



Felpham Neighbourhood Development Plan

2019 - 2031



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1. Foreword

Felpham, on the West Sussex coast between Bognor Regis and Littlehampton, is a picturesque seaside parish. It has its own character which blends a traditional and unique heritage with new and evolving residential areas, mostly to the north of the established village.

Investment in the village and parish, and change in the coming years, will only be worthwhile if it supports the village, its residents and the future of its community.

Felpham Parish Council conducted a comprehensive review of its original 2014 Neighbourhood Plan during late 2018 and early 2019.

The original 2014 plan and the revised plan are based significantly on feedback from residents as it is they who the plan affects the most. 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 residents to share their views on what changes should occur rather than leaving such decisions wholly to others. This plan therefore is a fundamental component on how Felpham evolves and must be fully considered during any proposed development project or scheme. It provides mitigation against any kind of development that is not in keeping with the overall village character whilst recognising that changes sometimes are needed.

The 2019 review strengthens those views and if used properly and in conjunction with the recently adopted Arun District Council Local Plan aims to ensure that our village maintains its character and heritage.

The resulting revised 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 transport, getting around, business, tourism, community, leisure and wellbeing, the environment, landscape features and design quality of physical structures.

It acknowledges that sometimes things have to change or evolve but strives to ensure that any such changes have a positive impact on the village and its residents.

The Parish Council thanks all those residents who responded to the development of the original 2014 version, and those who responded to the 2019 consultation enabling us to further strengthen our vision to enhance, preserve and protect our village.

In particular our thanks go to Richard Wickens, the clerk to the council, and Maureen Chaffe, the Council's Neighbourhood Plan advisor, who both dedicated many hours in developing the revised plan.

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 - 2031

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

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

2.6 The Felpham Neighbourhood Development Plan (the Plan) has been prepared in accordance with Regulation 14(a)(v) of the Neighbourhood Planning (General) Regulations 2012 (as amended) in respect of the Modification Proposal to the made Felpham Neighbourhood Plan 2013-2029.

2.7 The modifications made are as follows:

2019-2031 Proposed	Type of modification	Notes
H1: BUAB	Material modification does not change nature	Inline with ADC Policy
H2: Windfall sites	Material modification does not change nature	Inline with ADC Policy
BT1: Business expansion	Material modification does not change nature	Minor wording change. Does not change the policy intent
BT2: Employment Land	Saved Policy	

BT3: New office, workshop and light industrial uses	Saved Policy	
BT4: Retail premises	Saved Policy	
BT5: Car Parking	Material modification does not change nature	Minor wording change. Does not change the policy intent
BT6: Tourism activities	Material modification does not change nature	The policy now also includes extensions to or expansion of existing tourism and not just proposed development which provides some additional clarity.
BT7: Communications infrastructure	Material modification does not change nature	This now lists mobile phone connectivity to be included as part of high-quality communications infrastructure which provides some additional clarity.
BT8: Public toilets	Material modification does not change nature	No new land allocation.
ESD1: Quality of design	Material modification does not change nature	Policy has been amended to make reference to the Felpham Design Guide and the Felpham Conservation Area Character appraisal.
ESD 2	Deleted	
ESD3: Coast protection and sea defence works	Saved Policy	
ESD4	Deleted	
ESD5: Surface Water Management	Material modification does not change nature	Textual change to strengthen the policy
ESD6: Retain buildings and structures of character	Material modification does not change nature	Addition of properties identified through the 2015 Conservation Area Character Appraisal. All others are already identified in the ADC Supplementary Planning Guidance.
ESD7: Felpham Conservation Area	Material modification does not change nature	Text amended to reflect the 2015 Conservation Area Character Appraisal
ESD8	Deleted	
ESD9: Protection of trees, hedgerows and habitats	Material modification does not change nature	Textual changes to include additional habitats.
ESD10	Deleted	
ESD 11	Deleted	

ESD12: Renewable Energy Schemes	Saved Policy	
ESD13: Burials Space	Saved Policy	
GA1: Promoting sustainable movement.	Material modification does not change nature	Policy intent is the same
GA2: Publicity and signage	Saved Policy	
GA3: Traffic calming and shared space	Material modification does not change nature	Policy intent is the same
GA4: Parking on new developments	Material modification does not change nature	In line with ADC and WSCC policy
CLW1: Provision for older people	Saved Policy	
CLW2: Leisure facilities	Saved Policy	
CLW3: Allotment provision	Saved Policy	
CLW4: Health Care Facilities	Saved Policy	
CLW5: Assets of Community Value	Saved Policy	
CLW6: Local Green Space	Saved Policy	
CLW7: Local Open Space	Saved Policy	
CLW8: Education Provision	Material modification does not change nature	Land is already allocated by ADC for the purpose

Conclusion

2.8 The Parish Council considers that the modifications and new policies contained in this modifications proposal are not significant or substantial enough as to change the nature of the Neighbourhood Development Plan and therefore the Plan would require examination but not a referendum. It is recognised that Arun District Council will provide a statement on this at Regulation 17.

How the Neighbourhood Plan fits into the Planning System

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

2.10 Neighbourhood Plans must be in line with European Regulations on strategic environmental assessment and habitat regulations. An Environmental Assessment of the Plan has been deemed unnecessary by Arun DC.

What is the Neighbourhood Plan

2.11 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

2.12 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 and identifies the SAVED policies from the made Plan.

Section 3: Evidence Base

2.13 The entire document forms the revised Plan for Felpham.

2.14 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

2.15 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

2.16 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

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

National Guidance

2.18 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 RNPPF which in practice means that LPA's and communities in locations where Plans are being prepared need to positively seek opportunities to meet their area's development needs.

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

Paragraph 11 of the RNPPF 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 RNPPF. Once the Neighbourhood Plan is adopted it becomes part of the Arun District Development Plan.

Local Plan policy

2.19 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. 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 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

3.11 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 C.

3.12 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.

3.13 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.

3.14 Most recently a development to the North on open farmland has added a further 820 homes to the parish.

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

3.15.1 **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.

3.15.2 **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.

3.15.3 Hurstwood Estate

This small estate of around 100 houses is well ordered and spacious with well kept greenspaces. Developed during the 1930s it is a small grouping of roads with a central roundabout and roads radiating outwards. There are many mature trees and hedges. Dwellings are predominantly detached, many being chalet bungalows with small front and larger rear gardens. Many have garages and a driveway suitable for one or two cars. There are a variety of rooflines with low and overhanging eaves, many with chimneys.

3.15.4 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. The streets adopted a rectangular pattern around an oblong green. Dwellings are predominantly detached, many being chalet bungalows, with dormers for first floor accommodation, on good sized plots.

3.15.5 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.

3.16 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 Tree 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 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'.

3.18 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 kilometres to work each day (2011 census).

3.20 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.

3.21 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.

3.22 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.

3.23 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 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.

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

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

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. However new gateway signs at all entrances to the Parish have recently been erected.

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

3.29 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. At present work is ongoing to implement a 20mph speed limit on some residential roads.

Community, Leisure and Wellbeing

3.30 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.

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

3.32 There are three local schools: Felpham Community College, Downview Primary, Bishop Tufnell Primary. There is also a good range of preschool provisions.

3.33 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.

3.34 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).

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

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

3.37 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.

3.38 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

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

3.40 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.

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

3.42 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.

3.43 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.

3.44 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.

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

3.46 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.

3.47 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.

3.48 Around 10% of residents work from home.

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

3.50 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.

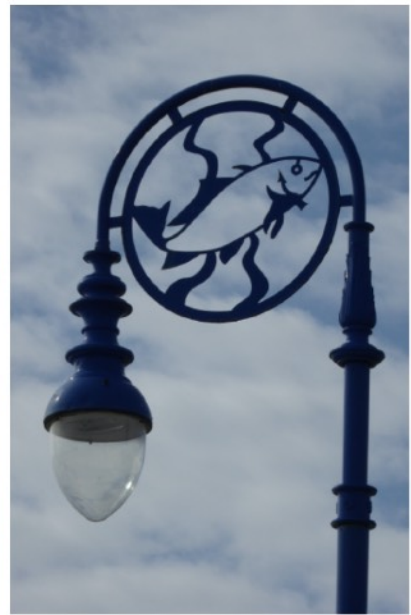
Supporting Local People and providing protection to key open spaces

- 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 Felpham PC 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.

Neighbourhood Plan Policies



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 relevant 13 chapters set out in the RNPPF as well as against the objectives set out in the Plan.

RNPPF - Achieving sustainable development - Chapters

5. Delivering a sufficient supply of homes
6. Building a strong, competitive economy
7. Ensuring the vitality of town centres
8. Promoting healthy and safe communities
9. Promoting sustainable transport
10. Supporting high quality communications infrastructure

11. Making effective use of land
12. Achieving well-designed places
13. Protecting Green Belt land
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment
17. Facilitating the sustainable use of minerals

7 Housing

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

Objective: Provide housing to meet District Council allocation

Felpham Parish Council has been given a housing allocation of at least 10 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 B) 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 and the Development 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.

Justification : RNPPF 15; Vision 5.2; ADC Policy C SP1

Policy H2 : Windfall Sites

Residential developments on infill and redevelopment sites within the parish will be supported 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 comprised of 75% rent and 25% intermediate housing will be sought on all sites providing 10 or more units coming forward under this policy subject to viability, and
- 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)

Justification : ADC Policy AH SP2; RNPPF 5; Vision 5.2

8. BUSINESS & TOURISM

Policy Objective	Policy Index
1. Support Felpham's shops and businesses and safeguard and develop the range of services available to residents to meet their daily needs	BT1: Business expansion. BT2: Employment land. BT3: New office, workshop and light industrial uses. BT4: Retail premises.
2. Ensure car parking in the village supports the viability of the shops, businesses and tourism.	BT5 Car Parking.
3. Market the area as an attractive destination by developing publications and website information.	BT6: Tourism activities

4. Improve broadband links and mobile phone connectivity.	BT7: Communications infrastructure
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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: Business Expansion - Amended

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.

Justification : RNPPF 6; Vision 5.3; ADC Policy EMP SP1

Policy BT2: Employment land - SAVED

Proposals for the redevelopment or change of use of land or buildings in employment or service trade use to non-employment uses will not be permitted, unless the existing use can be shown to be no longer economically viable. This may only be reconsidered if the existing use can be shown to no longer be economically viable typically because the site has been marketed at a reasonable price for employment or service trade uses for six months at least and that no sale or let have 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 parish shops.

Justification : RNPPF 6; Vision 5.3; ADC Policy EMP SP1

Policy BT3: New office, workshop and light industrial uses - SAVED

Proposals for development for Class B1 Light Industrial purposes will be supported where the impact on surrounding residential and community amenity would be acceptable and other policy considerations would be complied with. Proposals for

General Industrial use (B2) and distribution and storage(B8) uses will not normally be permitted.

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.

Justification : RNPPF6; Vision 5.3; ADC Policy EMP SP1

Policy BT4: Retail premises SAVED

Development proposals involving changes of use of ground floor premises from retail to non retail uses will only be permitted where it can be shown that the development would not harm the vitality of local shopping facilities or the amenities of the area.

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.

Justification : RNPPF6; Vision 5.3; ADC Policy EMP SP1

Policy BT5: Car Parking - amended

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.

Justification : RNPPF6; Vision 5.3; ADC Policy T DM2

Policy BT6: Tourism activities - Amended

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 massing, scale 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.

Justification : RNPPF 6; Vision 5.4; ADC Policy TOU SP1

Policy BT7: Communications infrastructure - Amended

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.

Justification : RNPPF 10; ADC Policy TEL SP1

9. ENVIRONMENT, SUSTAINABILITY AND DESIGN QUALITY.

Objective	Policy Index
Create a design guide for future development	ESD1: Quality of design.
Work with relevant bodies to address flooding and drainage issues.	ESD2: Development in flood sensitive areas ESD3: Coast protection and sea defence works.
Development should reinforce the character of Felpham.	ESD4: New dwellings - code for sustainable homes ESD 5: Surface water Management ESD6: Retain Buildings and structures of character. ESD7: Felpham Conservation Area. ESD8: Building design ESD9: Tree protection ESD10: Design details
Encourage energy efficient and sustainable development	ESD11: Increasing the energy efficiency of our buildings ESD12: Renewable energy schemes ESD13: Burial space

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 - Amended

Proposals for new and existing development including extensions and alterations must be of high quality, and designed to be sympathetic to the local design style principles set out in the Felpham Design Guide 2018 (see Appendix C) 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. The Design Guide has been produced in consultation with the Conservation Officer at ADC.

Justification : RNPPF 12 and 16; ADC Policy D SP1, D DM1

ESD2: Development in flood sensitive areas - Deleted

Policy ESD3: Coast protection and sea defence works - SAVED

Proposals for coast protection and sea defence works will be supported provided that they reflect the visual character of the area, would not harm the existing coastal habitat, and would maintain the attractiveness of the promenade and other seaside attractions.

9.2 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.

Justification : RNPPF 14; ADC Policy W DM4

Policy ESD 4 - Deleted

Policy ESD5: Surface Water Management - Amended

Where development requires a new development within areas at risk from flooding, it 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 or use of the land; and/or**
- (b) would make appropriate provision for accommodating the surface water and foul water arising from the development.**

9.3 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.

9.4 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/Felpham (see Evidence Base).

Justification : RNPPF 14; ADC Policy W DM2

Policy ESD6 Retain buildings and structures of character - Amended

The buildings and structures listed in Appendix B are of significant local interest and contribute to Felpham's distinctiveness.

Development proposals will be expected to relate sensitively to the structure and its setting and respect its architectural, landscape or historic interest. Proposals for demolition or alterations that would harm their significance will be resisted unless it can be demonstrated that they cannot be put to an alternative beneficial or viable use or that harm is unavoidable.

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. These assets (with the exception of those highlighted in black are as listed in the ADC Supplementary Planning Document adopted September 2005 (see Evidence Base).

9.6 The 2015 Conservation Area Character Appraisal identifies the buildings shown in black as worthy of addition to the existing list.

Justification : ADC Conservation Area Character Appraisal 2015 ; RNPPF para 197; ADC Supplementary Planning Doc - Buildings or Structures of Character 2005; ADC Policy HER DM2

Policy ESD7: Felpham Conservation Area - Amended

Proposals within or affecting the setting of the Conservation Area will be dealt with in accordance with ADC Local Plan policy HERDM3, Section 16 of the RNPPF 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.

Justification: ADC Local Plan policy HERDM3; RNPPF Section 16; ADC Policy HER DM3

Policy ESD8: Deleted

Policy ESD9 : Protection Protection and enhancement of wildlife or ecological networks - Amended

Development that damages or results in the loss of trees of arboricultural and amenity value or loss of hedgerows and/or priority habitat will not be supported unless the need for, and the benefits of the development in that location clearly outweigh the loss.

Development proposals must be designed to incorporate net (increased) biodiversity within and around developments and improve linkages with and to existing biodiversity.

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. Ecological networks including mature hedgerows, trees, ground cover, ponds and watercourses provide important habitats and cover for migration of wildlife.

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

Justification : RNPPF 15; ADC Policy ENV DM4

Policy ESD10 - Deleted

Policy ESD11 - Deleted

Policy ESD12 : Renewable Energy Schemes. - SAVED

Planning permission will be granted for energy generating infrastructure using renewable or low carbon energy sources to serve individual properties to groups of properties 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, and
- (e) planning permission is subject to a requirement that the energy generating infrastructure is removed as soon as reasonably practicable once it is no longer used for energy generation.

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.

Justification : RNPPF 14; Arun DC Energy Efficiency Strategy 2014-2019; Policy ECC SP2

Policy ESD13: Burial space - SAVED

Support will be given to the use of land in the parish, to increase burial space, subject to the location being appropriate and having regard to its location and the effect of the proposed development on the appearance and amenities of the locality.

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.

Justification : RNPPF 12; ADC Policy HWB SP1

10 GETTING AROUND

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

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. - Amended

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).

Justification : RNPPF 9; Vision 5.5; ADC Policy T DM1

Policy GA2: Publicity and signage - SAVED

Developments which would provide improved publicity and signage relating to the promotion of Felpham's facilities will be supported, provided that such developments would not detract from the visual or 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.

Justification : RNPPF 6; ADC Policy TOU DM1

Policy GA3: Traffic calming and shared space. - Amended

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 - completed.

Justification : RNPPF 9; Vision 5.5; ADC Policy T DM1

Policy GA4: Parking on new Developments. - New

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 for car parking purposes.**

- (b) **garages should be designed to reflect the architectural style of the house they serve.**
- (c) **set garages back from the street frontage.**
- (d) **If parking has to be 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:

- (e) **where rear parking areas are used they should be kept small and serve no more than six homes so that there is a clear sense of ownership.**
- (f) **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.**
- (g) **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.

Justification : RNPPF 8; Vision 5.5; ADC Policy T DM1

11 COMMUNITY, LEISURE and WELLBEING.

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

Justification : RNPPF 8; Vision 5.7; ADC Policy H DM2

Policy CLW2: Leisure Facilities. SAVED

Existing recreational space, including school playing fields and land used for outdoor sport and recreation should not be built on, except for buildings which would enhance sporting or recreational activities on the land. Proposals for the development of such buildings will be supported provided that their scale and design would be in keeping with the character of the location and that the impact on the amenity of surrounding properties would be 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.

Justification : RNPPF 8; Vision 5.6; ADC Policy OSR DM1

Policy CLW3: Allotment Provision. SAVED

Proposals which would result in harm to, or loss of, allotments will not be permitted unless replacement provision would be made, of at least similar quality, 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.

Justification : RNPPF 8; Vision 5.6; ADC Policy OSR SP1

Policy CLW4: Health Care Facilities. SAVED

Proposals for new health care facilities will be supported.

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.

Justification : RNPPF 8; Vision 5.7; ADC Policy HWB SP1

Policy CLW5: Assets of Community Value. SAVED

Proposals that will enhance the viability and/or community value of the properties registered as 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 because the site has been

marketed at a reasonable price for employment or service trade uses for six months at least and that no sale or let has been achieved.

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.

Justification : Localism Act 2011; Vision 5.6

Policy CLW6: Local Green Spaces. SAVED

The Parish Council has designated the areas shown in Map D in the appendices as Local Green Space. Proposals for development of land designated as Local Green Space will not be permitted except in very special circumstances.

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

Justification: RNPPF 8 paras 99-101; Vision 5.6; ADC Policy GI SP1

Policy CLW7: Local Open Space. SAVED

The Parish Council has designated the areas shown on Map E of the appendices as Local Open Space. Proposals for development of land designated as Local Open Space will not be permitted unless such development would promote or enhance the use of the land as 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.

Justification: RNPPF 8 and 15; Vision 5.6; ADC Policy GI SP1

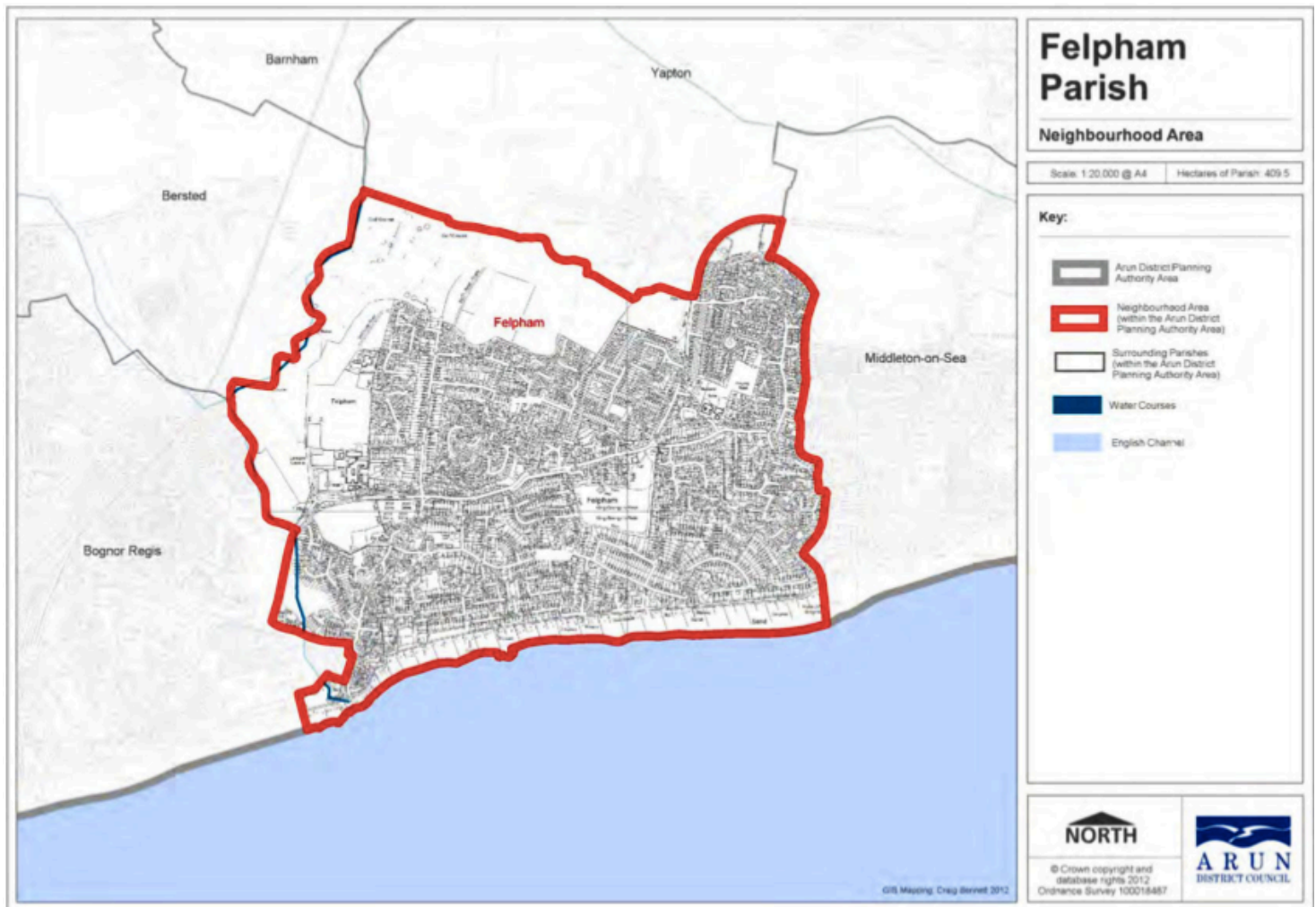
Policy CLW8: Education Provision. New

Development of land at Blake's Mead (see Map F) identified for the provision of a school is supported.

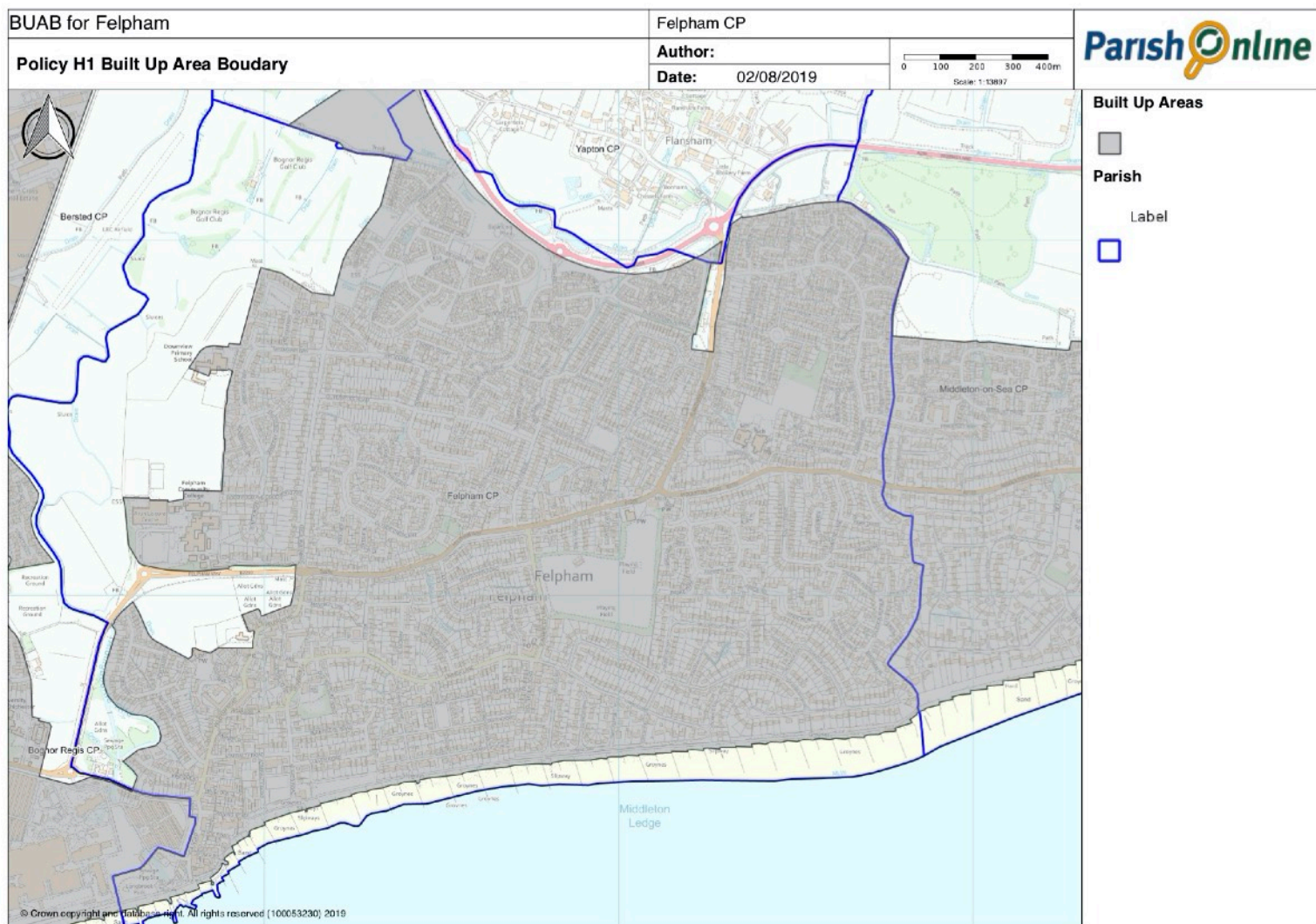
11.10 Use of the land was allocated for a school in the original Planning Application. The community at Blake's Mead can only be enhanced by such provision as it will negate the need for young children to travel greater distances for education.

Justification: RNPPF 8; Vision 5.7

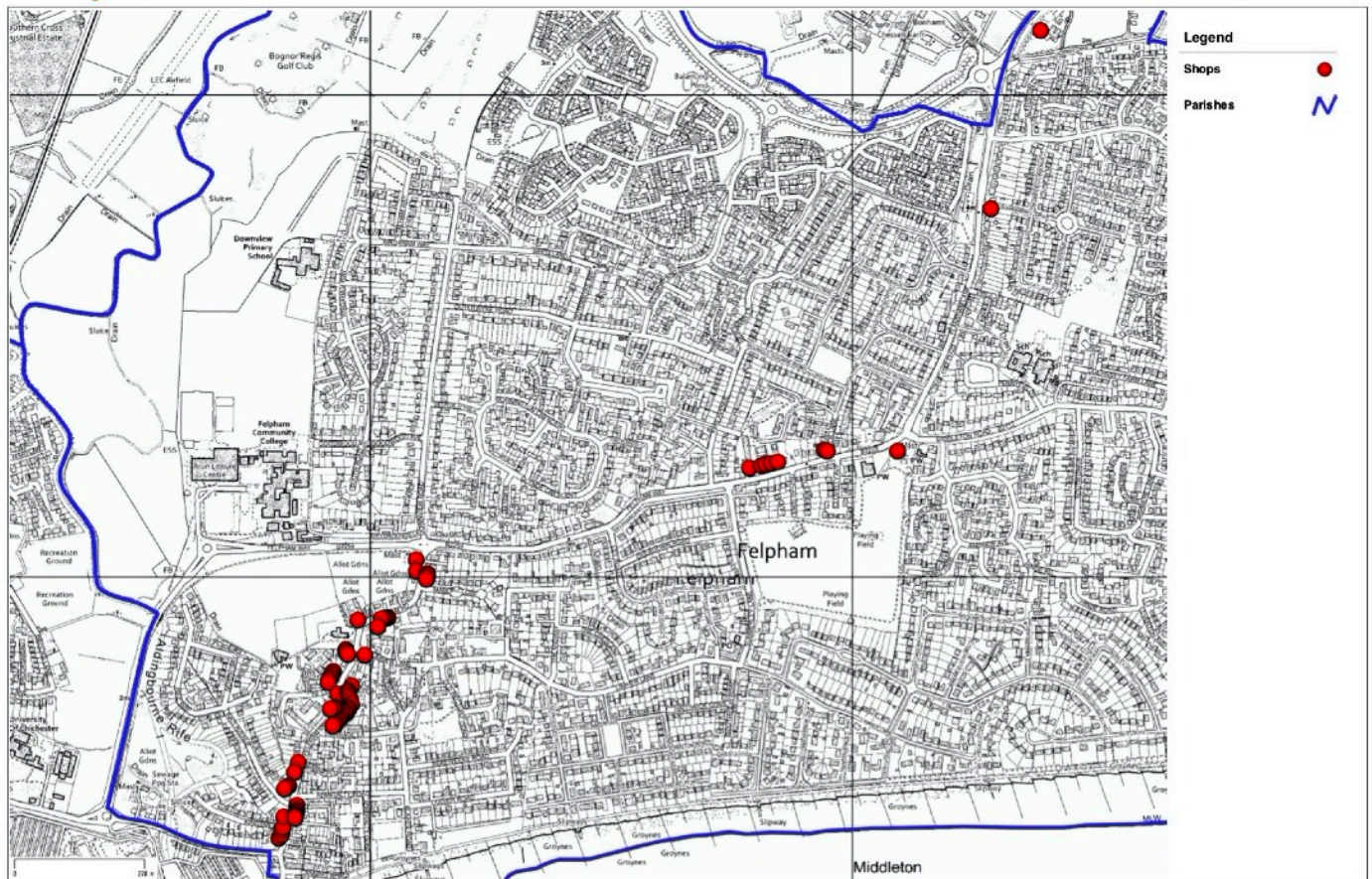
Map A: Felpham Parish Neighbourhood Plan Area



Map B Built up Area Boundary - Policy H1

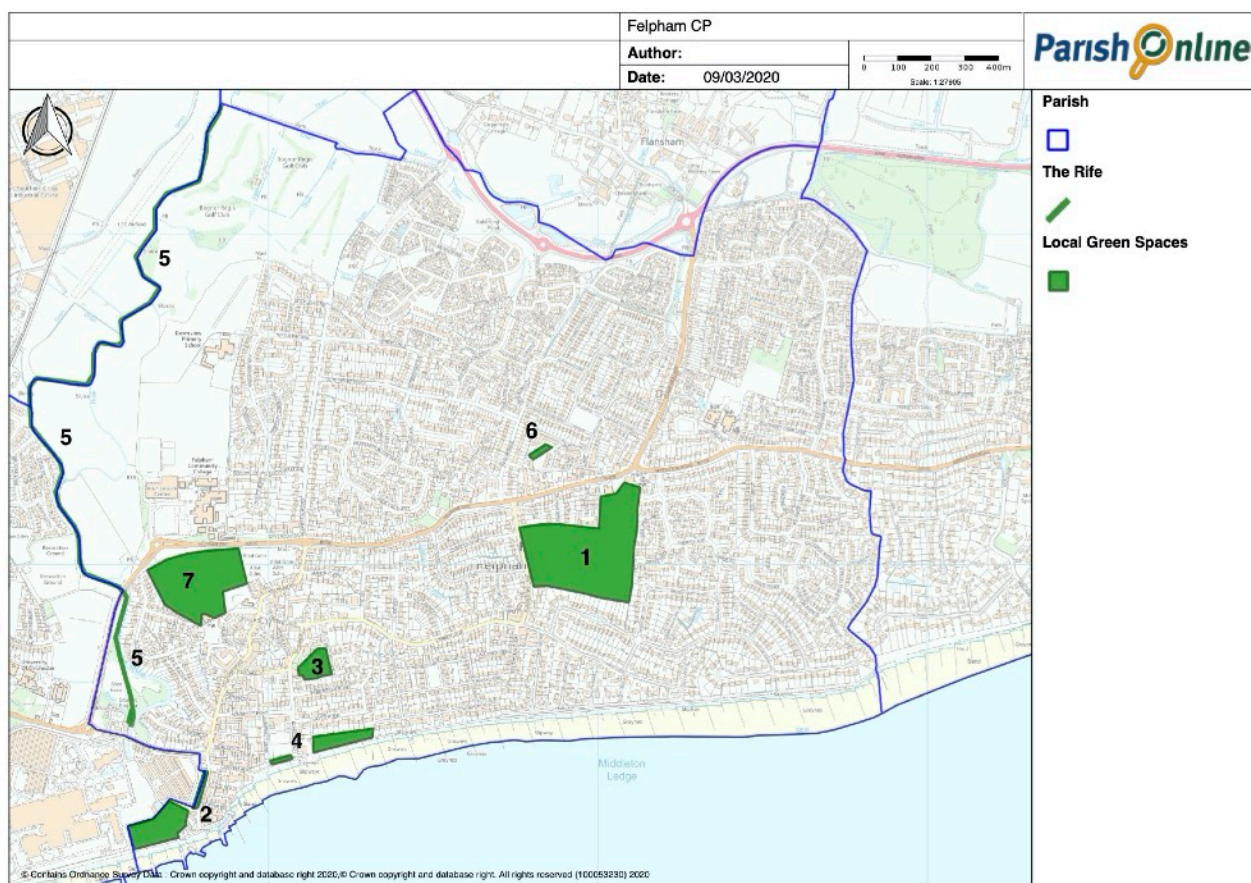


Map C - Retail Frontages/Shopping Areas - Policy BT 4



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Map D - Local Green Spaces - Policy CLW6



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. 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.

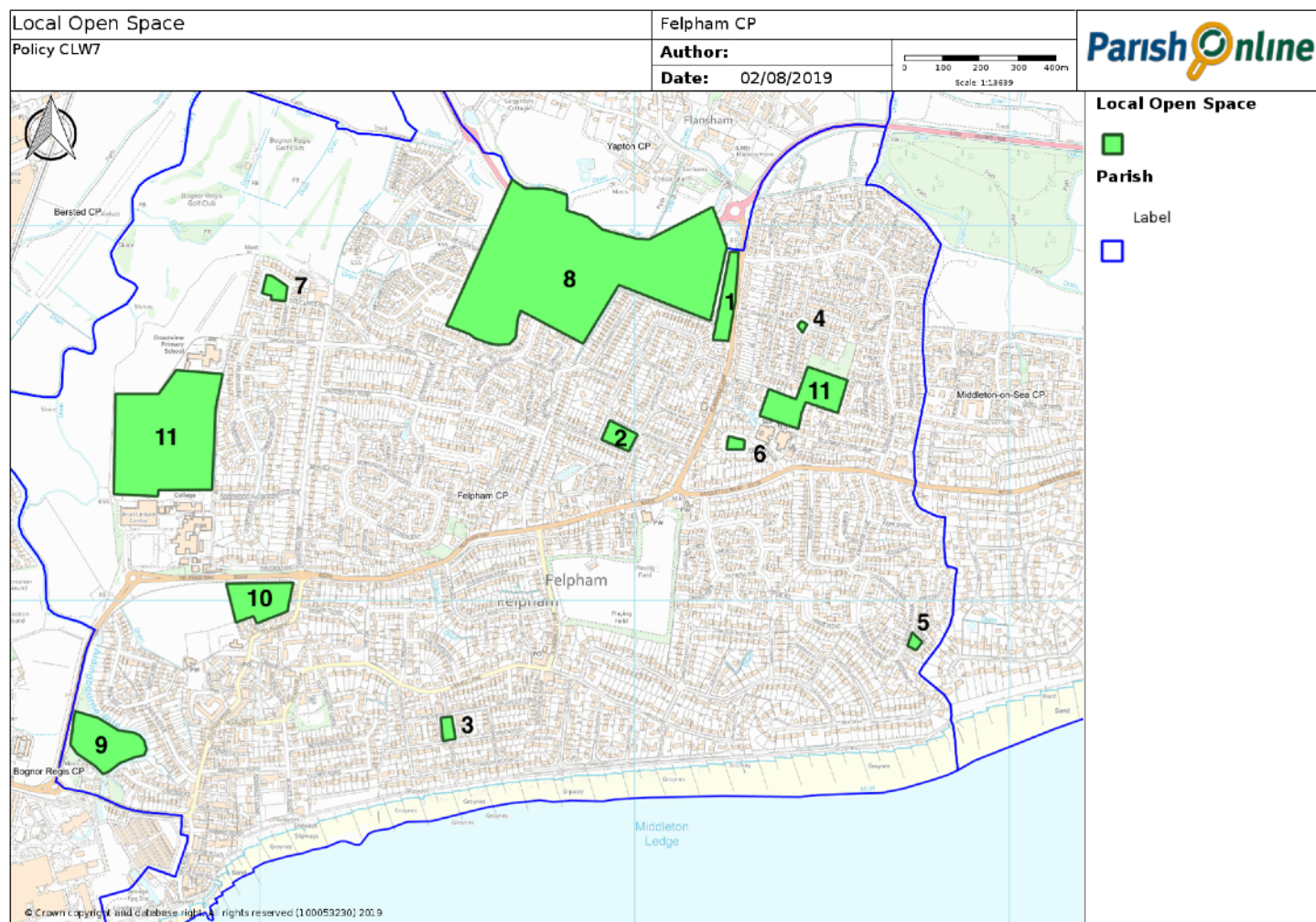
Type of Use Proposed: both informal and formal recreation may be appropriate, although it is important to maintain an open appearance to the site”.

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 E - Local Open Spaces - Policy CLW 7



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 B2259. 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 820 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.

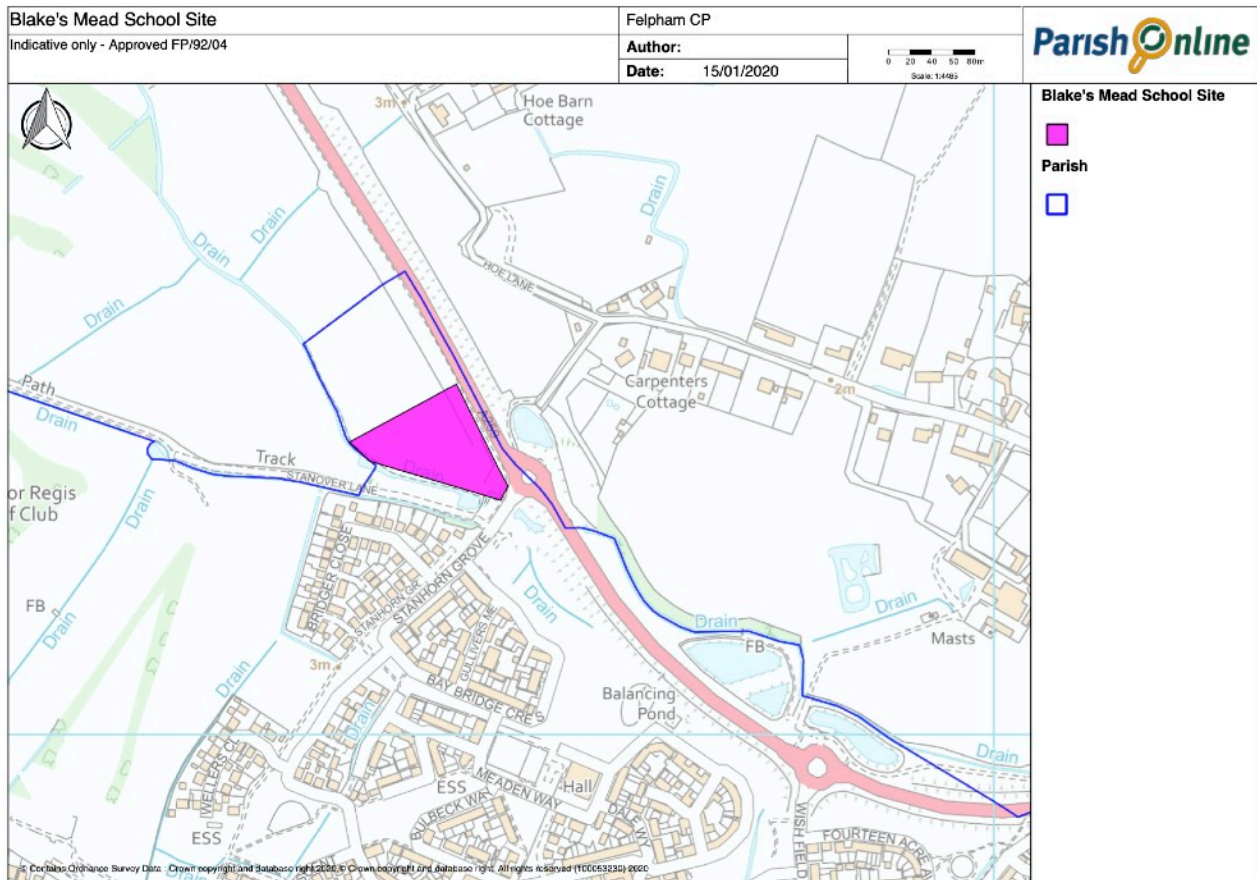
Owned by Felpham Parish Council, managed by the Felpham Allotments & Gardens Society (FAGS).

Designated as Allotment protection area.

11. SCHOOL PLAYING FIELDS

There are school playing fields at Bishop Tufnell Primary, 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 F - site of proposed school - indicative only (Planning permission FP/92/04)



Appendix A - Assets of Community Value - Policy CLW5

Felpham Post Office and Stores

Felpham Sailing Club

Felpham Memorial Village Hall

The Scout Hall

The George Inn

The Fox PH

The Thatched House PH

The Old Barn PH

The Southdowns PH

Appendix B - Buildings or Structures of Character - Policy ESD6

Items in green are already designated in the ADC Supplementary Planning Guidance 2005.

Items in black are identified in the Conservation Area Character Appraisal 2015

Felpham Road	Limmer Lane
79 (King and Chasemore)	8 (The Thatched House PH)
83, 85 and 3 and 4 St Clares Mews	1, 2, 3 Turret House Mews
108 (The Tudor Pharmacy, Boots Chemist)	12
105	14
106	15
110	24
114	96 (Summerley Barn)
Old School Mews	98
Former Barn, now garages to St Mary's Mews	Lanesmeet
48	Old Rectory Garden House
48b	Old Coastguards Lane (off Admiralty Road)
Sunshine Cottage	1-7 Old Coastguards
30	8-15 Old Coastguards
32 (Bay Cottage)	
34 (Sunnynook)	
36	
The Old Mill	

Flansham Lane

Oak Tree Cottage, 36

Sea Road

1-7 Victoria Terrace

My Shanty

Vilhoet

Summerley Lane

Limmer Lodge

Waterloo Road

Winterton Cottage
Ye Olde Malt House
Southside Cottage
Seaway Cottage
3
Thimble Cottage
2,3 Fernbank
Fernbank Cottage

Summerhill Drive

King George red Post Box

Vicarage Lane

The Fox Inn PH

The Old Cottage

6

Felpham Way

43 (So India Restaurant)

85

Appendix C - Felpham Design Guide

This is appended as a separate document.