

# **Ferring Parish Neighbourhood Plan 2014-2029**

## **Submission Plan**



**Published by Ferring Parish Council under the Neighbourhood Planning  
(General) Regulations 2012 and EU Directive 2001/42 on Strategic  
Environmental Assessment**

**April 2014**

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## **Submission Plan**

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## **Foreword by Carole Robertson, Chair of Ferring Parish Council**

The Community led neighbourhood Plan is the result of over 24 months of hard work by residents of Ferring. The decision to produce the plan was taken by the Parish Council in response to the increasing concerns from residents about escalating development pressures.

Suggestions have been made that there is a requirement for additional housing within the District. Ferring Residents gave a clear message that they do not want any more development in the green gaps and would prefer to see small developments near to the village centre. This plan seeks to uphold the clearly stated wishes of residents by allocating brownfield sites close to the village centre for housing, only proposing to use land outside the built up area boundary as a last resort.

In order to be able to influence the type of housing built and ensure it is in line with resident's wishes and needs, the proposed sites are owned by the Parish Council or by the community. Hence the first phase of development is proposed on the current allotment site and the village hall site. These are the only two pieces of Parish or community owned land in the village. The plan clearly provides for replacements for both these community assets before any development could go ahead. The Parish council is actively seeking to find a new, larger allotment site, something many residents have asked for through the village survey.

The Parish Council is prepared to commit all the money that will derive to it from the new Community Infrastructure Levy and any residual money from the allotment site to funding the proposed new community centre.

This is a complex plan and trying to balance the views and needs of residents with the very real constraints of current planning laws will inevitably create a degree of controversy. However the alternative was to simply abandon any chance of fulfilling the wishes of the majority of residents and to surrender yet another piece of a strategic gap to development over which the Parish Council would have no control.

Although the plan is of necessity defensive there are also many very positive aspects to it. We propose to extend further protection to the village through a modest extension to the conservation area, creating areas and buildings of special character and ensuring our treasured green spaces are protected.

I would ask that residents take the time to read the plan carefully and consider the advantages it will bring to the community in the long term. The Parish Council are unanimous in backing this Plan and fully believe that it is the only acceptable solution to delivering the development we are obliged to over the next 15 years.  
Best regards,

CAROLE ROBERTSON

## List of Policies & Proposals

### Land Use Policies

1	A Spatial Plan for the Parish
2	Land Rear of Henty Arms, Ferring Lane
3	Ferring Village Hall, Ferring Lane
4	Land at Ferringham Lane
5	Sustainable Drainage Systems
6	Land North of Littlehampton Road
7	Local Green Spaces
8	Village Centres
9	Ferring Community Centre
10	Allotments

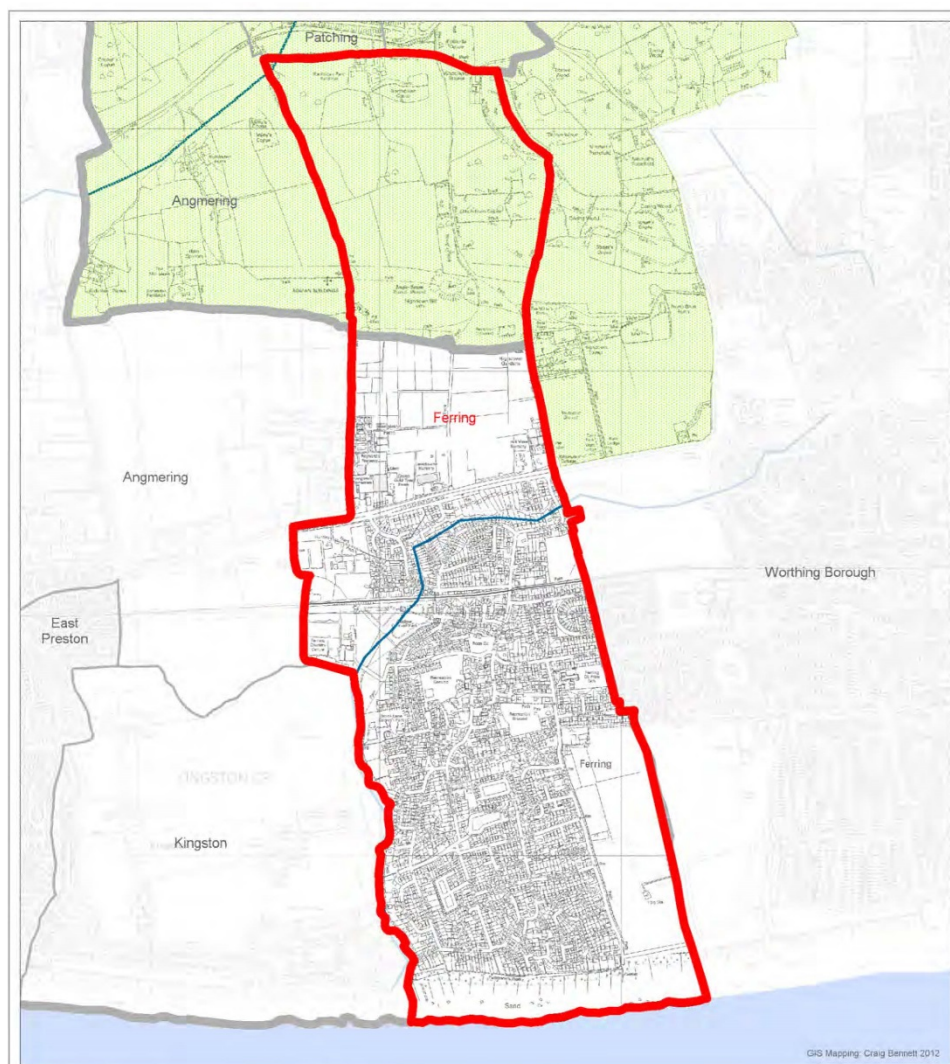
### Non Statutory Proposals

1	Community Right to Build Orders
2	Ferring Conservation Area
3	Areas of Special Character
4	Assets of Community Value
5	Patterson's Walk
6	Infrastructure Projects

# 1. Introduction

## Purpose

1.1 At the request of Ferring Parish Council, Arun District Council (ADC) and the South Downs National Park Authority (SDNPA), the local planning authorities that cover the parish, designated a Neighbourhood Area for that part of the parish in their respective administrative areas on 10 December 2012 and 14 March 2013 respectively (see Plan A). The Parish Council has led the preparation of the Ferring Parish Neighbourhood Plan (FPNP) to cover the plan period 1 April 2014 to 31 March 2029.



Plan A: Ferring Parish Neighbourhood Development Plan Area

(Arun District in white; South Downs National Park in green)

1.2 The FPNP has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 and Directive 2001/42/EC on Strategic Environmental Assessment. The plan establishes a vision of the future of the parish and sets out how that vision will be realised through planning and controlling land use and development change.

1.3 Specifically, the FPNP identifies land for new homes and makes proposals for specific sites for other land uses and for design policies, the implementation of some of which will be by using Community Right to Build Orders.

1.4 The Revised Pre-Submission Plan is published by the Parish Council, together with a draft Strategic Environmental Assessment (SEA) for public consultation under Regulation 14 of the 2012 Regulations and Section 12 of the Environmental Assessment of Plans & Programmes Regulations 2010. At the same time, the Parish Council has published three Community Right to Build Orders for public consultation under Regulation 21 of the 2012 Regulations.

## **Neighbourhood Development Plans**

1.5 The FPNP will be amongst the first Neighbourhood Development Plans prepared in England since the 2011 Localism Act. The National Planning Policy Framework (2012) states:

*“The application of the presumption (in favour of sustainable development) will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should:*

- develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;*
- plan positively to support local development, shaping and directing development in their area... (para. 17)*

*Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes ... can use neighbourhood planning to set planning policies through neighbourhood plans to determine decisions on planning applications; and grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order. (para.183)*

*Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies. (para.184)*

*Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing*

*non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation".*  
(para.185)

## **Strategic Environmental Assessment**

1.6 The FPNP is being prepared in accordance with the EU Directive 2001/42 on strategic environmental assessment (SEA) to ensure that its policies have avoided having any significant environmental effects. The statutory bodies have been consulted on the scope of the assessment and on a first draft SEA report published as part of the Pre Submission FPNP in May 2013 and on a second draft report published as part of the Revised Pre Submission FPNP in February 2014.

1.7 In doing so, the FPNP will also seek to demonstrate that its policies contribute to sustainable development, as required by Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations") and by Section 4B (6) and 8 of the 1990 Act.

1.8 A draft SEA report has been prepared as a separate document to assess the environmental effects of the objectives and policies of the Revised Pre Submission Plan. In addition, the local planning authorities have confirmed that the FPNP policies will not have any significant effects on a European site, under the Conservation of Habitats & Species Regulations 2010 (as amended by Schedule 2 of the Regulations).

## **Consultation**

1.9 The Parish Council has consulted the local community extensively over the last two years. Groups of local residents have been established to review and agree which issues should be addressed by the plan. There has also been a community survey of every household to obtain the fullest view of local community concerns, needs and wants from the plan.

1.10 The Pre-Submission FPNP, including a draft SEA, was published by the Parish Council's Neighbourhood Plan Steering Group for public consultation in May 2013 in accordance with Regulation 14 of the Regulations. The Revised Pre Submission FPNP and draft SEA was published for public consultation in February 2014.

1.11 The Parish Council wishes the FPNP and three Community Right to Build Orders to be submitted, examined and put to referendum together. The Orders have already been subject to considerable consultation with the local community and other stakeholders and their documentation is published separately to the FPNP.

## **The Plan Preparation Process**

1.12 The plan preparation process has been led by Ferring Parish Council, as a 'relevant body' under the Regulations, with decisions delegated to its Neighbourhood Plan Committee.

1.13 The plan making process has comprised four main stages:

- State of the Parish of Ferring Report (December 2012) – a report that summarised all the evidence on which the FPNP is based and was also published for consultation as the SEA Scoping Report
- Pre-Submission FPNP (May 2013) – a report that comprised the draft vision, objectives, policies, proposals and map of the plan, and draft SEA, for a six week public consultation
- Revised Pre-Submission FPNP (February 2014) – a report that comprised the draft vision, objectives, policies, proposals and map of the plan, and draft SEA, for a further six week public consultation
- Submission FPNP (April 2014) – this report, which takes into account the representations received on the Revised Pre Submission Plan and has been amended as necessary for submission to the local planning authorities; it is accompanied by the SEA Report, a Basic Conditions Statement and a Consultation Statement

1.14 The FPNP and the Orders will be publicised for six weeks under Regulations 16 and 23 of the Regulations. They will then be submitted for examination under Regulations 17 and 24 of the Regulations, with an independent examiner having been appointed.

1.15 If deemed acceptable in respect of meeting the basic conditions of a Neighbourhood Plan and a Community Right to Build Order, the examiner will recommend that the FPNP and Orders will proceed to a referendum. If supported by a majority vote at the referendum, the FPNP and Orders will be made – the FPNP will become part of the development plan for the parish of Ferring for the period 2014 – 2029 and the Orders will grant planning consent for their described development.



## **2. State of the Parish**

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

2.1 The Parish of Ferring lies on the South Coast of England between the larger towns of Littlehampton to the west and Worthing to the east. Its southern area, below the A259 main road, is almost entirely built up with housing developed since the 1920's.

2.2 The northern area of the parish, around Highdown Hill is entirely rural and lies within the South Downs National Park. Between these areas lies a belt of rural land that comprises a mix of agricultural, horticultural and equestrian uses north of the Littlehampton Road. Its western boundary is formed by the Rife and East Preston/Kingston Gap separating the village from East Preston and Littlehampton beyond. To the east is the Goring Gap, separating the village from Goring and Worthing.

2.3 The village name of 'Ferring' is of Saxon origin. The present Norman church of St. Andrew was built in the 12<sup>th</sup> Century to replace the Saxon church on the same site. The Domesday Book records the village lying within the demesne of the Bishop of Chichester and being of primarily arable land with some meadow and woodland and pig grazing.

2.4 The ecclesiastical parish dates back to the early Middle Ages. The manor estate was owned by the Henty family from the late 18<sup>th</sup> Century until the 1920's, when its extensive land in and around the village was sold as building plots. Improvements in transport links along the coast and the emergence of a desire for holiday homes in this area led to significant building activity in the village, begun before WWII and continuing until the present day.

2.5 The present population of the parish is approximately 4,500. In terms of community facilities, the Parish has a primary school – the Ferring Church of England Primary School – but no secondary school. It has a village hall, the Rifers Youth & Community Centre, a library and, in addition to St. Andrew's Church, there is the Ferring Baptist Church. It has a number of important public or private open spaces – the Village Green (with play facilities), the Glebelands (including a football pitch and tennis courts), Little Twitten Recreation Ground (including cricket pitch), the Ferring Rife, Ferring Beach, Little Paddocks and the Poplars.

2.6 The main village centre on Ferring Street has a number of shops, cafes, the village hall and post office. In South Ferring, there is a cluster of shops in Ocean Parade and on Ferringham Lane. There is the Blue Bird café on Ferring Beach, a car dealers and a superstore on Littlehampton Road (A259). There is a variety of small businesses on Hangleton Lane north of the A259, two caravan parks (off Onslow Drive and Brook Lane) and the Benton Weatherstone stone and builder's merchants on Ferringham Lane.

2.7 The parish lies within the administrative boundaries of Arun District Council (ADC), West Sussex County Council (WSCC) and the South Downs National Park Authority (SDNPA).

## **Selected Parish Statistics**

2.8 The following statistics are drawn from a variety of sources, most especially the Ferring Parish Rural Community Profile published by Action in rural Sussex in January 2012. Many of the data sets used have relied upon the 2001 Census. However, their comparison with data for England remain relevant.

- 4,565 population (55% female) at 2010
- 12 people per hectare (v 4.0 England) at 2010
- 2,150 working age adults (47% v 65% England) at 2010
- 440 children under 16 (10% v 19% England) at 2010
- 1,975 older people over 65 (43% v 17% England)
- net inward migration from 2001 to 2009 in all age groups but especially aged 25-44 and aged 45-64 at 2009
- 190 employment benefit claimants (7% v 14% England) at 2011
- 155 pension credit claimants (8% v 26% England) at 2011
- 305 self-employed (11% v 8% England)
- 205 working from home (15% v 9% England)
- 2,180 households
- 605 single pensioner households (51% v 61% England)
- 1,640 detached homes (71% of stock v 23% England)
- 1,985 owner-occupied (91% v 69% England)
- 35 social rented (2% v 19% England)
- 40 homes in Council Tax Band A (2% v 25% England) at 2011
- 370 households with no car (17% v 27% England)
- 410 people with highest qualification (20% v 33% England) at 2010
- 400 people with no qualifications (19% v 13% England) at 2010
- two Sites of Nature Conservation Importance at Ferring Rife and at Highdown Hill
- one Conservation Area centred on the southern end of Ferring Street and the area west of the church including Greystoke Manor
- one Scheduled Ancient Monument (at Highdown Hill)
- 25 listed buildings (including the Grade I Parish Church of St. Andrew)
- a number of Buildings or Structures of Character designated by the District Council

## **Community Views**

2.9 A comprehensive community survey was undertaken of all households in the parish in October/November 2012. The response rate to the survey was 46%, which is a relatively high level of response for this type of survey. The survey was intended to provide additional information on the character of the parish and the views of its communities on what the FPNP should seek to preserve and to improve.

2.10 The following are some general views that emerged from the groups and meetings:

- The greatest proportion of respondents identified that they had lived in Ferring for 20 or more years, this group represented approximately a third (33%) of those responding to the question. Approximately a quarter of respondents

(28%) had lived in Ferring between 11 and 20 years, 20% for 5 years or less and 19% for between 6 and 10 years.

- Just over half of those living in respondents households (51%) were identified as being 65 years or older. The next largest group were those aged between 50 and 65, these represented 23% of those living in respondents' households.
- In all age ranges (with the exception of those aged 6 to 10) there were more females residing in respondent's households than there were males.
- A clear majority of the responding (69%) said that the 50 additional dwellings for Ferring proposed in Arun's Draft Plan were too many, with 29% saying it was about right and 1% saying that it was too few.
- 38% of respondents strongly disagreed that the Neighbourhood Plan should allocate land for affordable housing. However, 34% agreed that market housing should be allocated as part of the plan's formulation.
- A slight majority of respondents (57%) expressed the view that any new dwellings should be placed in the village, with 47% wishing this to occur on the edge of the village in green gaps.
- A clear majority of respondents (77%) would like to see any additional housing constructed in small increments at a time, with 4% supporting a few large projects and 19% supporting a combination of the two.
- The type of housing identified by the greatest proportion of respondents as being required in Ferring over the next 15 years was bungalows (48%) followed by flats (36%). One to two bed (31%) and two to three bed (31%) properties being the most commonly identified as being needed.
- The greatest proportion of respondents identified: the safeguarding of the Kingston and Goring Gaps from Development (88%); preserving Ferring's trees, conservation areas and public open space (83%); flood prevention and mitigation (71%); enhancing and maintaining the beach area (64%) and improving the quality of access e.g. rights of ways and pathways (28%) as very important.
- Of the options to facilitate ease of access to GPs, dentists and other health facilities, the greatest support (60%) was expressed for longer opening hours (early evenings and Saturday mornings).
- A clear majority of respondents (70%) made clear that they currently feel safe in the village. Only 24% of those responding to the question supported an increased Police or PCSO presence and 22% the use of a village warden who could enforce parking and bye-laws.
- The greatest proportion of respondents identified providing additional allotment spaces and community gardens (37%) and the provision of adult education and special interest courses locally (34%) as being of average importance; improving the quality of existing amenities for children/young people (31%); improving the quality of existing amenities for adults and senior citizens (33%); expanding the range of amenities for children/young people (33%); expanding the range of amenities for adults and senior citizens (35%); and improving the standard of community buildings in the village (32%) were all identified by the greatest proportion of respondents as being of average importance.
- Approaching two-thirds of respondents (63%) supported a 20 mph speed limit through Ferring, with 55% of respondents opposing the use of part of the village green as a car park and 48% opposing the use of Glebelands as a car park.

- The greatest proportion of respondents opposed an increase in the precept to pay for either of Ferring's own designated Police Officer (42%) and the employment of a village warden to enforce bye-laws (46%).
- Just over two-thirds of respondents (69%) identified that they were concerned about flooding and drainage issues in Ferring both now and in planning for the future.
- The vast majority of respondents (81%) made clear that they were concerned about development and its impact on flooding locally. A similar proportion (82%) supported the view that the Parish Council should work with the County Council and Local Authority to enforce responsibilities on landowners with regard to drainage maintenance.
- Just over half of those responding (60%) indicated that they would be prepared to pay an extra £10 per annum on the local precept to improve surface water drainage and help alleviate flooding in the village.
- A majority of respondents supported Ferring's Neighbourhood Plan considering a policy to make it easier to change the use of a building from business to residential if it has been vacant for a considerable period of time (84%)
- A majority also wanted a cohesive and structured developmental plan for the Hangleton Lane area to replace the previous piecemeal development of the area.
- A majority of respondents rejected Ferring's Neighbourhood Plan considering: increased parking provision in the village by using some of our green spaces (59%) or improved signage to South Ferring shops and facilities (52%).
- Three-quarters of those responding (76%) supported a combined approach being adopted with neighbouring local authorities in order to protect the strategic open spaces.

## **Developments & Site Promotions**

2.11 The parish has seen little development of any significant scale over the last few years with the exception of the recent superstore development on the Littlehampton Road.

2.12 There are a number of recent planning applications determined in the parish, the most notable of which are:

- An application for 39 at Jenkins Yard, Glenbarie Way (FG/23/10) approved on appeal
- An application for 40 dwellings at Greenyers Field, Littlehampton Road (FG/108/11) approved on appeal
- An application for 9 dwellings at 32-34 Sea Lane (FG/99/12) refused and appealed dismissed

## Site Assessments

2.13 In addition, 21 sites in the parish have been assessed by Arun District Council as part of the Arun Strategic Housing Land Availability Assessment (SHLAA), the latest version of which was published in September 2012.

2.14 This document provided an overview of land in Arun with the potential for housing development in the short and medium-to-long terms. The District Council has reviewed each site submitted by considering its availability, developability and deliverability. Those sites that pass these three tests were considered to meet housing supply; those that do not were rejected for re-consideration in future reviews of the document.

2.15 The assessment indicates that three of the sites assessed may have potential for future housing development though all three sites are outside the built-up area boundary. Two of these –Greenyers Field and Jenkins Yard – have now been consented.

2.16 A more detailed assessment of these and other sites identified for the FPNP is included in the Ferring Neighbourhood Plan Site Assessments Report published in the evidence base.

### **Planning Policy Context**

2.17 The parish falls within the planning authority areas of Arun and the South Downs National Park. Each of these administrations has either adopted and/or emerging policies and proposals that have a significant influence over the strategy and detailed content of the FPNP.

2.18 The National Planning Policy Framework (NPPF) published by the Government in 2012 is also an important guide in preparation of local plans and neighbourhood development plans. At examination, the submitted FPNP must demonstrate that it is consistent with the policies and intent of the NPPF.

2.19 The development plan for Arun and that relevant part of the National Park currently comprises the saved policies of the adopted 2003 Arun Local Plan. The FPNP must be in conformity with the strategic policies of the development plan. The forthcoming Local Plan will replace the saved policies once adopted.

2.20 The FPNP is being prepared in anticipation of the adoption of the new Arun Local Plan, a Pre Submission version of which is expected to be published in summer 2014, but focuses on being in conformity with the relevant saved policies of the 2003 plan.

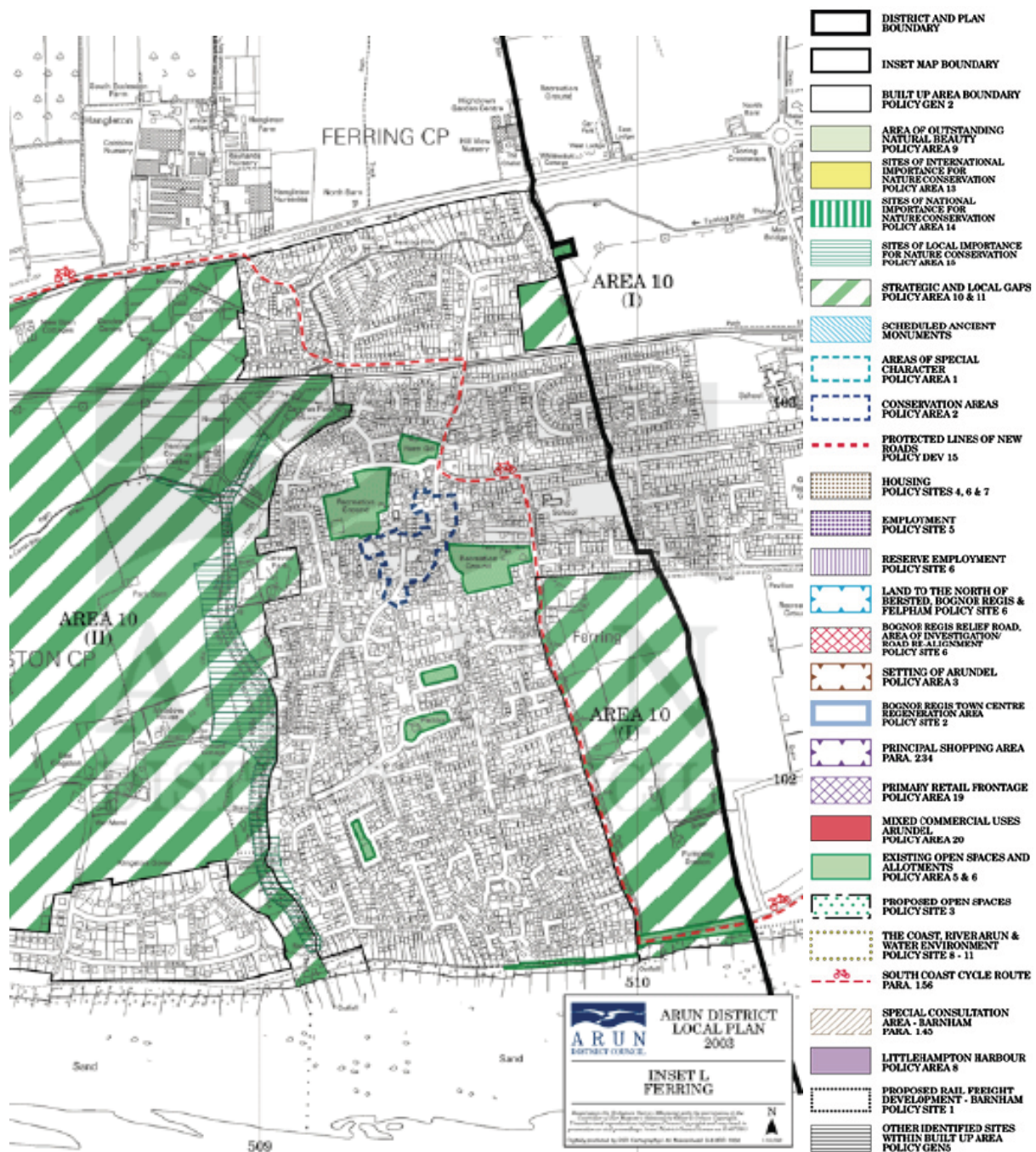
2.21 The South Downs National Park Local Plan will replace the remaining saved policies of the 2003 Arun Local Plan that apply in its area once it is adopted, scheduled for 2017. SDNPA published an Options Consultation Document in February 2014.

### 2003 Arun Local Plan

2.22 The adopted Local Plan contains a number of saved policies that are specific relevance to the FPNP (see Plan B below):

- GEN2 – Built Up Area Boundary – defining the urban area in relation to the countryside and identifying it on the Proposals Map

- GEN3 – Protection of the Countryside – constraining development to specific uses and needs
- GEN7 – Form of New Development – the key design principles of development
- GEN10 – Tidal Flooding – discouraging development in areas at risk
- GEN11 – Inland Flooding – discouraging development in areas at risk
- AREA1 – Areas of Special Character – defining areas of local interest for additional design control
- AREA2 – Conservation Areas – restating the key principles of conservation area development management and identifying the Ferring Conservation Area on the Proposals Map
- AREA5 – Protection of Open Spaces – defining important spaces to protect from harmful development
- AREA9 – Areas of Outstanding Natural Beauty - constraining development to specific uses and needs that reflect the special character of the AONB (now South Downs National Park)
- AREA10 – Strategic Gaps – defining the gaps between Ferring, East Preston and Worthing to prevent their coalescence and identifying them on the Proposals Map
- DEV17 – Affordable Housing – establishing the requirements of development schemes and updated by a ADC Policy Statement in 2010



Plan B: 2003 Arun Local Plan: Inset L - Ferring

2.23 Although the weight attached to each policy will differ according to its alignment with the NPPF, these policies provide the framework by which the general conformity of the FPNP to the development plan will be assessed. Each policy contains a reference to the relevant saved policy(s) and the supporting text draws out any specific conformity issue. The Basic Conditions Statement accompanying the FPNP sets out in detail how each policy meets the necessary conformity requirements.

2.24 In general terms, the saved policies apply considerable constraints to the development potential of the parish and village. These constraints combine landscape character, heritage asset and flood risk to leave a narrow scope for the FPNP to promote development opportunities.

#### Arun Local Plan 2014 – 2029

2.25 The new Arun Local Plan will cover the period 2014 – 2029. The most recent published full version of the emerging plan is that of summer 2013. This will eventually replace the saved policies of the 2003 Local Plan. Although it has not proceeded to examination, and can therefore not be used to determine the general conformity of the FPNP with development plan policy, it does provide helpful reasoning and evidence on the future direction of strategic planning in Arun to inform the FPNP.

2.26 In respect of Ferring, it states that;

“the District's smaller settlements and rural areas will retain their character with limited new development to meet their needs.”

2.27 Many of the Local Plan's policies are relevant to Ferring and, once adopted, will be used by ADC in determining planning applications in its administrative area, i.e. excluding the National Park. However, some strategic policies are especially important in setting the context for the FPNP:

- SP2 Built-up Area Boundary – defining the urban area in relation to the countryside
- SP3 Countryside – constraining development to specific uses and needs
- SP5 Gaps Between Settlements - defining gaps between settlements to prevent coalescence, including 'Worthing to Ferring' and 'East Preston to Ferring'
- SP9 Hierarchy of Centres – definition of village centres
- SP11 Parish Housing Allocations – requiring the supply of 50 new homes in the plan period
- SP12 Affordable Housing – requiring affordable housing provision based on housing scheme size
- SP19 Health & Well-being – guiding the development of new community facilities
- SP20 Allotments – provision for new allotments and protection of existing facilities
- SP24 – Historic Environment – conserving and enhancing listed buildings and the conservation area
- SP28 Infrastructure Provision & Implementation – guiding approach to infrastructure assessment and use of the Community Infrastructure Levy

2.28 Once adopted, the new Local Plan will include many such policies that will replace the saved 2003 Local Plan policies and that will therefore sit alongside those of the FPNP as material consideration in the determination of planning applications in the parish. Should its strategic policies require a review of the FPNP then that review will be undertaken at the earliest opportunity.



## South Downs National Park Local Plan

2.29 The South Downs National Park became the organisation with the statutory responsibility of writing planning policy for the National Park Area on the 1st of April 2011. Its first Local Plan is currently in preparation, with the Options Consultation Document published in February 2014.

2.30 Its vision of the Park is that:

*"By 2050 in the South Downs National Park:*

- the iconic English lowland landscapes and heritage will have been conserved and greatly enhanced. These inspirational and distinctive places, where people live, work, farm and relax, are adapting well to the impacts of climate change and other pressures;*
- people will understand, value, and look after the vital natural services that the National Park provides. Large areas of high-quality and well-managed habitat will form a network supporting wildlife throughout the landscape;*
- opportunities will exist for everyone to discover, enjoy, understand and value the National Park and its special qualities. The relationship between people and landscape will enhance their lives and inspire them to become actively involved in caring for it and using its resources more responsibly;*
- its special qualities will underpin the economic and social well-being of the communities in and around it, which will be more self-sustaining and empowered to shape their own future. Its villages and market towns will be thriving centres for residents, visitors and businesses and supporting the wider rural community;*
- successful farming, forestry, tourism and other business activities within the National Park will actively contribute to, and derive economic benefit from, its unique identity and special qualities".(p16)*

2.31 The Options Consultations Document contains no policy options that indicate any change in its part of Ferring parish. Rather, the document proposes that policies will be prepared to protect the countryside and heritage assets from inappropriate development.

2.32 In due course, the Local Plan will set out how the National Park will develop into the future. The Authority intends to submit it to the Secretary of State in 2016 for examination and then to adopt in 2017. It will set the planning policy framework for the National Park for 15 to 20 years. It is likely to continue to evolve over time to meet the changing needs and aspirations of the National Park.

### 3. Vision & Objectives

#### Vision

3.1 The Vision of Ferring Parish in fifteen years time has sought to capture all the community's views and aspirations for the parish. It therefore forms the basis on which the strategic objectives and proposed policies have been formulated.

*"By 2029, the parish of Ferring will have become a more balanced community than it was in 2013, with young families living happily alongside the early retirees, all enjoying the peace and beauty that its older residents have valued for many years.*

*Conserving that relaxed and attractive environment will have been achieved through the limited release of land for development, which has allowed for some new housing to meet the needs and demands of the local community but also has maintained the distinctive character of the village's buildings, lanes, streets and spaces and sea front.*

*New development will have enabled the community to create a cherished, multi-purpose community centre and improve other facilities around the village. This development has conserved and enhanced its most sensitive South Downs landscapes nor on the character of the village and its cherished open spaces and historic buildings and areas, which have continued to have strong protection."*

#### Objectives & Measures

3.2 The Vision is an important statement of how Ferring Parish will change overall but more specific objectives are needed to judge how successful this change will be. For each objective it is helpful to identify one or two measures to monitor how the FPNP is progressing in years to come.

3.3 The following objectives and measures are therefore proposed for the plan:

1. **To secure the long term future of community facilities that help make the village special**
  - A new multi-purpose community centre
  - Two vibrant village centres
  - Open spaces within the village for informal recreation
2. **To plan and deliver a range of housing mix and types in locations with good access to services and facilities by foot and bus as well as car**
  - new homes built on previously used land
  - the majority of houses of a type and tenure suited to meet local demand
3. **To offer greater protection to the village's surrounding countryside, coastline, heritage assets and special character**
  - No inappropriate development outside the existing built up area boundary

**4. To plan for climate change and work in harmony with the environment to conserve natural resources**

- Fewer properties significantly affected by surface water flooding

3.4 The objectives cover a range of economic, social and environmental issues that together provide a basis on which the sustainability performance of the FPNP can be judged. They also accord with the strategic objectives of the Arun Local Plan and of the South Downs National Park purposes as they relate to Ferring Parish.

3.5 They reflect the nature of the parish and the direction the local community wants the FPNP to take, especially in securing the long term future of those community and environmental assets most precious to local people. They also accept and welcome change that will enable the community to grow in a sustainable way.

**Monitoring & Review**

3.6 The FPNP will be monitored by the local planning authorities and Ferring Parish Council on an annual basis as part of the Arun and South Downs National Park Monitoring Reports. The objectives and measures will form the core of the monitoring activity but other data collected and reported at a parish level relevant to the plan will also be included.

3.7 The Parish Council proposes to formally review the FPNP on a five-year cycle or to coincide with the review of the Arun Local Plan if this cycle is different. The review will assess the performance of the FPNP in delivering land for the supply of housing, in managing development in the village centres and in bringing forward the proposed infrastructure improvements.

## 4. Land Use Policies

### Introduction

4.1 The Ferring Parish Neighbourhood Plan (FPNP) contains a series of land use policies that focus on the village of Ferring, the successful delivery of which during the plan period will achieve the community's vision for the village.

4.2 It is not the purpose of the FPNP to contain all land use and development planning policy relating to the parish. The saved policies of the 2003 Arun Local Plan and their replacement policies in the emerging Local Plans will be used by the local planning authorities to consider and determine planning applications.

4.3 Each policy is numbered and is accompanied by a reference to its conformity with the NPPF and development plan. There is also a short explanation of the policy intent and a justification, including a reference to the relevant key evidence (which is listed in Appendix A). The evidence documentation is available either directly or via a link on the Parish Council's website.

### **Policy 1: A Spatial Plan for the Parish**

***The Neighbourhood Plan will support development proposals located inside the built up area boundary, as shown on the Proposals Map, provided they accord with other provisions of the Neighbourhood Plan and the Arun and South Downs National Park development plans.***

***Development proposals outside of the built up area boundary will be required to conform to development plan policies in respect of the control of development in the countryside.***

(Conformity Reference: 2003 Arun Local Plan Policy GEN2, GEN3, AREA9, AREA10 and NPPF para's 17, 109)

4.4 This policy provides an overall spatial plan of the parish and of where development will be directed. It acknowledges the constraints on development imposed by the significant landscape and heritage sensitivity of:

- the South Downs National Park, the Highdown Hill national heritage asset and their respective landscape settings;
- the rural land to the north of Littlehampton Road;
- the precious Strategic Gaps that separate Ferring from East Preston and Worthing; and
- the beach frontage.

Together, these special landscape and heritage assets define the village settlement (as evidenced by the Arun Landscape Study and Arun Green Infrastructure Study).

4.5 The FPNP proposes that the Built Up Area Boundary, as defined in the 2003 Arun Local Plan, is retained on its existing alignment within the parish, with modifications to reflect the existence of completed and consented schemes since 2003 south of Littlehampton Road.

4.6 The boundary continues to provide a sensible means to both encourage and contain future development in the plan period without requiring any incursion into the Strategic Gaps or into the special landscape north of Littlehampton Road. The Gaps are narrow and therefore invaluable in defining Ferring as distinct from its neighbours at East Preston, Kingston Gorse and Worthing. Both spaces are designated as Strategic Gaps in the saved policy AREA10 of the 2003 Local Plan (and were proposed as 'Gaps Between Settlements' in Policy SP5 of the Submission Local Plan). Even modest incursions, therefore, into this area will have a significant impact on its substance in preventing the coalescence of the village with its neighbours.

4.7 The FPNP therefore focuses future development on 'windfall' and other schemes that will continue to come forward within the boundary over the plan period to contribute to local and district housing need. Development proposals outside the Built Up Area Boundary will be expected to adhere to NPPF and development policy relating to the countryside.

#### **Policy 2: Land Rear of Henty Arms, Ferring Lane**

***The Neighbourhood Plan proposes the re-development for housing of land to the rear of The Henty Arms PH, Ferring Lane for up to 14 dwellings, comprising 1 and 2 bed open market homes, suited to occupation by older people to be delivered in the period 2014 – 2019, provided:***

- I. the S106 agreement of the proposed Community Right to Build Order for the scheme requires an appropriate financial contribution to the delivery of the Ferring Community Centre, as proposed in Policy 9;***
- II. the Ferring Community Centre building is open for occupation prior to the occupation of the final dwelling; and***
- III. the replacement allotments have been provided prior to the implementation of the proposal.***

(Conformity Reference: 2003 Arun Local Plan Policy GEN7, AREA6, DEV17 and NPPF para's 47, 50, 70, 71, 173, 201, 205)

4.8 This policy proposes the re-development of land situated to the rear of the Henty Arms Public House on Ferring Lane to provide new housing to meet local demand and to realise full development value to the Parish Council to re-invest in the provision of the replacement Ferring Community Centre (as proposed in Policy 9).

4.9 The Parish Council, as landowner of that part of the site currently occupied by allotments, has three specific objectives for its reuse:

- to realise the full community value of the land to reinvest in creating modern community facilities in the village;
- to deliver open market homes specifically suited to local people (as evidenced in the Ferring Community Survey and by the FPNP Housing Group); and
- to secure a larger and better located allotments site in the parish to meet the growing demand of local people for allotment plots.

The remaining land is in private ownership and will be acquired by the Parish Council to deliver a comprehensive housing scheme for both parts of the site.

4.10 Following the public consultation on the Pre Submission and Revised Pre Submission versions of the FPNP, a Community Right to Build Order has been prepared for the scheme. This has enabled detailed design and development appraisal work to be undertaken, and continuing consultations with statutory bodies and the local community, which has validated a scheme of 14 one and two bed dwellings can be accommodated on the site. Should the FPNP, but not the Order, be made in due course, then the Parish Council may seek to implement this policy through a conventional planning application.

4.11 The current road access and its junction with Ferring Lane is not suited to providing an access to the new scheme due to its close proximity to the railway level crossing. The Community Right to Build Order has identified an alternative means of securing a suitable access to the site and it includes a condition requiring the proposed access arrangements to be agreed with the local planning and highway authorities.

4.12 The primary purpose of the redevelopment scheme is to achieve a residual development value to make a significant contribution to implementing the new community centre in Policy 9. The policy therefore requires the proposed Community Right to Build Order (or a planning application) to include a Section 106 Planning Obligation requiring an appropriate financial contribution for this specific purpose. It also requires that the Centre is open for occupation prior to the completion of the housing scheme to ensure the Centre scheme is delivered.

4.13 In order to maximise the value of this financial contribution, the policy requires that only open market homes are provided. The viability appraisal prepared as part of the Order has demonstrated it is not possible to make provision for affordable homes in the scheme without significantly reducing the residual value. The policy cannot therefore meet the provisions of saved policy DEV17 of the 2003 Local Plan but is justified in respect of various provisions of the NPPF requiring planning controls to be tailored to local circumstances (notably para's 173, 201 and 205). However, the community engagement activities indicate a clear demand from older households within the parish to 'downsize' to smaller, open market dwellings of the type proposed by the policy (and freeing up homes suited to families in the process). This type of housing has not often been delivered by windfall sites in the village in the recent past and therefore the policy, together with Policy 3, will make a significant contribution to widening the choice of homes envisaged in para 50 of the NPPF.

4.14 The policy also requires the re-provision of the existing allotments (as provided for by Policy 10 and by saved 2003 Arun Local Plan Policy AREA6) prior to the implementation of the housing scheme. The current site is poorly located and does not have sufficient space to meet the increasing demand from local people for allotment plots. The policy therefore ensures that there is no period within which the local community does not have access to an allotment. In any event, as statutory allotments, the parish council is obliged to make proper replacement provision.

### **Policy 3: Ferring Village Hall, Ferring Street**

***The Neighbourhood Plan proposes the re-development for housing Ferring Village Hall, Ferring Lane for up to 10 dwellings, comprising 1 and 2 bed open market homes suited to occupation by older people, to be delivered in the period 2014 – 2019, provided:***

- I. the S106 agreement of the proposed Community Right to Build Order for the scheme requires an appropriate financial contribution to the delivery of the Ferring Community Centre, as proposed in Policy 9;***
- II. the Ferring Community Centre building makes suitable provision for the functions of the existing Village Hall and is open for occupation prior to the occupation of the final dwelling; and***
- III. the scheme sustains and enhances the significance of the Landalls/Vine Cottage heritage asset.***

(Conformity Reference: 2003 Arun Local Plan Policy GEN7, GEN22, DEV17 and NPPF para's 47, 50, 70, 71, 173, 201, 205)

4.15 This policy proposes the re-development of the existing Village Hall situated on Ferring Street to provide new housing to meet local demand and to realise full development value to re-invest in the provision of the replacement Ferring Community Centre (as proposed in Policy 9).

4.16 The site is owned and operated by a charitable trust having been gifted to the local community in 1924 for the benefit of Ferring villagers. The hall is a popular community asset but one that requires significant expenditure to continue to operate to meet modern standards. The Parish Council and Trustees believe that it will not be possible for the local community to generate the level of funding required for this purpose. In addition, the respective premises of the Ferring Rifers Club and Ferring Retirement Club, clustered together on land off Greystoke Road, are also in need of significant improvement to fully realise their operational potential and to minimise their ongoing maintenance costs.

4.17 Following the public consultation on the Pre Submission version of the FPNP in Summer 2013, a Community Right to Build Order has been prepared for the scheme. This has enabled detailed design and development appraisal work to be undertaken, and continuing consultations with statutory bodies and the local community, which has validated a scheme of 10 one and two bed dwellings that can be accommodated on the site. Access can be obtained from Ferring Street and the scheme should be designed to avoid conflict with the adjoining village centre uses. Again, should the FPNP, but not the Order, be made in due course, then the policy may be implemented through a conventional planning application.

4.18 The primary purpose of the redevelopment scheme is to achieve a residual development value to make a significant contribution to implementing the new community centre in Policy 9 as the replacement of the Village Hall. The policy therefore requires the proposed Community Right to Build Order (or a planning application) to include a Section 106 Planning Obligation requiring an appropriate financial contribution for this specific purpose. It also requires that the Centre is open for occupation prior to the completion of the housing scheme to ensure the Centre

scheme is delivered. In addition, the policy requires the Order to respond to the location opposite on Ferring Street of two listed buildings (Landalls/Vine Cottage and Rose Cottage) in respect of sustaining and enhancing the heritage significance of the buildings and their setting, as required by the NPPF (para 131).

4.19 Together with the housing scheme proposed in Policy 2, this policy also requires that only open market homes are provided. The viability appraisal prepared as part of the Order has demonstrated it is not possible to make provision for affordable homes in the scheme without significantly undermining the purpose of the allocation by reducing the residual value. It is acknowledged that the policy cannot therefore meet the provisions of saved policy DEV17 of the 2003 Local Plan, but this is outweighed by the benefits and can be justified in respect of various provisions of the NPPF requiring planning controls to be tailored to local circumstances (notably para's 173, 201 and 205). However, the community engagement activities indicate a clear demand from older households within the parish to 'downsize' to smaller, open market dwellings of the type proposed by the policy (and freeing up homes suited to families in the process). This type of housing has not often been delivered by windfall sites in the village in the recent past and therefore the policy, together with Policy 2, will make a significant contribution to widening the choice of homes envisaged in para 50 of the NPPF.

#### **Policy 4: Land at Ferringham Lane**

***The Neighbourhood Plan identifies for a future allocation for housing development, Land at Ferringham Lane, as shown on the Proposals Map, comprising a mix of 2 and 3 bed homes. The Neighbourhood Plan will support development proposals provided:***

- i. a proportion of the dwellings will be provided as affordable homes in accordance with development plan policy; and***
- ii. the scheme sustains and enhances the significance of the Ferring Conservation Area and of the two adjoining listed buildings as heritage assets.***

(Conformity Reference: 2003 Arun Local Plan Policy GEN7, AREA2 and DEV17 and NPPF para's 47, 50, 51,131)

4.20 This policy identifies, and supports the re-development of, this large site within the built-up area boundary. The land is currently occupied by a stone and builders merchant and a car repairs workshop, both of which are established uses. The land is surrounded by residential development. In encouraging this change of use, the intention of the policy is to signal to the present owners and occupiers, and to other investors, that the FPNP favours a redevelopment scheme at some point during the plan period.

4.21 Although not submitted for assessment in the Arun SHLAA, the Ferring Neighbourhood Plan Site Assessments Report assessed the site as suitable and achievable for housing development, with a reasonable prospect of becoming available during the latter half of the plan period. For that reason, it has not been allocated for development at this stage, nor has a specific quantum of housing been determined. However, the Report indicates that the site may provide



approximately 25-30 dwellings of a design, density and layout that reflect the close proximity of the site to the Ferring Village Centre on the one hand but on the other hand the presence of heritage assets adjoining the site (that is Home Farm Cottages and Home Farm House & Lodge). Given its location within the built-up area boundary, which will avoid the need in this densely-populated parish to allocate land in the surrounding countryside, the site will contribute to meeting the open market and affordable housing allocation target of the parish.

4.22 There is no saved policy protecting employment land from a change of use, though the Submission Local Plan of May 2103 did make such provision (Policy DM3). With this in mind, the Site Assessments report indicates the site has limited value as an employment site as the employment density of its specific uses is relatively low. The builders' merchant use occupies the majority of the site; should this business vacate the site it is unlikely the site will be attractive to another employment use given its relative isolation from the strategic highway network and close proximity of adjoining residential uses. Although the location does not pose insurmountable environmental or amenity harm, its location in the centre of the village and within the setting of two listed buildings and the Ferring Conservation Area, is not ideal.

4.23 However, it is accepted that the land may not be made available for housing development and the policy is intended only to provide a signal to the landowners/occupiers of the preferred use of the land. It is not the intention of the parish council to require the relocation of these uses, nor to propose that the District Council uses any compulsory purchase powers for this purpose. The availability of the land will be re-assessed at the first and subsequent reviews of the FPNP. If it becomes clear that there is little likelihood of the land becoming available then other sites for housing development may be identified for allocation.

### **Policy 5: Sustainable Drainage Systems**

***The Neighbourhood Plan will support development proposals in the parish provided they are able to demonstrate that the proposals include one or more of the following sustainable drainage design features to manage the risk of surface water flooding within their boundary and elsewhere in the parish:***

- i. permeable driveways and parking areas; and/or***
- ii. water harvesting and storage features: and/or***
- iii. green roofs; and/or***
- iv. soakaways.***

(Conformity Reference: 2003 Arun Local Plan Policy GEN9 and NPPF para 99)

4.24 The policy seeks to refine saved policy GEN9 of the 2003 Local Plan in respect of requiring all relevant development proposals in the parish to manage the risk of surface water flooding.

4.25 The use of permeable surfaces and of water harvesting/storage measures are likely to be the most effective flood risk mitigation measures included in the policy as they reflect the specific surface water flooding threats at Ferring (as evidenced by the Ferring Neighbourhood Plan Flooding Theme Group Report). These threats have been manifest in the village at various times in recent years following heavy rainfall

episodes. Applicants will therefore be expected to demonstrate why such measures will neither be effective in reducing this risk nor appropriate to the building or site if they do not feature in their proposals.

4.26 In any event, the Parish Council will continue to press the statutory authorities, landowners and others to meet their riparian maintenance responsibilities so that the existing drainage systems are better prepared for future events.

#### **Policy 6: Land North of Littlehampton Road**

***The Neighbourhood Plan will support development proposals in the area north of Littlehampton Road, as shown on the Proposals Map, that relate to the continued operation of the established agricultural, horticultural or horse-related uses in the area, provided:***

- i. all new buildings are located as part of the existing clusters of building to avoid a significant visual incursion into the surrounding open countryside; and***
- ii. suitable measures are proposed to improve the screening of the development in the setting of the National Park.***

***The Neighbourhood Plan will resist proposals for a change of use from an established agricultural, horticultural or equine use to any residential or retail use.***

(Conformity Reference: 2003 Arun Local Plan Policy GEN7, AREA9, AREA17, DEV3, DEV5, DEV6 and NPPF para's 28, 109, 115, 128)

4.27 This policy enables the effective management of development proposals in the designated policy area between the A259 Littlehampton Road and the boundary of the South Downs National Park in order to protect the setting to the Park and the designated Highdown Hill heritage asset. The land is primarily open countryside, as it forms the lower, south-facing slope of Highdown Hill, and is therefore an integral part of its landscape character and setting.

4.28 The policy accepts the existing mix of agricultural, horticultural and equestrian business uses are suited to this location and it supports their need to maintain viable operations to provide employment in Arun. However, it seeks to ensure that their need for replacement or additional operational premises is met by using land that forms part of the clusters of existing buildings and not by any significant incursion into the surrounding open countryside. Where development is proposed in appropriate locations, then the policy also requires that corresponding measures are included to contribute to screening the development in the setting of the National Park. Where such screening is desirable, possible and appropriate, woodland and hedgerows are particularly effective in mitigating for visual impact, when they are sensitively designed with native species and in a layout that is consistent with the surrounding landscape character. Conditions may be imposed to ensure that appropriate structure planting is created and maintained.

4.29 In addition, the policy resists a change of use of the established uses to a residential or retail use, where planning permission is required, as the policy area is not suited in principle to these uses. The visual impact of development will be harmful to the setting of the National Park and to the scheduled ancient monument

of Highdown Hill, the boundaries of which lies to the immediate north (as evidenced by the Arun Landscape Study).

### **Policy 7: Local Green Spaces**

***The Neighbourhood Plan designates the following locations as Local Green Spaces, as shown on the Proposals Map:***

- i. on the land known as the 'Village Green' on Ferring Street***
- ii. on the land known as 'The Glebelands' on Rife Way***
- iii. on the land known as 'Little Twitten' off Sea Lane***

***Proposals for development on the land will be resisted other than those for development ancillary to their recreational purpose.***

(Conformity Reference: 2003 Arun Local Plan Policy AREA5 and NPPF para's 76, 77)

4.30 This policy will enable three important green spaces in the parish to be protected from development in accordance with the NPPF. These green spaces are all in close proximity to, and are highly valued by, the local community, in what is one of the most densely-populated parishes in the district (as evidenced by the Parish Profile).

4.31 They are regarded as special to the local communities, which consider the spaces as being of particular local significance by way of their beauty, recreational value and tranquillity (as evidenced in the Community Survey and FPNP Environment Group). In addition, the green spaces are both distinctive and local in their character.

### **Policy 8: Village Centres**

***The Neighbourhood Plan defines the village centres at Ferring Village and at South Ferring, as shown on the Proposals Map.***

***The Neighbourhood Plan will support proposals for planning permission or prior approval in a defined village centre for the change of use of an existing shop (A1) premises to financial/professional services (A2), to a restaurant/café (A3) or to an office (B1a) provided:***

- i. it can be demonstrated that the established A1 use premises are no longer economically viable;***
- ii. the proportional number of non-A1 uses to A1 uses will not exceed 50% as a result of the change of use; and***
- iii. the design and/or use will cause no significant harm to a Building or Structure of Special Character or Asset of Community Value.***

***The Neighbourhood Plan will resist proposals proposals for planning permission or prior approval in the defined village centre at Ferring Village for a change of use to a dwelling, other than that provided for in Policy 3, and will resist proposals in the defined village centre at South Ferring that will result in more than 10% of the total number of retail units becoming dwellings.***

(Conformity Reference: 2003 Arun Local Plan Policy DEV26, DEV30, Arun Submission Local Plan Policy SP9, DM8 and NPPF para's 28, 70)

4.32 This policy defines on the Proposals Map the village centres of Ferring Village and South Ferring with the aim of sustaining their vitality and viability as local shopping areas serving the community.

4.33 There is no saved policy in the 2003 Local Plan that defines the role of village centres in the retail hierarchy of the District. However, saved policy DEV30 resists a change of use from retail for shops that are located outside the defined Principal Shopping Areas. In addition, policies SP9 and DM8 of the Submission Local Plan identify village centres and establish their role in serving local communities. The policy seeks to manage development proposals made by planning applications and by applications for 'prior approval' for the period within which permitted development rights apply to proposals for a change of use of retail uses.

4.34 The boundary of the village centres has been drawn to include all current retail and service-related uses in these locations that are recognised by the local community as their local centres. In places, the boundary includes uses that are not conventional village centre uses to maintain a visual coherence to the centre but these have been kept to a minimum.

4.35 The policy discourages the change of use of shop units in the village centre at Ferring Village as there is already some degree of residential development in and adjoining the centre and the number of units available for retail use in the primary local shopping area of the parish is limited. It recognises that Policy 3 provides for the redevelopment for housing of the Village Hall, as an exception. However, the policy acknowledges that some change of use to dwellings of shop units in the smaller, secondary South Ferring village centre may be appropriate but that such use should remain limited to no more than 10% of the total number of units in the centre.

4.36 The policy encourages the beneficial commercial reuse of empty A1 or other premises in the defined village centres to maintain their viability and vitality for the local community. To avoid the harmful loss of the relatively small number and range of A1 shops serving local residents, the policy requires that development proposals can demonstrate clear evidence of the unviability of the present A1 use. The policy extends the scope of the use of units to B1a for office uses that are compatible with a village centre location.

4.37 It limits the number of non-A1 uses in each village centre and seeks to protect those buildings in the village centres that have some heritage or community asset value from inappropriate changes of use that will harm that value.

## **Policy 9: Ferring Community Centre**

***The Neighbourhood Plan proposes the development of a new community centre facility to serve the local community on land at Greystoke Road, as shown on the Proposals Map, provided:***

- i. the facility provides up to 1300 sq.m. of gross internal floor space and comprises:***
  - a. the replacement of the existing Rifers Centre and Retirement Centre facilities on the site;***
  - b. the replacement of the Ferring Village Hall in relation to Policy 3;***
  - c. a new car park to be accessed off Rife Way;***
  - d. space to accommodate the relocation of the Parish Council office;***
  - e. space to accommodate a doctors surgery;***
  - f. space to accommodate a library service; and***
- ii. the scheme sustains and enhances the significance of the Ferring Conservation Area heritage asset.***

***The Neighbourhood Plan will resist the loss of the site to a non-community facility use.***

(Conformity Reference: 2003 Arun Local Plan Policy AREA2, AREA5 and NPPF para 70)

4.38 The policy proposes that a new community centre is built on the Greystoke Road site. The centre will incorporate and extend in one building the current village hall, Rifers Club and Retirement Club facilities, all of which are currently in premises not fit for economical, long term, community benefit. Each occupier will have a dedicated operational space in the building but will also benefit from some shared facilities. Each will also be invited to become a joint venture partner of the parish council to share ownership and management responsibility of the new facility for mutual benefit.

4.39 The policy provides for a new car park to be provided off Rife Way to serve the new centre as the existing provision off Greystoke Road will be inadequate. The car park will also benefit uses of the football club. In addition, the Parish Council may relocate its office functions to the building and space may also be made available within the existing building or adjoining land reserved for a later extension to enable a new doctors' surgery use and/or the existing library service to relocate.

4.40 The land at Greystoke Lane is owned by West Sussex County Council and Ferring Rifers Trust and is available for this purpose. A Community Right to Build Order has been prepared for the scheme that has enabled the joint venture partners and the local community to control the specification and design of the facilities and to provide a greater degree of certainty that it will be implemented as intended, alongside policies 2 and 3 of the FPNP. Should the FPNP, but not the Order, be made in due course, then the policy may be implemented through a conventional planning application.

4.41 The capital cost of the scheme will be in the region of £1.5 to £2m, subject to its detailed specification. The residual development value of the schemes proposed in policies 2 and 3 will therefore provide a significant financial contribution to implementing the new community centre. The remaining funds will be sourced from the Parish Council (using the Public Works Loans Board for example), from grant support and from the Arun Community Infrastructure Levy (see FPNP Proposal 6).

4.42 The site forms part of the setting to the Ferring Conservation Area to the immediate east. The policy therefore requires the scheme to respond to the need to sustain and enhance the significance of this heritage asset.

#### **Policy 10: Allotments**

***The Neighbourhood Plan will support proposals for the provision of at least 0.25Ha land for new allotments to replace the allotments to be lost with the implementation of Policy 2 on land that is suited to an allotment purpose and that is conveniently situated within the parish.***

(Conformity Reference: 2003 Arun Local Plan Policy AREA6 and NPPF para 70)

4.43 This policy enables the implementation of Policy 2 of the FPNP, which requires the relocation and the increase in capacity of the existing inadequate allotments site behind The Henty Arms PH. It will enable the existing 0.1Ha site to be more than doubled in size to meet the growing demands of the existing community as well as new households in the village in coming years.

4.44 At present a site has not been identified for this purpose. However, the Parish Council is confident suitable land will be made available by landowners in due course. The Community Right to Build Order (or a planning application) to be made for the redevelopment of the existing allotment site in Policy 2 requires the completion of the new allotments prior to its implementation.

## 5. Implementation

### Introduction

5.1 The Ferring Parish Neighbourhood Plan (FPNP) will be implemented through a combination of the local planning authority's consideration and determination of planning applications for development in the parish and through steering local community, public sector and private sector investment and actions into a series of non-statutory proposals contained in the plan.

5.2 These proposals have emerged during the preparation of the FPNP and, although they cannot form part of the statutory land use policy provisions of the FPNP, they are included in this section as non-statutory proposals to provide a comprehensive view of local community aspirations for the parish.

### Development Management

5.3 The policies contained in the FPNP will be delivered by landowners and developers through the submission of planning applications and the carrying out of development works if consented. In preparing the FPNP, care has been taken to ensure, as far as possible, that its policies are achievable.

5.4 Whilst the local planning authority will be responsible for development management, the Parish Council will also use the FPNP to frame its representations on submitted planning applications. It will also work with the authority to monitor the progress of sites coming forward for development, for example in participating in pre-application meetings with applicants and in reviewing the ADC plan monitoring data.

### Proposal 1: Community Right to Build Orders

***The Neighbourhood Plan proposes to make the following Community Right to Build Orders in accordance with the Town & Country Planning Act 1990 and the Neighbourhood Planning (General) Regulations 2012:***

- i. the development of up to 14 dwellings with associated access and landscaping works on land to the rear of The Henty Arms PH, Ferring Lane, as shown on the Proposals Map and in pursuit of Policy 2 of the Plan;***
- ii. the development of up to 10 dwellings at Ferring Village Hall, Ferring Lane, as shown on the Proposals Map, in pursuit of Policy 3 of the Plan; and***
- iii. the development of a community centre and ancillary uses with associated car parking, access and landscaping works on land at Greystoke Lane, as shown on the Proposals Map and in pursuit of Policy 9 of the Plan.***

5.5 The Localism Act 2011 and the Neighbourhood Planning Regulations 2012 provide for the means to obtain deemed planning consent for proposals from eligible community organisations for specific sites and schemes. To obtain deemed consent a Community Right to Build Order must be granted following a proposal that is considered valid by the local planning authority and a successful referendum vote.

5.6 Three Orders are proposed to be made in respect of the implementing policies 2, 3 and 9 of the FPNP. The FPNP has provided an invaluable and timely means of formulating and consulting upon the three inter-related, 'flagship' proposals within the context of other land use planning and development issues in the parish. The Pre Submission Plan of May 2013 provided the key details proposed in the Orders and, in doing so, commenced the formal consultation process in relation to Regulation 21 of the 2012 Regulations. These consultations, with statutory bodies and local residents, have continued from May 2013 to March 2014 as further detailed feasibility work has been undertaken. The Parish Council has accordingly chosen to delay the submission of the FPNP for examination until the consultations on the Orders has been satisfactorily completed.

5.7 The key provisions of the Orders are described in this policy. The details of each Order are contained within their separate documentation. They will be subject to the same examination period as the FPNP in due course, though there will be separate recommendations made by the examiner. If successful at examination, the Orders will be the subject of separate questions in the referendum on the FPNP. As indicated in each relevant policy, should any Order not be made, then the implementation of that policy may be undertaken by a conventional planning application. Importantly too, the Orders are not dependent on the making of the FPNP as all three have been prepared to meet the 'basic conditions' of the 2012 Regulations in their own right.

5.8 The main benefit of the Orders will be to provide confidence to the local community at the time the FPNP is examined and put to referendum that its most three important, mutually-dependent proposals will be delivered in the ways proposed in the plan.

## **Project Proposals**

5.9 During the preparation of the FPNP the local community made clear its desire for the plan to support a range of proposals that are either not related to land use planning or are matters that are not within the scope of a neighbourhood plan to determine.

5.10 The Pre Submission FPNP contained a number of such proposals that were framed as policies. The consultation process indicated that there was a healthy support for them but it has been decided to make a clear distinction in the Submission Plan. This section therefore contains a number of proposals that relate to non-statutory proposals that will be pursued by the Parish Council and others in parallel with the implementation of the formal policies of the FPNP.

### **Proposal 2: Ferring Conservation Area**

***The Parish Council proposes that the local planning authority considers amending the boundary of the designated Ferring Conservation Area, as shown on the Proposals Map, for the purpose of sustaining and enhancing its special architectural and historic interest, under the provisions of the Planning (Listed Buildings & Conservation Areas) Act 1990.***



5.11 This is a proposal to the local planning authority to bring about the formal amendment to the boundary of the Ferring Conservation Area.

5.12 The Conservation Area was designated in 1976. For the most part, the designation has succeeded in ensuring development proposals within the Area and its setting that have sustained or enhanced the significance of this heritage asset. However, in common with many areas designated at that time, the boundary was drawn very tightly around the cluster of listed buildings. Further, some proposals consented and built since designation, have resulted in the area boundary crossing through buildings and plots. The 'Ferring Neighbourhood Plan: Ferring Conservation Area Boundary Review Report' therefore examined how the boundary may be amended.

5.13 The Report recommends the amendment of the Conservation Area boundary, as shown on the Proposals Map, to deliver the following benefits:

- a modest enlargement of the Conservation Area enabling more of the essential building matrix and green backcloth of the village centre to be brought within the designated area;
- a more logical boundary which follows recognisable curtilages to eliminate the current difficulties and uncertainties associated with the bisection of properties by the boundary as currently designated;
- a clearer and more legible basis for the subsequent development of detailed plans and guidance for the future conservation and enhancement of the area;
- a more recognisable gateway into the area from the north by the inclusion of the Old School House, the War Memorial, Ferring Library and the curved line of 1930s shops south of Sea Lane;
- the inclusion of recent housing developments at Oaklands and Glen Gardens which now form part of the overall street picture in Ferring Street;
- the inclusion of recent housing development to the south of Ferring Grange which now contribute s to the overall sense of space immediately surrounding the remnants of the Grange itself;
- the inclusion of the frontage of Greystoke Road between its junction with Rife Way and the location named Oak Lawn to provide additional safeguards for the important frontage trees in this area and the overall sense of continuity within the Conservation Area as a whole;
- A clarification of the boundary in the area west of Greystoke Road in particular with regard to the 18<sup>th</sup> Century property known as The Old Flint House.

5.14 By consulting on this proposal, the Parish Council has enabled all the affected property owners and other stakeholders to be made aware of the proposal. It is now proposed that the local planning authority considers this proposal. Thereafter, it is proposed that the District Council, Parish Council and Ferring History Group will together prepare a new Conservation Area Appraisal to promote the future conservation and enhancement of its special architectural and historic interest.

### **Proposal 3: Areas of Special Character**

***The Parish Council proposes that the local planning authority considers the designation of Areas of Special Character by the local planning authority of land in the following locations, as shown on the Proposals Map:***

- i. Little Paddocks;***
- ii. The Poplars; and***
- iii. Ferring Beach & Patterson's Walk***

***In addition, the Parish Council proposes that the Little Paddocks and The Poplars Areas of Special Character be appraised by the local planning authority with a view to their designation as Conservation Areas under the Planning (Listed Buildings & Conservation Areas) Act 1990.***

5.15 This is a proposal to the local planning authority for it to consider for designation as Areas of Special Character, three specific areas within the parish that have been assessed by the local community to be of distinctive character or quality and, therefore worthy of protection through rigorous control of new development. This will be in accordance with the established practice of designating such areas since the adoption of the Arun Areas of Special Character Supplementary Planning Document in 2005 under the provisions of saved Policy AREA1 of the 2003 Local Plan.

5.16 This follows the recommendations of the 'Ferring Neighbourhood Plan: Areas of Special Character Review Report'. In each case, the Report assesses that the designated area demonstrates a recognisable and distinctive special character worthy of protection, as a result of the cumulative value of common building types, plot size and orientation, street profile and/or open space character, and therefore accords with the criteria established by the local planning authority for designation.

5.17 Further, the Report assesses that the Little Paddocks and The Poplars areas are worthy of consideration for designation as Conservation Areas, given their especially distinct architectural character, which remains essentially intact, and local historical significance.

5.18 The consultations on the FPNP have begun the process of engaging all property owners in these areas that will be affected by the proposal. If designated, the FPNP expects the District Council, Parish Council and Ferring Conservation Group to prepare a Conservation Area Appraisal to promote the future conservation and enhancement of the areas' special architectural and historic interest. The areas identified are:

#### **Little Paddocks**

5.19 This area is the best example in Ferring, if not West Sussex, of a holiday homes development originally laid out before 1939 and is one of the first such areas to be developed in the village. It became popular at the time owing to its promotion by a prominent local figure, C.H. Payton.

5.20 Most of the homes have since been converted into dwellings with modern amenities but many of these still retain original features. However, it is the distinctive layout of the private estate (still maintained by the Little Paddocks Freeholders Ltd) which ensures that its special character is retained and enhanced.

5.21 This character stems from the arrangement of the homes on modest sized plots but in a pattern surrounding two large rectangular communal landscaped areas. A particular distinguishing feature of the development is the existence within one of these landscaped areas of a pond first recorded by John de Flode in his survey of 1330/31 as "the old pond" and then again in a map of 1621. Currently, the pond still remains as part of the ancient drainage system for the village and it, together with the surrounding landscaped areas, is maintained by the company with a view to maximising the already considerable biodiversity value present in this location.

### The Poplars

5.22 This area originated as a pre-war holiday camp development comprising of very small buildings arranged on tiny plots located around a central tennis court facility. The tennis courts have disappeared with time to be replaced by a rectangular greensward with a number of coniferous trees, which are the subject of recent Tree Protection Orders. The access road has never been made up and the individual building units are now privately owned residential properties. Whilst many of the buildings have been updated with repairs and alterations, they largely retain their distinctive style and appearance. Again, maintenance and care aspects of the site are looked after communally, in this instance by the Poplars Fund, ensuring a continuation of the area's special character

### Ferring Beach & Patterson's Walk

5.23 This area is a narrow strip of land and properties stretching from the parish boundary in the west to the junction of Sea Lane and Marine Drive in the east. It follows the line of Ferring Beach and Patterson's Walk and includes residential properties that back on to the beach at The Strand, South Drive, Florida Road, Florida Close, The Warren, Lamorna Gardens, Ferring Marine, Elverlands Close and Sea Drive.

5.24 Notable features include the Bluebird Café, built in 1928, together with the beach huts and unmade car park associated with it and a small section of Patterson's Walk. It also includes properties on the south side of the Strand which back on to the northern side of the car park, together with the mouth of the River Rife which is marked by a sluice and a piped outfall.

5.25 The central area includes the distinctive Ocean Drive Twitten, a property that has recently been enhanced by a refurbished public amenity area adjoining Patterson's Walk and mural. The eastern area has high hedges and a raised platform surrounding an intact and partially refurbished WWII Pill Box.

5.26 The residential properties comprise a varied mix 20<sup>th</sup> Century building forms and architectural styles but almost all share the characteristic of long, open gardens and are grouped in clusters that share common rear building lines and plot width and orientation. The close proximity of the properties to the very popular Patterson's Walk

– where Ferring meets the sea – and the presence of a number of narrow footpaths through to the Walk, make this area of special character.

#### **Proposal 4: Assets of Community Value**

***The Parish Council proposes the local planning authority considers the following buildings for designation as Assets of Community Value as a result of their acknowledged importance to the life and enjoyment of the community:***

- i. Ferring Rifers Centre, Greystoke Lane***
- ii. Ferring Retirement Centre, Greystoke Lane***
- iii. Football Pavilion, off Greystoke Lane***
- iv. Village Hall, Ferring Street***
- v. The Henty Arms PH, Ferring Lane***
- vi. The Blue Bird Café, off South Drive***
- vii. The Tudor Close, Ferringham Lane***
- viii. Ferring CoE Primary School, Sea Lane***

5.27 This is a proposal to the local planning authority to consider for designation a number of prospective Assets of Community Value, in line with the Community Right to Bid provisions of the Localism Act 2011. The Parish Council is a qualifying body to make such a proposal to the District Council and it has used the timely FPNP to consult the local community on these proposals.

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

5.29 However, in respect of the Ferring Rifers Centre, the Ferring Retirement Centre, the Football Pavilion and the Village Hall buildings it is acknowledged that the provisions of the FPNP are seeking to replace them. They are therefore included on the list in the event that one or more of these provisions are not implemented in due course.

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

#### **Proposal 5: Patterson's Walk**

***The Parish Council will support proposals to extend the footpath at Patterson's Walk to reach the Bluebird Café on The Strand, by a route that is agreed with the adjoining landowners.***

5.31 This is a proposal to landowners and to the local planning authority and other relevant bodies to extend the existing footpath that runs along the back of Ferring

Beach to reach the popular Bluebird Café on the parish boundary with Kingston Gorse. This was identified in the Ferring Community Survey and Ferring Neighbourhood Plan Environment Group during the preparation of the FPNP.

5.32 The extension of the footpath, using a similar hard surface, will enable walkers, and especially those with a disability, to reach the café and the car park off The Strand. This is currently difficult beyond the end of the footpath, as it requires walking over the pebbled beach along a route that is not clearly distinguished from the private area of the adjoining beach huts. The prohibition of cycling on Patterson's Walk should also cover its extension, as it is not suited to this purpose.

5.33 There is currently no detailed route for the extension or a specification agreed. The FPNP supports the principle of the route and encourages the parish council, landowners and other stakeholders to agree the details in due course. It is estimated that the works will cost £10,000 and provision for this sum is made in Proposal 6 for funding by the Arun Community Infrastructure Levy.

#### **Proposal 6: Infrastructure Projects**

***The Parish Council proposes the new community centre project in Policy 9 will be the priority project for investment in the parish during the plan period. The Parish Council will invest all its proportion of a future Arun Community Infrastructure Levy funding it receives from the local planning authority in this project and it will work with all stakeholders to ensure that the capital costs can be met and the annual operating costs are covered by earned income and/or grant aid.***

***Should not all the Parish Council allocation from the Levy funding be required for that purpose then the Neighbourhood Plan proposes to invest the Levy in implementing Proposal 6 at Patterson's Walk.***

5.34 The new Community Centre proposed in Policy 9 forms a crucial centrepiece of the FPNP. Securing the long term future of valued community assets, with a legacy drawn from the Village Hall, the Rifers Centre and the Retirement Centre has driven a series of policies in the plan.

5.35 The development proposals provided for in Policy 2 and Policy 3 of the FPNP are estimated to generate a total residual development value of approximately £1m, i.e. at least 50% of the total capital cost. Both investments will be secured through Section 106 planning obligations as part of the making of their respective Community Right to Build Orders (or of planning applications).

5.36 The policy proposes that any remaining fund requirements should be sourced from the new Arun Community Infrastructure Levy (CIL). The CIL, which will replace the pooling of Section 106 planning obligation financial contributions in 2015/16, will be charged on all qualifying residential and commercial development. The draft CIL Charging Schedule will be published for consultation by the local planning authority in 2014.

5.37 The policy also identifies the works to Proposal 5 at Patterson's Walk, estimated at £10,000, as a further use of the Levy if sufficient funds are available. If they are not then this project may be funded through small community grants and the use of

local in-kind and voluntary support. Other sources of funds include the capital programmes of the District and County Councils. However, the availability of this funding will be limited and uncertain in the coming years.

## Annex A – Evidence Base

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

- Community Profile for Ferring Parish (2012)
- Ferring Community Event Notes (2012)
- Ferring NP Housing Group Report (2012)
- Ferring NP Environment Group Report (2012)
- Ferring NP Drainage Group Report (2012)
- Ferring NP Heritage Asset Review (2013)
- Ferring SHLAA (2012)
- Ferring NDP Community Survey (2012)
- Ferring Parish Plan (2005)
- Arun Note on 5 Year Housing Supply (2012)
- Arun Locally Generated Housing Needs Survey (2010)
- Arun Affordable Housing Options Viability Study Update (2010)
- Arun Employment & Economic Land Assessment 2010
- Arun District Shopping Centre Survey (2006)
- Arun Settlement Sustainability Study (2007)
- Arun Infrastructure & Funding Study (2009)
- Arun District Strategic Transport Study (2006)
- Arun Strategic Flood Risk Assessment (2008)
- Arun Landscape Study (2006)
- Arun PPG17 Assessment (2009)
- Arun Green Infrastructure Study (2012)
- Arun Local Plan (2003)
- Arun Proposed Submission Local Plan (2013)
- Arun Habitat Survey (2008)
- Economic Impact of Tourism in Arun (2008)
- Arun Local Plan Sustainability Appraisal (2012)
- Arun Core Strategy Habitats Assessment (2010)
- Arun Economic Strategy (2009)
- Arun Draft Leisure Strategy (2013)
- South Downs National Park Local Plan: Options Consultation (2014)
- South Downs National Park Housing Requirements (2011)
- South Downs Landscape Character Assessment (2011)
- West Sussex Strategic Housing Market Assessment: Arun (May 2009)
- West Sussex Sustainable Energy Study (2009)
- West Sussex Local Transport Plan 2011-26
- A Revision of the Ancient Woodland Inventory for West Sussex (2010)