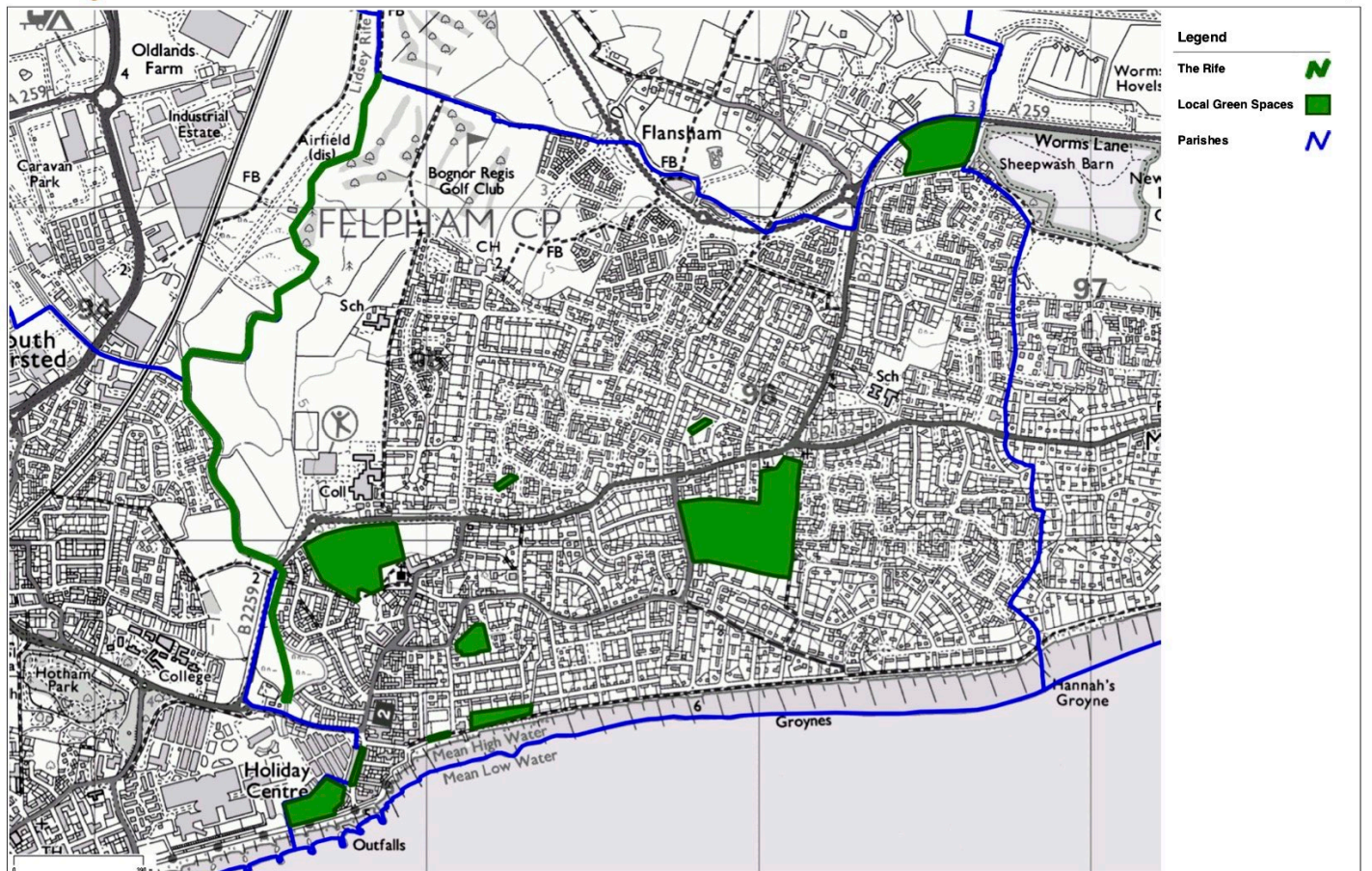
The Arun District Council has a duty to review all Conservation Areas to assess if they have changed over the years. If significant change has occurred or if additional areas

of special interest are identified, the boundary may be amended. This is the issue that currently exists with the Felpham Conservation Area. A review of the conservation area is currently underway and will consider a boundary change as part of this, including the incorporation of Church Field to within the Conservation Area.

In light of the above, this piece of “strategic gap” land should most certainly be included as a Local Green Space.

This is designated as Local Green Space because of its significant historic background, tranquillity and views to and of the Norman Church.

Map D Local Green Spaces



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Policy CLW 7 Local Open Spaces

The following areas shown on Map E are designated a Local Open Spaces

1. FLANSHAM LANE PARK

Flansham Lane park is a thin strip of land between the new Site 6 development and the main A259. It has on it a newly erected playground with facilities for older children. This has been funded from the development's s106 monies. It has a bridged link to the new development and is a heavily utilised and popular facility. Because of its location and the geographical area it serves it should have a designation of Local Open Space.

Owned and maintained by Arun District Council.

2. ROUNDE SQUARE OPEN SPACE

This is the only open space on the Roundle Estate and has housing on all four sides. Its open aspect enhances the ambience of the area and contributes to a pleasant street scene. The focal point of the open space is accentuated by the Community Noticeboard that sits on it. As it is the sole open space area on the estate and contributes significantly to the overall appearance of the area this should be included on any Local Open Space listing for Felpham.

3. BEACH ESTATE OPEN SPACE

Its open aspect enhances the ambience of the area and contributes to a pleasant street scene. As it is the sole primary space area on the estate and contributes significantly to the overall appearance of the area this should be included on any Local Open Space listing for Felpham.

4. HURSTWOOD ESTATE OPEN SPACE

Its open aspect enhances the ambience of the area and contributes to a pleasant street scene. As it is the sole open space area on the estate and contributes significantly to the overall appearance of the area this should be included on any Local Green Space listing for Felpham.

5. CERES PLACE OPEN SPACE

Its open aspect enhances the ambience of the area and contributes to a pleasant street scene. As it is the sole open space and contributes significantly to the overall appearance of the area this should be included on any Local Green Space listing for Felpham.

6. PENNYFIELDS

Its open aspect enhances the ambience of the area and contributes to a pleasant street scene. As it is the sole open space area and contributes significantly to the overall

appearance of the area this should be included on any Local Green Space listing for Felpham.

7. GOLF LINKS ROAD OPEN SPACE

Its open aspect enhances the ambience of the area and contributes to a pleasant street scene. As it is the sole open space and contributes significantly to the overall appearance of the area this should be included on any Local Green Space listing for Felpham.

8. SITE 6 (BLAKE'S MEAD) OPEN SPACES

There are numerous open spaces on this new and continuing development site, all form part of the planning permission and requirements for the overall site. Some open spaces have playgrounds as part of them and others purely to create a more open aspect on what is a 770 home development. This should be included on any Local Green Space listing for Felpham.

9. ST MICHAEL'S ALLOTMENTS SITE & HORSEFIELD

The Parish Council has two allotment sites of which this is one. Parish Councils if they have such facilities are bound to provide, retain and maintain these for public use, under the Allotments Act 1950. In this respect, and by definition, these would need to be permanently allocated as Allotment sites and therefore Local Open Space status should apply.

Owned and maintained by Felpham Parish Council.

Designated as Allotment protection area.

10. FELPHAM WAY ALLOTMENT SITE

Whilst this area is managed by the Felpham Allotments & Gardens Society (FAGS) the land is owned by Felpham Parish Council. Therefore the same regulations/legislation applies as above in 2) and therefore Local Open Space status should once again apply.

Owned by Felpham Parish Council, managed by the Felpham Allotments & Gardens Society (FAGS).

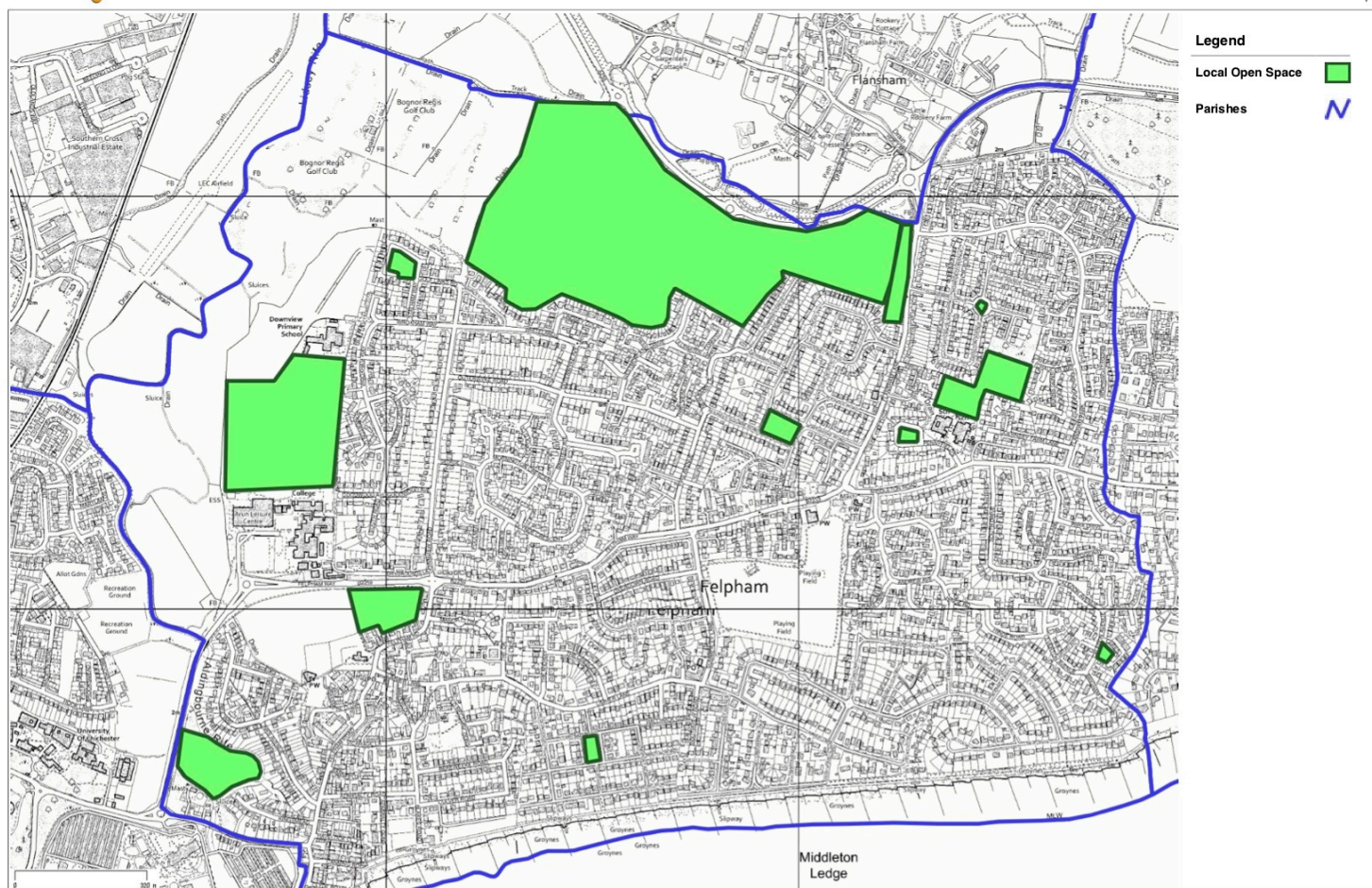
Designated as Allotment protection area.

11. SCHOOL PLAYING FIELDS

There are school playing fields at Bishop Tufnell Junior, Downsview Primary and Felpham Community College Schools. These are primarily for school usage as part of its sporting and health awareness and activity programmes. Nationally there has been a decline in the amount of area allocated to schools for sporting, health related and recreational activities. Particularly with the addition of a new class entry from 2015 at Downsview School it is felt that, along with the other two school sites that the playing fields should be maintained, as

a minimum, at its current level and therefore should have Local Open Space protection to ensure this. All School Playing Fields are owned by West Sussex County Council.

Map E Local Open Spaces



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