



# LAVANT NEIGHBOURHOOD DEVELOPMENT PLAN

**2016 - 2031**

**Lavant Parish Council**

Made by South Downs National Park Authority  
on 10 August 2017 and Chichester District  
Council on 25 July 2017

Looking across to the Trundle from the Earl of  
March – the view that inspired Blake's *Jerusalem*

"In the spring of 2013 Lavant Parish Council resolved to produce a Neighbourhood Plan. They subsequently commissioned a Steering Group of Village volunteers to research and implement this project. The manner in which these volunteers and others carried out this task has earned the respect and thanks of both the Council and the wider community. On 9 February 2016 the draft Plan was submitted to the Parish Council who unanimously supported, and recommended that it go forward at the earliest opportunity for public consultation and consideration. Following the Pre-Submission Consultation, all responses received have been fully considered and assimilated as appropriate into this Submission document for issue by LPC to SDNPA in December 2016.

On 18th April 2017 the LPC received the Examination Report.

There are a number of minor changes to the Plan that have emerged from the examination process that are required to ensure the Plan meets the basic conditions test and the other requirements set out in neighbourhood plan examination.

A Decision Statement setting out the actions relating to the recommendations of the Examiner will now be prepared and presented to the SDNPA Planning Committee on 11 May 2017.

If the recommendations are approved the Plan will proceed to Referendum."

**Ian Hutton**  
Chair of Lavant Parish Council

"This Lavant Neighbourhood Development Plan sets out the vision, objectives and policies for the sustainable development of the Parish from 2016 to 2031. Underpinned by community consultation and with a focus on what is achievable and deliverable, this document will guide and inform planning decisions within the parish for the next 15 years.

It has been prepared by the Lavant Neighbourhood Development Plan Steering Group which consists of local residents and Parish Councillors all of whom have volunteered their time to make this plan a reality.

The Steering Group would like to thank everyone who contributed valuable ideas, suggestions and time throughout the consultation process."

**Alan Taylor**  
Chair of Lavant Neighbourhood Plan  
Steering Group

Steering Group members:  
*Adrian Blades, Caroline Reynolds, Elaine Mallett,  
Nick Reynolds, Robert Newman, Alan Taylor,  
James Pickford, Chris Turner*

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## 1.0 PREFACE

- 1.01 Lavant village and its surrounding area is part of a heritage jointly ‘owned’ by the people of Lavant. Engagement with the community has therefore been a fundamental part of the evidence base for the Lavant Neighbourhood Development Plan (LNDP). This Plan belongs to them.
- 1.02 The core of the LNDP and its supporting policies relates to the identification of sustainable development sites and has been produced against a changing backdrop of statutory legislation and the evolving Local Plan of the primary planning authority, SDNPA.
- 1.03 During the creation of this LNDP a number of matters which were raised by the community have, by design, not been addressed by specific policies within the LNDP. Such issues, whilst they may influence or provide the environment within which the residents of Lavant live, work and play, are considered to be outside the scope of the Plan and/ or deemed to fail the criteria for inclusion as a policy. Such matters, not covered by the LNDPs policies have therefore been recorded within the LNDPs related documents. These related documents may serve to inform the community when considering matters which have fallen outside the scope of this LNDP.
- 1.04 The act of building and development is often beset by opposing views – one person wants to develop or build, whilst someone else may want to protect and retain. This Plan endeavours to offer a balanced and deliverable way forward. Reflecting the wishes and needs of the community, it seeks to provide a robust framework within which the parish of Lavant can develop and grow over the next 15 years.
- 1.05 Chichester is one of the most unaffordable places to live outside London with the highest need for 1 and 2 bedroom homes. Government policy has resulted in a loss of appropriate properties to rent and others have been lost when ‘cottages’ that were originally a small dwelling for working families on low incomes have been altered and developed as luxury homes.
- 1.06 Whilst there is no statutory requirement for new homes within Lavant, either within the emerging SDNPA Local Plan (now due Sept 2017) or in the CDC adopted Local Plan, the Steering Group believe that to accept this status quo is morally indefensible.
- 1.07 Therefore, to inform the LNDP a Housing Needs survey was conducted within Lavant, at the behest of the SDNPA, to ascertain the real need of local people. The outcome of that survey highlighted the need for new homes and has therefore provided the evidence base that has driven the targets for new dwellings in the LNDP.
- 1.08 Furthermore, the expressed view of the Lavant community is that the village needs to integrate new housing development within the fabric of the existing village. As an alternative to typical village expansions, the majority of the community have no appetite for a developer-driven mass housing solution that involves fields being sold off for suburban style pseudo period housing developments as a generic ‘one style fits all’ village type.
- 1.09 Lavant wants people who live in the new houses to feel that they are living in a village and in a neighbourhood with a distinctive character that is both a gateway to the SDNP to the north and to the historic city of Chichester to the south.

- 1.10 The Steering Group believes that budget, location and other similar challenges are no constraints to the production of good quality architecture. Additionally, that the provision of homes which meet the needs of the local community must take precedence over land and houses being primarily traded as an investment.
- 1.11 Community land trusts, self-build, co-housing and shared accommodation may provide truly affordable homes which are more responsive to the needs of the local community. The windfall sites and market housing envisaged within the Plan will provide the balance necessary for the introduction of new residents to sustain a vibrant community.
- 1.12 A key objective of the Plan, frequently identified by the residents, was to expand well used village facilities and to consider new opportunities. Whilst not 'Development Sites', both St Nicholas Church and the Memorial Hall are recommended for further consideration and wider use as a Community Hub facility.
- 1.13 Houses are homes, homes make a community and communities make a place. The Neighbourhood Plan is aimed at fostering and developing a sense of community with the focus on quality as well as quantity.
- 1.14 The Steering Group have worked hard to prepare this plan which belongs to the people of Lavant, it is now up to our community to ensure that the vision and aspirations it contains is delivered over the next 15 years

## 2.0 INTRODUCTION

- 2.01 The Lavant Neighbourhood Development Plan (LNDP) has been prepared by the LNDP Steering Group, a group consisting of local volunteers and set up by Lavant Parish Council.
- 2.02 The LNDP provides a clear framework to guide residents, local authorities and developers as to how the community wish to shape future development within the parish over the next 15 years from 2016-2031.

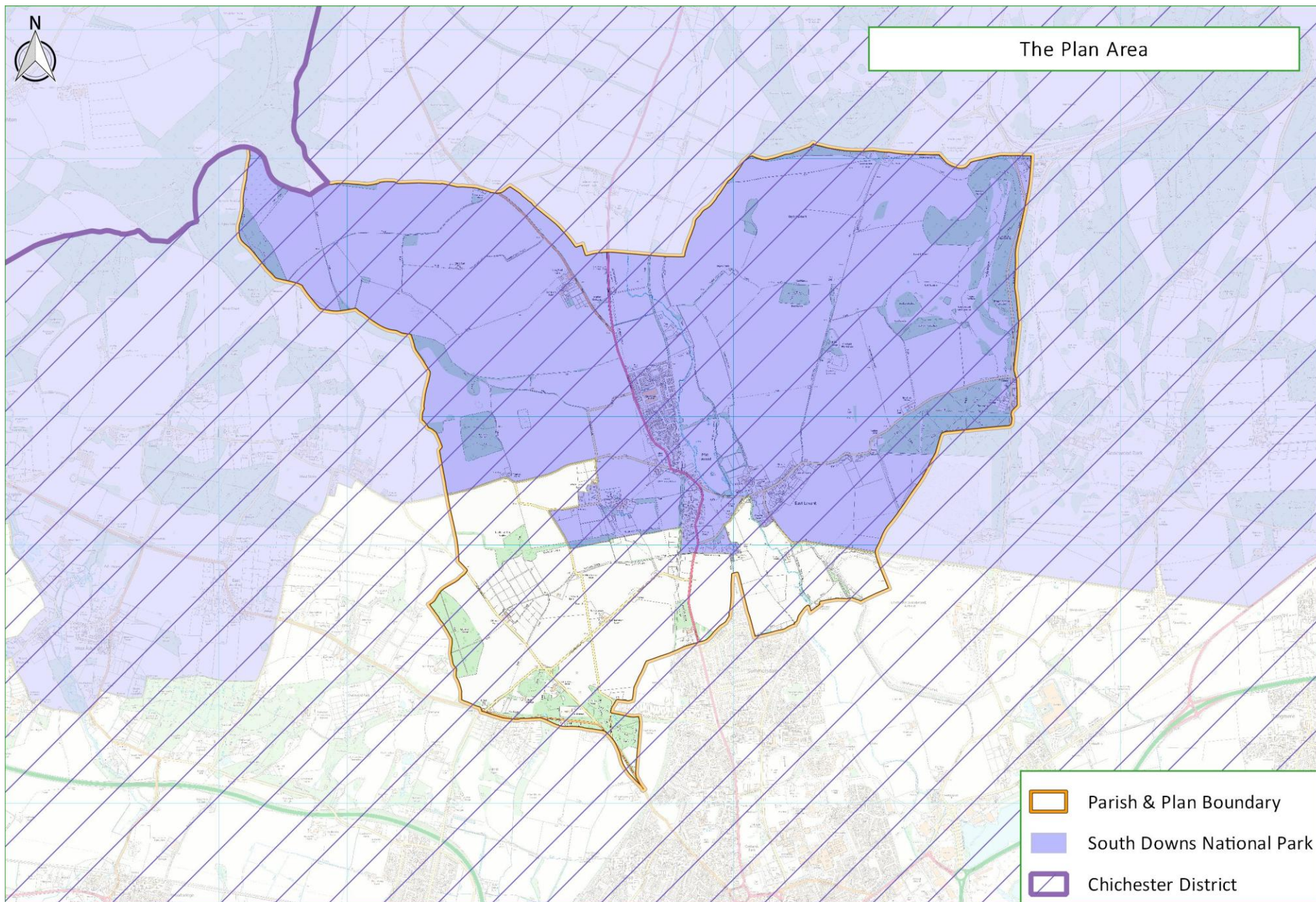
### **The Purpose of a Neighbourhood Plan**

- 2.03 Once it has been agreed at referendum and 'made', a neighbourhood plan has the same legal status as the Local Plan prepared by the relevant Local Planning Authorities (South Downs National Park Authority & Chichester District Council). At this point it becomes part of the statutory 'development plan' and used in the determination of planning applications.
- 2.04 Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise (see section 38(6) of the Planning and Compulsory Purchase Act 2004).

### **The Neighbourhood Plan Area**

- 2.05 The Neighbourhood Plan area covers the parish of Lavant. The Parish has an irregular shape and covers around six square miles. It is within the Chichester District, part of which falls within the South Downs National Park.
- 2.06 The parish therefore falls within two Local Planning Authorities, namely Chichester District Council (CDC) and the South Downs National Park Authority (SDNPA). The boundary between these two Local Planning Authorities runs east/west across the Parish. 22% of the parish is to the south of the boundary (in Chichester District) and 78% is to the north (in the National Park). The SDNPA is the primary planning authority.
- 2.07 An application was made under the Localism Act 2011 to both Chichester District Council (CDC) and the South Downs National Park Authority (SDNPA) for the parish of Lavant to be designated as a neighbourhood area. This was adopted by CDC on 18th March 2013 and the SDNPA on 14th March 2013.
- 2.08 A map showing the Plan Area can be found on the opposite page. The focus of this LNDP at the request of residents has been on the existing settlements of East and Mid Lavant as the most appropriate location for development.





## The Legal & Planning Policy Context

2.09 The legal basis for the preparation of neighbourhood plans is provided by the Localism Act 2011, Neighbourhood Planning Regulations 2012, Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990. These pieces of legislation have enabled local communities to prepare neighbourhood plans but also provide a number of conditions and tests to which the plan must adhere to, to enable it to come into force. The basic conditions that must be met are:

- The policies relate to the development and use of land.
- The plan must have been prepared by a qualifying body, and relate to an area that has been properly designated for such plan preparation.
- The plan specifies the period to which it has effect, does not include provision about excluded development and only relates to one plan area.
- The plan has regard to national policies and advice contained in guidance issued by the Secretary of State
- It contributes to the achievement of sustainable development.
- It is in general conformity with the strategic policies contained in the existing development plan for the area
- It does not breach, and is otherwise compatible with, EU obligations.

2.10 Whilst the LNDP can shape and influence where development will go locally and what it will look like there are some rules.

2.11 The plan should have regard to national policies and take account of relevant national policy, this includes:

- The National Planning Policy Framework (NPPF) 2012
- The National Park Purposes & Duty
- English National Park and The Broads – Vision and Circular 2010

2.12 As the Parish is located across the boundaries of two Local Planning Authorities, the LNDP needs to be in general conformity with both the policies of CDC and SDNPA, the key documents are:

- The Chichester District Local Plan 1999 (relevant to the area of Lavant within the National Park).
- The Chichester Local Plan 2014-2029 (relevant to the area of Lavant not in the National Park).
- The emerging South Downs National Park Local Plan: Preferred Options 2015 (relevant to the area of Lavant within the National Park).

### How this document should be used

2.13 This plan, and its associated map should be used by residents, local authorities and developers and other stakeholders to understand how the local community wish future development to occur. Whether or not the development required planning permission, everyone should pay attention to the aspirations and objectives set out within this document.



- 2.14 For applications that require planning permission, whether proposing a scheme or assessing the acceptability of a scheme the policies<sup>1</sup> contained within this document are key. For a planning application to be considered favourably, **all relevant policies** contained within this plan should be considered and complied with.

## Consultation

- 2.15 In September 2013, when the Steering Group (SG) was established, one of the initial workgroups was for Community Engagement. This was seen to be critical to the overall development of a successful LNDP. A Community Engagement Strategy was established. This strategy has underpinned the approach of the SG throughout the preparation of this plan.
- 2.16 Key stakeholders were identified as:
- **Village partners:** all villagers and everyone on the electoral roll of LPC, resident associations/groups, schools, businesses, churches/PCC, and external users of village facilities (sports clubs etc.).
  - **External expert partners:** CDC, SDNPA, West Sussex County Council, Environment Agency and Infrastructure providers.
- 2.17 A plan of key activities was identified as part of the overall development of the LNDP, and the Community Engagement workgroup established a series of approaches for informing and

involving residents. A full diary of community engagement activities can be found in the Consultation Statement. Activities included:

- Consultation Meetings with stakeholders.
- A dedicated webpage hosted on the Lavant Parish Council website. All key documents and meeting notes are on this website ensuring full transparency.
- A dedicated email address. Over time a database of contact names has been established which forms the basis of any electronic communications.
- A dedicated mobile phone number to ensure that any parties who are unable to use electronic methods for communication have a way of contacting the Steering Group.
- Regular progress updates in the local church magazine which is circulated to most parishioners.
- Regular progress updates in the LPC newsletter which is delivered to all parishioners and posted on the LPC website.
- Press articles in the Chichester Observer to highlight forthcoming events and to report on recent events.
- Pop-up stalls at village events (e.g. Village Fete, Allotments Open Day, Flower Show, Lavant Community Day)
- Development of a brand Logo to ensure recognition of LNDP activities/communications.
- Use of surveys and questionnaires to gather data.
- Public events at key times to inform stakeholders and gather views.
- Regular leaflet distribution to all properties in the parish, notifying of forthcoming events and providing outcomes of public meetings and other key progress updates.

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<sup>1</sup> Planning and Compulsory Purchase Act 2004, s38B(3) states 'If to any extent a policy set out in a neighbourhood development plan conflicts with any other statement or information in the plan, the conflict must be resolved in favour of the policy.'

2.18 The key events that have provided the community feedback that has informed the development of the LNDP have been:

Date	Event Name / Audience / Participation	Purpose/Outcomes
October 2013	<b>Open Space Discussion</b> - chairs of local associations and groups Attended by: 30 stakeholders	This meeting provided an introduction to the LNDP process and purpose and invited views on:  Who should be involved in the consultation about a NP?  What needs and issues are important for the future of Lavant?  How do we capture everyone's views?
February 2014	<b>Initial Survey</b> - all households in parish Responses: 143 (=20% of village)	Invited local residents to - prioritise the main focus areas for the LNDP  - indicate preferred types of communication (household leafleting).  - to submit further comments about Village matters.
May 2014	<b>Housing Needs Survey</b> - all households in parish Valid returns: 331 (source: CDC) 45% of village population	Identified the need for housing in the parish – how many, type, size, affordability, type of ownership and timescales.

Date	Event Name / Audience / Participation	Purpose/Outcomes
September 2014	<b>Beating of the Bounds</b> - all stakeholders Attended by: 161 stakeholders Responses: 1000 sheets completed	Gave an opportunity to view, consider and provide feedback on 9 potential sites for building development around the parish as well as identify other potential sites.
February 2015	<b>Landowners' Meeting</b> -all local landowners Chair of LPC Chair of LPS Governors	Presented the outcomes/options/preferences of the parishioners on possible sites.  Individual landowners gave their views regarding their sites.
February 2015	<b>Lavant Community Day</b> - all households and associations in parish Attended by: over 150 residents	Gave residents the opportunity to review and give their preferences on the 4 Options <sup>2</sup> . (Repeated on Tuesday and Thursday )
May 2015	<b>Plans and Policies</b>	Presented results of Options Preferences and first draft of key

<sup>2</sup> See Consultation Statement for further information.

Date	Event Name / Audience / Participation	Purpose/Outcomes
	- all households in parish Attended by: 58	Policies, for comment and feedback. Notification of 2 additional sites volunteered by landowners after the Call for Sites. Road issues were highlighted as a concern.
July 2015	<b>Roads and Traffic Day</b> Ben Hamilton-Ballie -all households in parish WSCC Highways, CDC, SDNPA, Police reps invited Attended by 95 residents	Invited representatives from the key areas of the Parish reviewed road and traffic issues in the village. An Open Meeting fed back the findings and initial thoughts of leading expert and Village representatives.
March-	<b>Pre-Submission</b>	Residents had 3 opportunities (2

Date	Event Name / Audience / Participation	Purpose/Outcomes
April 2016	<b>Consultation</b>	weekday evenings, and one Saturday) to visit a Pre-Submission exhibition. Documentation was also available via the LPC website. The LPC held an Open Meeting at which residents could discuss the issues which concerned them.

- 2.19 A Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis of the parish has been prepared from the above activities to help steer the LNDP (see page 12). To find out more about the consultation activities and how these informed the plan, please refer to the Consultation Statement that accompanies this plan.





<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>(i) A strong sense of community and active Parish Council.</li> <li>(ii) High quality environment set within a National Park and containing a conservation area and historic buildings.</li> <li>(iii) Adequate links to Chichester and A27 road network.</li> <li>(iv) Proximity to the South Downs National Park and Chichester Harbour provides outdoor resource of national standards for local residents.</li> <li>(v) Proximity to Goodwood race course and motor circuit</li> <li>(vi) Stunning views into the National Park from various locations in the village</li> <li>(vii) Good footpath links to open countryside.</li> <li>(viii) Considered to be a low crime village.</li> <li>(ix) Good standard of local schools.</li> <li>(x) Frequent bus service 7am to 8pm with 7 bus stops in the village on the A286.</li> <li>(xi) Healthy population.</li> <li>(xii) Active use of the Memorial Hall is high</li> </ul>	<p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>(i) Business units are out of date, under occupied and not suitable for modern businesses.</li> <li>(ii) Limited range of existing and new housing available in terms of size and price</li> <li>(iii) Road seen as rat run through village from north/south and East Lavant from the east and from West Stoke.</li> <li>(iv) No local shop / Doctors Surgery</li> <li>(v) No public transport after 8 pm.</li> <li>(vi) Significant number of older people /aging population.</li> <li>(vii) The main community facility (Memorial Hall) is based well away from the bulk of housing.</li> <li>(viii) Over-reliance on the car for transport.</li> <li>(ix) Lack of adequate car parking spaces in parts of the village.</li> <li>(x) Average house prices more than 17 times higher than average wages.</li> </ul>
<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>(i) Proximity to Goodwood and National Park offers tourism/economic prosperity opportunities.</li> <li>(ii) Sites available for new housing for local needs.</li> <li>(iii) Improve provision and value of open space.</li> <li>(iv) Consider options for improving biodiversity within the village.</li> <li>(v) Provide safe opportunities to walk and cycle.</li> <li>(vi) To widen the demographic base and encourage young people/families to live in the village.</li> <li>(vii) To conserve and provide improvements to the River Lavant.</li> <li>(viii) Improve Centurion Way.</li> <li>(ix) MemorialHall could benefit from further investment.</li> <li>(x) To allow Lavant to be developed sensitively to maintain gaps between settlements.</li> </ul>	<p><b>Threats</b></p> <ul style="list-style-type: none"> <li>(i) Loss of employment site to other uses.</li> <li>(ii) Out commuting continues to grow.</li> <li>(iii) Flood risk along the course of the Lavant through the village.</li> <li>(iv) Sewerage overflow in certain housing areas.</li> <li>(v) Possibly seen as an ideal location for a second home.</li> <li>(vi) Local primary school at capacity.</li> <li>(vii) Limited funds to upkeep/improve/build new community facilities.</li> <li>(viii) Young people moving away because of limited availability of affordable housing.</li> <li>(ix) Limited funds to improve local infrastructure.</li> <li>(x) Growth of traffic on the A286 because of the proposed new houses to the west and east of Chichester.</li> <li>(xi) Pilots taking a 'short' cut over the village after taking off from Goodwood aerodrome.</li> <li>(xii) Poor / variable delivery of High Speed Broadband.</li> </ul>

## 3.0 OUR VISION, QUALITIES AND OBJECTIVES

### Vision

- 3.01 Residents were asked how they wanted Lavant to look and feel in 15 years' time. These responses were used to create the Vision Statement for the Parish which is set out below:

***Lavant will:***

- ***Celebrate its heritage, distinctive rural character and downland location.***
- ***Ensure that all development results in a built and natural environment which is attractive, sustainable, environmentally sensitive and proportionate to the needs and wishes of its community.***
- ***Enjoy inclusive community facilities and take advantage of safe and integrated connections throughout the village.***
- ***Benefit from recreational spaces and opportunities which support and enhance the lives of all its residents and visitors.***

- 3.02 Lavant is a community which values the special qualities that contribute to its environment and social lifestyle. The special qualities are:
- The role and position of Lavant as a 'gateway' village to the South Downs National Park whilst remaining separate and distinct from Chichester.
  - Features of the village which create/ contribute to its distinct rural nature.

- A Range of recreational and community activities.
- Sites of historical interest within the village.
- A natural environment including the village green, river, footpaths/ bridleways and historic views of the surrounding hills to the north.
- Local businesses and organisations that contribute to the wellbeing of the community.

### Objectives

- 3.03 The Vision and the feedback from the community were put into a set of Objectives for the Neighbourhood Plan. These state what the Neighbourhood Plan is aiming to achieve through its overall strategy and policies.
- 3.04 The objectives for this plan are as follows:
- LOB1** Define new Settlement Boundaries and identify sites where appropriate development will be accommodated.
  - LOB2** Prioritise use of Brownfield, Redundant and Derelict Land as sites for Development.
  - LOB3** Promote and accommodate sustainable and affordable housing development on specified sites and in accordance with Local Strategic Policies.
  - LOB4** Ensure that open market development reflects local housing needs and provides multi-use housing appropriate for all age groups and that affordable housing is prioritised for people with a defined local connection to Lavant.
  - LOB5** Ensure that all new housing and/or extensions complement the established vernacular of the Parish in terms of density, building styles and materials, respecting the historic environment and encouraging the conservation and

enhancement of Listed Buildings, their settings and other historic buildings and other significant features.

- LOB6** Encourage sustainable design that promotes energy conservation and efficiency in mitigation of climate change.
- LOB7** Promote appropriate developments, activities and facilities that actively contribute to the special qualities of Lavant and the well-being of the community.
- LOB8** Protect specified local open and green spaces and views valued and/or used by the local community.
- LOB9** Encourage the provision of new open and green spaces for sporting and general social/recreational use by the community.

- LOB10** Protect, enhance and conserve the special qualities of the South Downs National Park, in particular historic and valuable views, biodiversity, wildlife and cultural heritage and the natural environment, both habitats and landscapes.
- LOB11** Encourage and support infrastructure improvements in particular road enhancements that reduce traffic speeds. Create new footpaths and safety improvements for pedestrians and cyclists.
- LOB12** Facilitate the development needs of those businesses, employing organizations, and or charities operating within Lavant, in ways compatible with the needs of local residents and the rural character of the village.



## 4.0 ABOUT LAVANT

- 4.01 This section sets a background to the issues facing the parish and a baseline for the Neighbourhood Development Plan. In summary:
- (i) The Parish of Lavant lies on the coastal plain of the South Downs National Park approximately 2 miles north of Chichester in the western corner of West Sussex.
  - (ii) The village has three distinct areas East Lavant, Mid Lavant and West Lavant. These distinct areas were amalgamated, for civil purposes, into one parish in 1872.
  - (iii) The village covers an area of approximately 16,470 hectares with 777 dwellings and total population of 1,656.
  - (iv) Approximately 78% of the northern part of the parish lies within the South Downs National Park.
  - (v) Lavant has features of a typical rural English village with a picturesque village green, pond, two church buildings, the Memorial Hall, primary school and well used footpaths and historic views.
  - (vi) Lavant lies in a rural river valley and the character of the landscape is typical of the South Downs.
  - (vii) The A286 trunk road from Midhurst to Chichester runs through the heart of the village. Historical maps indicate that the settlement pattern has remained relatively unchanged through the centuries and that the Village Green has always featured as an important space in the village.
  - (viii) The pressures on Lavant's historic nature are typical of villages in the South of England for example lack of affordable housing, community investment and environmental enhancement.

### Heritage

- 4.02 Back in 1954, Sussex Rural Community Council ran a competition to find 'the most sensibly active village' in West Sussex. To have a chance of winning, a village had to have the following characteristics: a church with a resident vicar, a school, an inn, a sports ground, a community centre, a branch of the Women's Institute, and finally a range of clubs and societies. The village of Lavant would have been a worthy winner. Then, as now, it met all the required criteria: two church buildings, a successful school, two inns, a sports ground for football and cricket, the Memorial Hall, a flourishing W.I. and a whole host of clubs and societies that led to the village becoming widely known as 'lively Lavant'. The Memorial Hall is busy every day of the week with some event or meeting or leisure activity. Remarkably, cricket has been played on the Village Green since at least 1628. There are well-tended allotments, and a children's playground at Churchmead. Annual events such as the Duck Race and the Summer Fete are enjoyed by all. As for scenery, lanes run along the river valley floor, before heading up to the Trundle and the Downs.
- 4.03 The history of Lavant is long and typical of many villages. The main change to Lavant's identity as a rural village has been a result of the opportunities and pressures created by the combustion engine. In the 21st Century there is a feeling that the village centre and life has become subservient to the needs of the motor car.
- 4.04 Lavant takes its name from the term for a stream which only flows when sufficient rain allows the landsprings to break out on the Downs. The area north of the Village Green is still known as Lavant Marsh, accessed up the aptly named Marsh Lane. In the Domesday Survey (1086) Lavant was known as 'Loventone' indicating that it was a 'ton' (an enclosure or farmstead or manor) on the River Lavant.

- 4.05 Until the late 19th century there were three Lavants: East Lavant and Mid Lavant and West Lavant. The first two were a manor, with a parish church. West Lavant had no church and was a tithing of East Lavant, even though it is physically separated from it by Mid Lavant. In 1872 the parishes were joined for civil purposes and for ecclesiastical purposes in 1880. As a result of this history there are three distinct elements to the village:
- 4.06 **East Lavant** has the feel of a typical downland village with a church, village green and some fine examples of thatched cottages and use of brick and tile as building materials.
- 4.07 **Mid Lavant** is essentially a linear settlement with terraced dwellings and more substantial houses along the main road. It is separated from East Lavant by various open fields across which there used to be long views up to the Trundle, now largely obscured by mature trees both along Pook Lane and along the main road.
- 4.08 **West Lavant** is centred around two significant Georgian dwellings, West Lavant Farm (built in 1711) and West Lavant House (the independent girls' school closed July 2016). These are surrounded by a straggle of cottages and barns, gentrified into modern dwellings. From West Lavant there are long views over fields to Kingley Vale and back to St. Nicholas Church.

## Landscape

- 4.09 The village of Lavant lies at the southern edge of the South Downs, to the north of Chichester. The village is surrounded by downland slopes to the north, east and west. The River Lavant valley cuts through the

downs along the east of the settlement and onto the coastal plain, to the south of the village. Lavant is largely limited to slightly higher ground within the valley floor. To the east of the valley downland slopes and boundary vegetation provide containment to Lavant and an area of pastoral land to the east of the village which the edge of Lavant overlooks. Generally land use along the valley floor consists of pastoral land whilst the valley slopes are larger arable fields.

- 4.10 The South Downs Integrated Landscape Character Assessment 2011 describes landscape character in the South Downs National Park. It is the main evidence base for landscape in the SDNP. Further evidence may be found in the following studies, particularly relevant where sites are on or near to the boundary of the SDNP where the SDILCA may not cover all of the relevant landscape/countryside:
- (i) West Sussex Land Management Guidelines/LCA (WSCC)
  - (ii) Future Growth of Chichester Study (CDC)(attached)
  - (iii) Chichester Capacity Study(2005 CDC)
  - (iv) Village design statements/parish plans/Local LLCAs
- 4.11 The South Downs Integrated Landscape Character Assessment (ILCA) (2011) is an updated version of the CDC 2005 document. The South Downs LCA defines 18 general landscape types within the National Park as well as 49 more place-specific 'character areas'. The Lavant Valley falls within the character area of Chalk Valley Systems in the South Downs. The area is characterised by wetland habitat, meadow and woodland on the valley sides.
- 4.12 There are several Tree Preservation Orders on individual trees as well as areas of woodland within the parish. All trees located within Conservation Areas over 75mm diameter at 1.5m above the ground are protected.



Bridges across the River Lavant from Sheepwash Lane

### The River Lavant & Biodiversity

- 4.13 The River Lavant is a winterbourne that rises from spring heads at East Dean, flows west to Singleton then south past West Dean and through Lavant to Chichester - some nine miles. Its natural course was south to the sea at Pagham. Since Medieval times it has been diverted to flow around the southern walls of Chichester. Its flow is intermittent and in most summer months it is dry. The River Lavant plays an important part in the ecology of the area, creating an important biodiversity corridor linking Chichester and SDNP and assists in channeling flood waters away from Chichester.

- 4.14 Lavant watershed has been recognised as a Biodiversity Opportunity Area (BOA) as it represents a priority area for the delivery of Biodiversity Action Plan (BAP) targets e. g. in supporting known populations of Water Vole and Great Crested Newts which have colonised the village pond and other ponds east of the River Lavant: the River Lavant is an important chalk stream in Sussex. There is one other BOA located within the Parish called Walderton to Welldown including Kingley Vale.

- 4.15 Much of the area around the River Lavant falls within flood zone 3<sup>3</sup> and 2<sup>4</sup>. The river has flooded many times, 1960/61, 1994, 2001, 2011/12 and 2013/2014. The Village Green is the highest risk area followed by the upper part of Mid Lavant flood plain. The Upper Lavant Valley Flood Risk Management Study (January 2015) states that flooding in this catchment is caused by groundwater emerging through basements and inundating and infiltrating sewers, overtopping the River Lavant. Flooding also occurs as a result of heavy rainfall on saturated catchments which causes river levels to rise rapidly and flow over the river bank. This occurs when already high river levels (partly caused by high groundwater levels) are exacerbated by intense rainfall; Singleton and Mid/East Lavant are particularly affected. A contributory factor has been the lack of effective maintenance by the relevant Environmental Agencies.

<sup>3</sup> This zone comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year

<sup>4</sup> This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.



## Housing

- 4.16 Lavant consists of three distinctive areas of housing, **West Lavant, Mid Lavant and East Lavant**. The parish registered 777 houses in the 2011 census. 734 occupied, the others either 2<sup>nd</sup> homes or vacant on the day of the census.
- 4.17 Prior to WWII the census recorded approximately 160 properties at each 10 year period between 1881 and 1921. Since WWII the village has seen a housing explosion and has grown nearly fourfold. The population has doubled although the density of occupancy has fallen.
- 4.18 The tenure of the occupied houses<sup>5</sup> is:
- (i) 61% owned either outright or with a loan, (a similar level to England, but well below the estimated average of 75% for the whole of the SDNP).
  - (ii) 12 properties are reported as being in shared ownership.
  - (iii) The rented sector consists of 25% socially rented. Of these, 5% are council owned and 20% housing association owned. (A high number compared with England average of 17%).
  - (iv) 9% are privately rented, (compared with the 17% average for England).
- 4.19 Lavant's housing shape in terms of bedrooms is similar to England's. However, in Lavant there are only 66 one bedroom properties. This represents 9% of the total stock, below the 12% England average.

## Infrastructure

- 4.20 The issue that the community is most concerned about for the future is the effects on Lavant of traffic and parking. The proximity to Chichester, where a great deal of housing development is proposed, combined with Lavant's location to the north of Chichester and within SDNPA has resulted in many pressures and threats; some of these can be mitigated through LNDP policies, some are beyond the scope of the plan.
- 4.21 Lavant lies approximately 2 miles north of Chichester. The main road through the village is the A286 which is a major north-south route which runs north through Midhurst and Haslemere and joins the A3 near Milford. The southern route of the road is towards Chichester where it forms part of the ring road and then joins the A27 by-pass south of the town. The route of the road means that the A286 is a major north-south route for traffic heading towards the south coast, particularly the Witterings and the Selsey peninsula.
- 4.22 Traffic enters the north of the village from the Midhurst direction and also from Petersfield on the B2141 which joins the A286 just north of the village. From the west, traffic enters from Hunter's Race or West Stoke Road. Many of these commuters then travel east either along Pook Lane or via Sheepwash Lane onto Fordwater Road and New Road, and vice versa to gain access to the A27 and avoid the congested sections of the A27 south of Chichester. During peak rush hour times the minor roads are used as 'rat-runs' by through traffic.

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<sup>5</sup> Source: Office for National Statistics, Office for National Statistics, Census 2011, Neighbourhood Statistics - Lavant Parish, Neighbourhood Statistics - Lavant Parish - Tenure (KS402EW)

4.23 A valued local resource is Centurion Way. This runs north and south from Lavant and terminates to the west of Chichester. The route (follows the closed Chichester to Midhurst railway line) is used by walkers and cyclists so avoiding local roads particularly on the busy route south into Chichester. However, it is not considered 'safe' at night and is not continuous through Lavant; both walkers and cyclists have to use residential roads through Mid Lavant.

4.24 Mid Lavant is relatively well served by a bus route. There is a regular service and seven bus stops in the village. Many residents are within walking distance of a stop. The service in the northerly direction service goes to Midhurst with connections to other services. South the service stops at Chichester bus station which is close to the railway station. However, the bus services stop at 7.30 p.m., there are no rail services and taxis are expensive. There is, therefore, a heavy reliance upon personal modes of transport particularly in the evening.

4.25 The nearest hospital is St Richard's in Chichester which is not directly accessible by public transport. There are no doctor or dentist surgeries in Lavant; many residents use the GP practice on the A286 which is accessible by bus. Dentists are only located in Chichester. The main secondary schools are in Chichester (Bishop Luffa, 3.8 miles; Chichester High School, 4.3 miles) or Midhurst Rother College, (9.5 miles) and children attending these schools use the local bus services.



A view along Centurion Way under an old Railway Bridge

## 5.0 SPATIAL STRATEGY

### POLICY LNDP1 - Spatial Strategy and Settlement Boundaries

- 5.01 The parish is a rural area, predominantly consisting of beef, sheep and arable enterprises and a range of equestrian facilities from livery to race horse training.
- 5.02 The rural character of the parish is key and a fundamental aspect of sustainable development locally.

### POLICY LNDP1 - Spatial Strategy and Settlement Boundaries

Development proposals will be approved where they meet the following criteria

- 1) Are located within a Settlement Boundary;
- 2) Do not diminish the gaps between East Lavant, West Lavant, Mid Lavant and Chichester;
- 3) Respond to the individual identities of East Lavant, West Lavant, and Mid Lavant;
- 4) Protect and where possible enhance local habitats, flora and fauna.
- 5) Do not have a detrimental impact on the predominantly open and undeveloped landscape setting of the village (which provides a gateway to the SDNP) or the National Park;
- 6) Are in accordance with the Development Plan.

Land outside of the settlement boundary is considered to be countryside and development will only be allowed if it is the subject

of a specific policy in this neighbourhood plan or can demonstrate a need to be located in the countryside, as set out in national and local policies.

### *Justification*

- 5.03 Sustainable development is at the heart of National Planning Policy and the LNDP. There are three dimensions to sustainable development; an economic role, a social role and an environmental role. Locally, all three dimensions are important. Consultation with the local community has identified a significant desire to preserve our unique natural, built and historic environment that consists of three individual settlements, surrounded by rural land. This spatial strategy provides locally specific emphasis in support of sustainable development.
- 5.04 A settlement boundary review has been carried out in accordance with the SDNPA methodology. This has resulted in the boundary being slightly expanded in Mid Lavant and new boundaries being created around most of East Lavant, and an area near Chichester.





- 5.05 Land outside the Settlement Boundary is classed as ‘Countryside’. CDCLP (2015) Policy 45 & 46 address development in the Countryside outside the National Park. Within the National Park the SDNP Preferred Options 2015 contains a range of policies that would apply (once adopted) including policies SD35 *Rural Exception Sites*, SD27 *Sustaining the Rural Economy*, SD47 *Farm Diversification*, SD49 *Conversion of Redundant Agricultural Buildings*.
- 5.06 The three settlements within the parish have unique identities and development should respond to the settlement in which they are located as described in Section 4. A key objective of this plan is to protect, enhance and conserve the special qualities of the South Downs National Park, in particular historic and valuable views, biodiversity, wildlife and cultural heritage and the natural environment, both habitats and landscapes. The parish benefits from acting as the gateway to the National Park from the south in this area and it is imperative that development does not threaten the key qualities of the park that make it special.
- 5.07 Whilst this policy provides the spatial strategy for the plan, it is important to remember that all relevant policies contained within this plan should be considered when proposing or determining a development proposal.

#### **POLICY LNDP2 – South Downs National Park**

- 5.08 It is important that development on the land near the SDNP does not detract from the enjoyment of the National Park’s special qualities by residents and members of the public. These special qualities include:
- 1) Diverse, inspirational landscapes and breathtaking views.

- 2) A rich variety of wildlife and habitats including rare and internationally important species.
- 3) Tranquil and unspoilt places.
- 4) An environment shaped by centuries of farming and embracing new enterprise.
- 5) Great opportunities for recreational activities and learning experiences.
- 6) Well-conserved historical features and a rich cultural heritage.
- 7) Distinctive towns and villages, and communities with real pride in their area

#### **POLICY LNDP2 – South Downs National Park**

All development (both inside and outside the South Downs National Park where it affects its setting) must conserve and enhance the special qualities and essential characteristics of the National Park. In particular development should not adversely affect the views towards and out of the National Park by virtue of its location, scale or design.

The assessment of development proposals except residential extensions or other minor development should demonstrably refer to the South Downs Integrated Landscape Character Assessment 2011 or subsequent revisions of that document.

#### *Justification*

- 5.09 Much of the parish lies within the setting of the SDNP, with 78% contained within the park itself. The area of the Parish adjacent to the boundary of the SDNP makes a valuable contribution to the setting and special qualities of the Park.



- 5.10 As such, development outside the National Park which has an impact on its setting could have a detrimental impact on the qualities identified above. Ensuring all development proposals have regard to these special qualities and the South Downs Partnership Management Plan 2014-2019 will ensure any impacts are acceptable.
- 5.11 It is important that the historical (relatively) arbitrary boundary does not result in the parks special qualities being diminished and that all proposals within the parish are subject to the same level of scrutiny with regard to impacts on the Park.

### **POLICY LNDP3 – Local Gaps**

- 5.12 Lavant is characterised by its three unique settlements of East Lavant, Mid Lavant and West Lavant. Whilst today these settlements fall within a single parish it is important to maintain the separate historic identities of each settlement and to prevent their coalescence with Chichester.

### **POLICY LNDP3 – Local Gaps**

Development proposed within a Local Gap, as designated on the LNDP Map, must comply with the following criteria to be acceptable:

1. Diminution of the gap must not visually, perceptually or physically lead to coalescence of settlements (A Landscape and Visual Impact Assessment must demonstrate no diminution in openness of and views from the local gaps.)
2. Important trees and hedgerows and key landscape features must be retained as part of any development proposal.

Proposals for the use of a Local Gap for outdoor sport and recreation and other community uses will be supported unless the use will have a significant detrimental impact on the openness of the Local Gap and wider landscape. Any structures associated with the outdoor sport and recreation and other community uses must satisfy the criteria above.

### *Justification*

- 5.13 Lavant is characterised by green spaces and a feeling of spaciousness both in the central core and within local gaps which separate the settlement boundary from the potential for peripheral sporadic ribbon development along the main village approach road from Chichester, also within the local gaps separating areas of development within the village.
- 5.14 These local gaps are an important and distinctive feature of the village character and provide a physical and visual break between the Lavant settlement area and outlying development. The gaps that have been identified are:
- (i) **West – Mid Lavant**  
There is a physical and visual gap created by a maintained agricultural field between West Lavant and the Primary School situated in Mid Lavant. This area is used informally by dog walkers and contains a footpath which gives access to the Centurion Way
  - (ii) **Mid – East Lavant**  
Created by the River Lavant which runs along the Eastern boundary of Mid Lavant and several fields which are used for grazing cattle. This physical and visual gap valued by the community for its wildlife, biodiversity and the informal

leisure opportunities it offers alongside the River and the footpath along Marsh Lane. Visually the gap provides views to the Trundle and down into /over East Lavant.

**(iii) Chichester – Mid Lavant**

Appeal decision (APP/L3815/A/13/2200123) acknowledged that the ‘Strategic Gap’ prevented the coalescence of Chichester and Lavant. In addition this is not just a separating wedge of undeveloped land but the transition from suburb to secluded Village.

**POLICY LNDP4 – Delivering New Homes**

5.15 There is a comparatively high degree of market pressure in Chichester<sup>6</sup> due to a combination of under-delivery of housing against targets and proximity to London. In 2014 Chichester District was the third worst area in England for affordability of housing; average house prices are 17.9 times average earnings; three times the National Average.<sup>7</sup>;

5.16 Chichester District is also in the worst band for the proportion of second homes as a percentage of all homes. New-build two bedroom properties in Lavant are being marketed for £305,000 (August 2015), making them unaffordable as an entry property for young people joining the housing market.

<sup>6</sup> <http://www.chichester.gov.uk/studies#housing> The Assessment of Housing Development Needs Study: Sussex Coast April 2014 although this refers to Chichester District. It is assumed that it covers the entire District even those areas where the South Downs National Park Authority is the planning authority.

<sup>7</sup> National Housing Federation, “Rural Housing: Countryside in Crisis”(2014)

5.17 It is therefore essential that this plan provides a good supply of new houses over the plan period.

**POLICY LNDP4 – Delivering New Homes**

The Lavant Neighbourhood Plan makes provision for approximately 75 new dwellings on allocated sites and small scale housing sites over the plan period.

The allocated sites are:

**LNDP20** – Land adjacent Pook Lane

**LNDP21** - Church Farm Barns, East Lavant

**LNDP22** - Eastmead Industrial Estate, Mid Lavant

**LNDP23** - Maddoxwood House, Lavant

The above sites are identified in the LNDP Map and are consistent with the spatial strategy for the parish over the next 15 years.

*Justification*

5.18 A community-wide housing needs survey<sup>8</sup> was carried out in May 2014 by the LNDP in collaboration with the Parish Council and Chichester District Council (CDC) housing officers. The response rate was 45% of all Lavant dwellings. It identified a housing need of 55-89 dwellings within the next 10 years.<sup>9</sup> After consideration the SG

<sup>8</sup> See Consultation Statement for further information.

<sup>9</sup> CDC Analysis of Housing Needs Survey [www.lavantparishcouncil.co.uk/neighbourhood-plan](http://www.lavantparishcouncil.co.uk/neighbourhood-plan)

determined that a target of 75 dwellings over the 15 years of the LNDP was an appropriate number.

- 5.19 Information from CDC housing register combined with the survey produced an evidenced number of those in housing need through the life time of the plan.
- 5.20 This approach highlighted the number of residents who have or will have a need for housing and who fall into the CDC low priority category. As such they are very unlikely to get access to affordable housing and cannot afford to buy.
- 5.21 In order to calculate the required build numbers the 'need' was compared with anticipated supply from new build – "Roman Fields" and Housing Association modelled stockturn (based on recent historical actual stock turn).
- 5.22 A number of sites have been assessed for their development potential and the full assessments can be found in the evidence base<sup>10</sup>. This assessment considered availability, designation constraints, landscape impacts, suitability, community views, sustainability and deliverability.
- 5.23 The allocations identified in this policy will provide approximately 75 new dwellings over the plan period and are available, suitable and deliverable.
- 5.24 If there is a shortfall of dwellings against our target of 75 there is provision within the SDNPA Strategic Policy (paras 7.36 and 7.37) to take into consideration previously unallocated or identified land

(known as 'windfall allowance'). SDNPA have advised that there is strong evidence that there has been consistent delivery on windfall sites as a proportion of total dwellings.

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<sup>10</sup> Assessment of Potential Development Sites (Lavant Parish Council 2015) – see [www.lavantparishcouncil.co.uk](http://www.lavantparishcouncil.co.uk)

## 6.0 GENERAL DEVELOPMENT PRINCIPLES

### POLICY LNDP5 – High Quality Design

- 6.01 Lavant as a parish is well established terms of density, scale, building styles and materials. The Community wish to see new development enhance this further and to respect the existing buildings, particularly those that have historical significance.
- 6.02 It is important to ensure this natural evolution of an integrated community can continue in a sympathetic way.

### POLICY LNDP5 – High Quality Design

New residential developments must be of high quality design and respond to and integrate with the local landscape and built environment. In Lavant this means proposals will be supported where they meet all of the following criteria:

- 1) Reflect the scale, character and historic context of existing buildings in the immediate vicinity.
- 2) Enhance/improve the local character and quality of an area.
- 3) Not deviate from established building lines and arrangements of front gardens, walls, railings or hedges where it is necessary to maintain the existing character of the immediate locality. Where a new boundary treatment is proposed it should reflect other boundary treatments in the immediate vicinity.
- 4) Use building and landscaping materials externally that are characteristic of Lavant (primarily brick/flint work walls, timber

cladding, timber windows, clay tiled roofs and lead flashings) and are of a quality and life expectancy that match or complement the existing palette.

- 5) Incorporate Sustainable Urban Drainage Systems.
- 6) Incorporate and integrate sufficient external amenity space, refuse and recycling storage and car/cycle parking to ensure a high quality streetscape

### *Justification*

- 6.03 High quality design is central to the NPPF and England's desire for sustainable development. However, perceptions of what high quality design is varies from place to place and even two villages close together can have distinctively different aspirations in terms of design. It is therefore important for Lavant to set out what constitutes high quality design locally.
- 6.04 This policy seeks to ensure that new development will reflect and where possible enhance the traditional design of buildings typical of this part of Sussex. The introduction of contemporary and innovative materials and design will be supported where positive improvement to housing can be robustly demonstrated without detracting from the visual character of the village and the immediate environment.
- 6.05 The range of buildings in Lavant demonstrates its historical timeline over many centuries using local materials and traditional design. In many instances properties have demonstrated their flexibility to accommodate various family sizes over time.
- 6.06 Most dwellings have two storeys with walls of red brick. Older properties utilise a mix of brick, flint and stone. There is some painted

render with contrasting brick detail and some stained boarding. Roofs are mainly gabled and hipped in red/ brown clay or manmade tiles. There is some use of grey slate. There is a range of pitches with some barn construction, mainly in converted farm buildings.

- 6.07 Windows vary according to the style of the property and the character of the area and most common are sash and casement but with some larger glazed doors. There is limited use of dormers and some roof lights where attics have been converted into living accommodation.



Development should respect Lavant's rich historic environment



## POLICY LNDP6 – Development Principles

- 6.08 This plan recognises that new development will occur within the LNDP period. In addition, buildings are continually evolving, being adapted to modern standards and expanding to provide additional space.
- 6.09 This plan seeks to ensure that this can occur in a sympathetic way over the plan period.

### POLICY LNDP6 – Development Principles

Development proposals will be supported where they meet all of the following criteria:

- 1) Be of a scale, form, density, character and appearance that is complementary to (but need not replicate) the surrounding built environment. This can include the use of contemporary and innovative materials and design where appropriate. Particular attention to details such as scale, size, shape of windows, roof shapes and pitch, tiling materials, brickwork colour and texture.
- 2) Ensure neighbouring properties maintain a good standard of amenity.
- 3) Protect or enhance nearby designated heritage assets and their settings.

## Justification

- 6.10 This policy sets the general principles that all new development should adhere to within the parish wherever it is located. The need to reflect the surrounding area and protect the amenity of neighbours has been expressed through consultation exercises; as is the need to protect our unique heritage.
- 6.11 The Housing Needs Survey<sup>11</sup> has identified that a range of dwellings is required locally in the coming years. It is acknowledged that developers will often seek to provide large homes as these can attract higher values, this policy therefore seeks to ensure that all developments with 2 or more dwellings will provide a mix of housing to meet the local need.
- 6.12 It is also accepted that larger unallocated residential developments within the Settlement Boundary may come forward. These may be considered appropriate where they are not on Local Green Space or Local Community Space and are well integrated with the fabric of existing buildings

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<sup>11</sup> Housing Needs Survey 2015 – see [www.lavantparishcouncil.co.uk](http://www.lavantparishcouncil.co.uk)

## POLICY LNDP7 – New Dwelling Size & Tenure

- 6.13 This plan provides for the target of 75 new dwellings on allocated sites in accordance with the Housing Need Survey undertaken, this is set out at policy LNDP4.
- 6.14 Whilst providing the quantum of new homes needed is important, it is equally important that these homes meet the needs of the parish.

## POLICY LNDP7 – New Dwelling Size & Affordable Housing

### New Dwelling Size

Proposals for 3 or more new dwellings will only be considered acceptable where they provide a range of dwelling sizes to meet local need.

### Affordable housing

Affordable housing will be provided in accordance with policies set by the appropriate Local Planning Authority.

### *Justification*

- 6.15 The housing needs survey carried out in May 2014 has identified a housing need of 55-89 units within the next 10 years of which:
- 23 – 39 are market housing (sale & rent).
  - 32 – 50 are affordable housing.
- 6.16 This survey also identified a need for smaller properties partly as a result of an ageing population but also due to young family household needs. The key family formation group (23-32 years of age) significantly underrepresented at only 9% of the population compared to 14% for the whole of England. Affordable housing

should be 1 bedroom flats and 2 bedroom houses and there is a need for first time buyer accommodation in the form of 2 bedroom houses & some 3 bedroom houses.

- 6.17 This policy seeks to ensure that the identified need across the Parish is delivered.



## **POLICY LNDP8 - Dark Night Skies**

- 6.18 A key characteristic of the rural character of Lavant are dark nights. The area currently enjoys limited light pollution and local communities are keen to prevent the introduction of unnecessary light pollution in a dark rural area.

### **POLICY LNDP8 - Dark Night Skies**

All development proposals must take account of the importance of dark skies across the parish and those that include external light fittings will be expected to demonstrate that the chosen light fittings minimize light pollution.

Unless it is a requirement of a statutory body all new roads built as part of a development must not feature street lighting.

#### *Justification*

- 6.19 The current street lighting in the Parish was provided when no thought was given to light pollution or energy efficiency. The NPPF paragraphs 95 and 97 support a low carbon future by reducing unnecessary energy use. As such, all developments within the Parish should not feature street lighting unless it is required to mitigate a potential road safety hazard, and in this situation support will only be given to minimal lighting and lighting design suitable for a rural village.
- 6.20 The creation of artificial light is a factor that threatens the survival of protected and threatened local wildlife and tranquillity. Outside lighting needs to be regulated (where planning permission is

required) to be neighbourly in its use. This can be achieved by ensuring lighting is deflected downwards rather than outwards or upwards, that it is switched off at midnight at the latest and that movement-sensitive triggers are regulated to reduce illumination periods to a minimum. This is particularly important at non-residential locations such as equine establishments.

### **POLICY LNDP9 - Local Economy, Business and Employment**

- 6.21 The parish is predominantly residential and has minimal amounts of employment land. It is important to promote local commerce wherever possible to retain local employment opportunities and minimise the amount of commuting required by the local community.

#### **POLICY LNDP9 - Local Economy, Business and Employment**

Development, unless on allocated sites, that would result in the loss of commercial activity or employment land/space will only be considered acceptable in exceptional circumstances where the applicant can demonstrate that the current use is no longer viable and that there is no market interest having marketed for at least 6 months the employment land/space.

Development proposals that would result in the creation of small scale employment opportunities in residential properties or other non-commercial premises will be supported where they have no unacceptable impacts on the amenity of neighbours and the wider community, noise, fumes, vibration and odours, transport system, traffic flows, parking or infrastructure.

#### *Justification*

- 6.22 Census data shows that the number of people commuting to work is rising and that the number of people travelling by car to work is also rising. We recognise that the parish is not an ideal location for many businesses to locate and that urban centres nearby are better placed. This is aptly demonstrated at the Eastmead Industrial Estate which for several years has been underutilised.

- 6.23 This policy seeks to retain employment space and offer support to new enterprises within the village, particularly those that can work from small offices (including those at home). New enterprises, business start-ups, business seeking to re-locate and/or existing businesses wanting to expand or develop will be supported in their efforts to do so and this must be done in a way that respects the largely residential nature of the parish.

## 7.0 COMMUNITY SPACES & FACILITIES

### POLICY LNDP10 - Local Green Space

- 7.01 Consultation with the local community has identified a number of open spaces that are considered important. The Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities

#### LNDP10 - Local Green Space

No new development will take place on the areas designated as Local Green Space on the Neighbourhood Development Plan Map other than in very special circumstances. These circumstances could include:

- 1) Where there is an existing building/structure within the Local Green Space and the works are needed to maintain its viability/use into the future (e.g. Church, Pub, etc.); OR
- 2) Where the proposed development will be for the benefit of the community and will not detrimentally impact the particular local significance of the space.

#### *Justification*

- 7.02 Having identified sufficient land to meet the identified local development needs, the Local Green Space designation can be used to protect areas that are demonstrably special to the local

community and capable of enduring beyond the end of the plan period. These spaces must be:

- (i) In reasonably close proximity to the community it serves;
- (ii) where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife and local in character and is not an extensive tract of land;
- (iii) where the green area concerned is local in character and is not an extensive tract of land.

- 7.03 The Steering Group have carried out a review of the open spaces<sup>12</sup> across the parish. The spaces assessed were identified by the community and the steering group and those that are considered to adhere to the above criteria are designated by this policy.

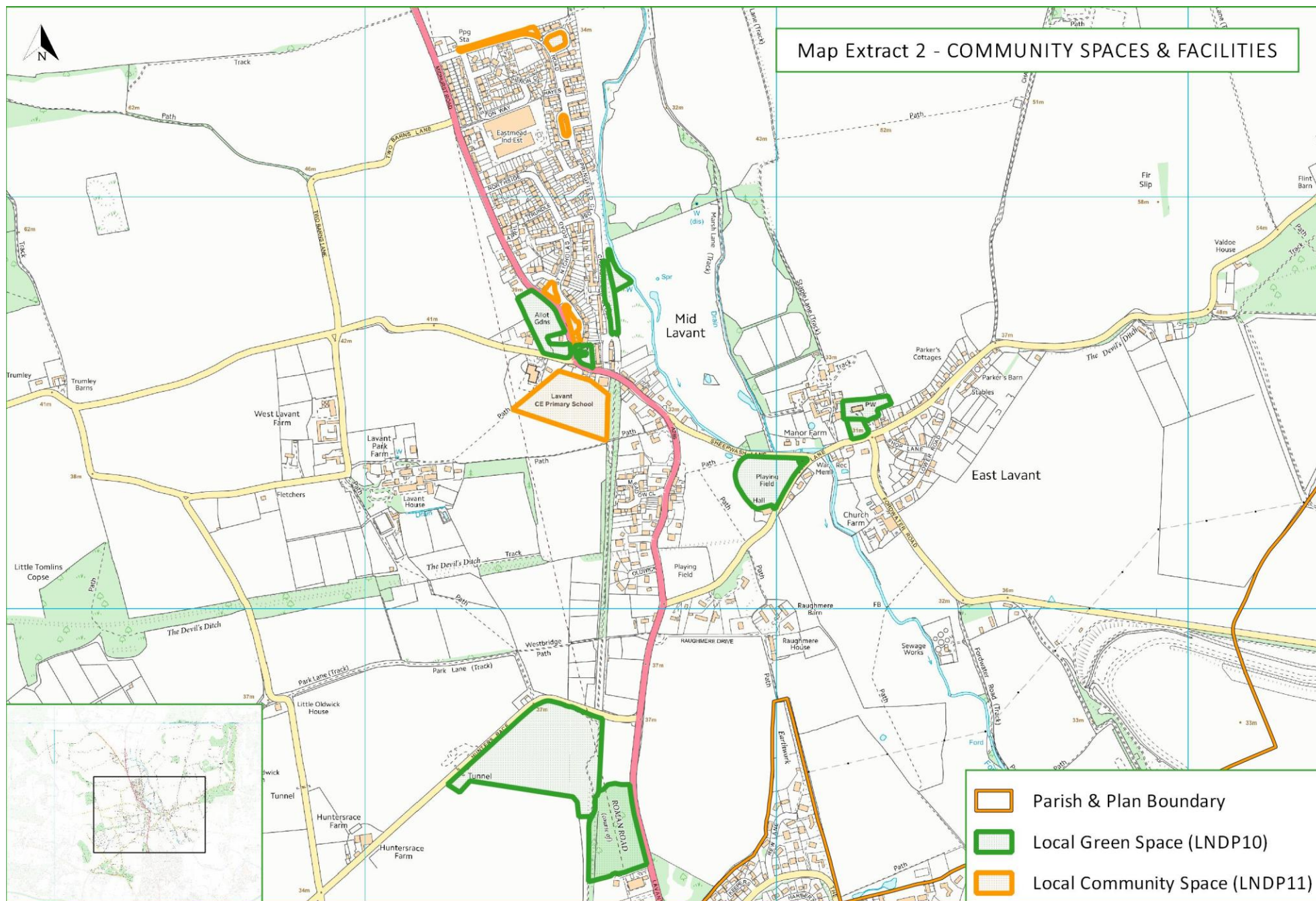
- 7.04 The spaces that are designated as Local Green Space are

- (i) The Children's Play area at Churchmead Close.
- (ii) The Village Green.
- (iii) The Cemeteries of St Mary's and St. Nicholas.
- (iv) The allotments at the centre of the Village on the A286 and opposite St Nicholas Church.
- (v) The 'Amphitheatre' next to Centurion Way.
- (vi) Land south of St Mary's Church
- (vii) The WWII memorial at the junction of Pook Lane and Sheepwash Lane

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<sup>12</sup> A review of open spaces in and around Lavant 2015 – see [www.lavantparishcouncil.co.uk](http://www.lavantparishcouncil.co.uk)





SCALE: 1:12,500 | Contains OS data © Crown copyright [and database right] (2016) | © Lavant Parish Council

- (viii) The Strip of land running East of Old Railway line along Churchmead Close.
- (ix) Maddox Wood

### **POLICY LNDP11 - Local Community Space**

- 7.05 Consultation has identified a number of open spaces that are considered important by the local community. Whilst some of these areas are considered appropriate to be designated as Local Green Space, others do not comply with the criteria for the designation.

#### **POLICY LNDP11 - Local Community Space**

Development proposals affecting Local Community Spaces, as designated on the LNDP Map, will only be supported if the proposed development improves the existing use and community value of the space.

Essential small scale utility infrastructure may be permitted so long as the existing use and community value of the space is not detrimentally affected.

#### *Justification*

- 7.06 Although these spaces do not fulfil the criteria for being designated as Local Green Space they are still valued by the local community, both for the environmental and social benefits they provide. Development on these spaces will be supported where they can demonstrate that the development will enhance the existing use and community value of the space.

- 7.07 The spaces that are designated as Local Community Space are:
- (i) The triangle of grass between St Nicholas Road and the A286 which breaks up the ribbon development adjacent to the A286 and enhances the views and setting of St Nicholas'
  - (ii) The green spaces created by the circular configuration of Lavant Down Road.
  - (iii) Land adjoining Mid Lavant, North and East of a line drawn between SW boundary of Lavant Primary School and the bridge over Centurion Way.
  - (iv) The grassed and hedged strip of land on the north side of Lavant Down Road

### **POLICY LNDP12 - Retention of assets of community value**

- 7.08 In England an asset of community value is land or property of importance to a local community.
- 7.09 Community consultation has identified a number of buildings and facilities that are considered to be of community value.
- 7.10 Irrespective of whether or not an asset is registered with the Local Planning Authority, this policy provides guidance to decision makers on development proposals that would impact a local community asset. Lavant Parish Council will seek to protect assets of community value.

#### **POLICY LNDP12 - Retention of assets of community value**

Development proposals registered Assets of Community Value will be supported where it can be demonstrated the development will be of



benefit to the local community.

Development proposals that would result in the loss of registered Assets of Community Value or in significant harm to the community value of that asset or facility, will only be supported where it can be clearly demonstrated that the operation of the asset or facility is no longer viable.

### *Justification*

- 7.11 Through consultation the community has identified a number of community assets which are important for community life. These buildings and spaces are set out in the Community Matters document within the evidence base.
- 7.12 The register of assets held by Chichester District Council can be found online at <http://www.chichester.gov.uk/communityrighttobid> No Assets of Community Value in Lavant have at the time of preparing

this document been registered.

- 7.13 Voluntary and community organisations can nominate an asset to be included on their local authority's register of assets of community value. This is a separate legal process initiated by the Parish Council but undertaken by CDC. 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 the asset on behalf of the local community once placed for sale on the open market. Separately therefore, the Parish Council will undertake an exercise, outside of developing its NDP, to register these community assets; and it encourages the community to support registration to ensure the retention of assets of community value into the future.



## 8.0 THE ENVIRONMENT & SUSTAINABILITY

### POLICY LNDP13 - Local Biodiversity Opportunity Areas

- 8.01 Whilst statutory designations are addressed at the National and Local Planning Authority level, non-statutory designations play an important role in the restoration and creation of new habitats that have the potential to support many new and native species that are being forced out of areas as a result of human activity.
- 8.02 Sussex Biodiversity Partnership was set up in 1996. It contains representatives from a range of organisations including conservation bodies, local government and statutory agencies working together to conserve and enhance the habitats and species of Sussex. This group is developing a vision for delivering the Sussex Biodiversity Action Plan (BAP) through a focus on Biodiversity Opportunity Areas (BOAs).
- 8.03 Two of these BOA's are located in Lavant, namely Walderton to Welldown including Kingley Vale and Lavant Watershed.

### POLICY LNDP13 – Biodiversity Opportunity Areas

All greenfield development within a Biodiversity Opportunity Area, as shown on the Lavant Neighbourhood Development Plan Map, will:

- 1) Demonstrate how the proposal will protect or enhance the habitats identified within the relevant Biodiversity Opportunity Area Statement.
- 2) Preserve or create corridors between the above habitats identified within the relevant Biodiversity Opportunity Area

Statement.

- 3) Demonstrate that the development will have no negative impact on the 'Sussex Biodiversity Action Plan Habitat Targets'.

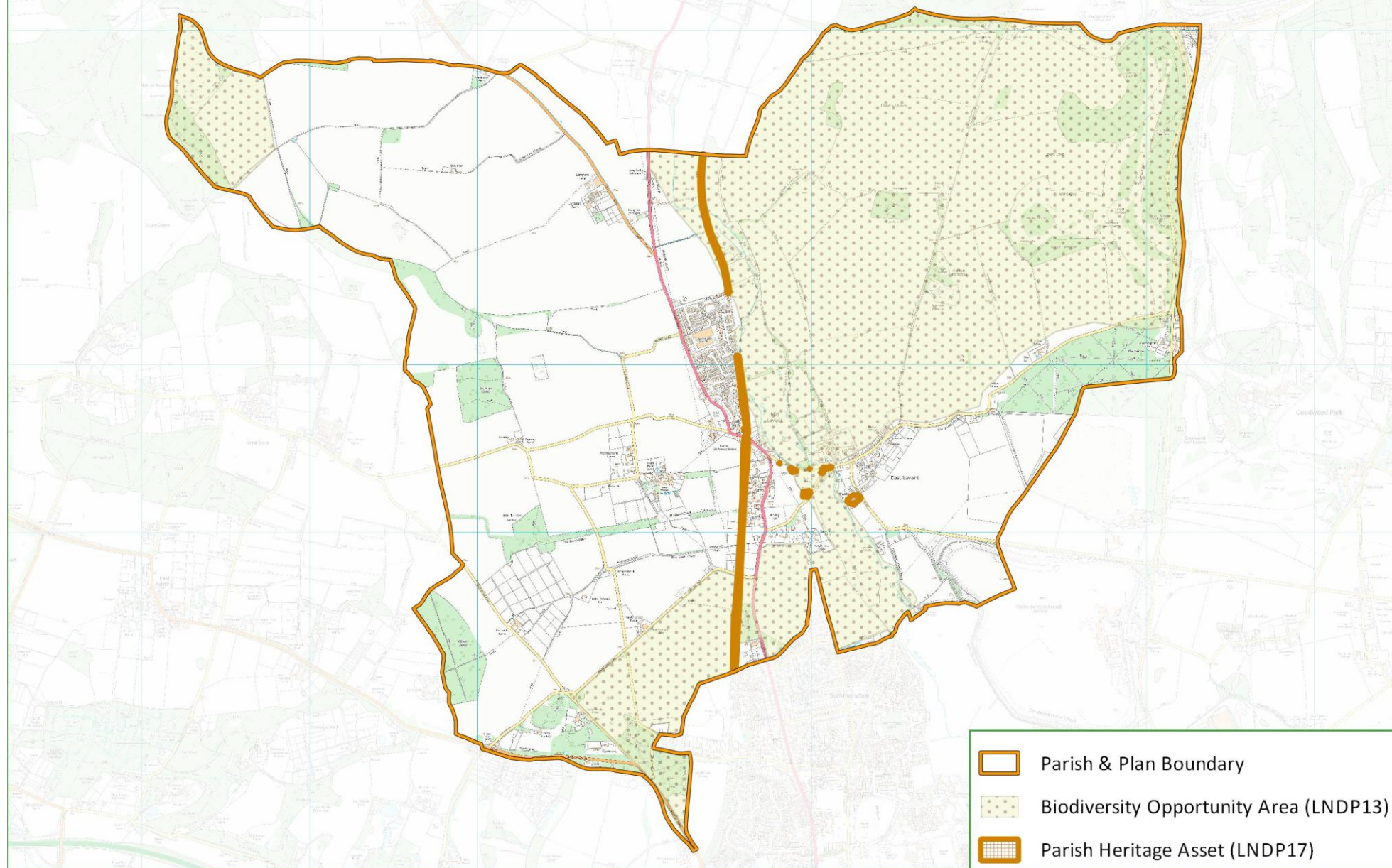
### Justification

- 8.04 As a watershed area it is likely to be an important route for the migration of species between the western Rother and Lavant/Chichester Coastal Plain. The Watershed covers the West Dean Estate, Hayes Down and the Trundle and to the north of the chalk river it heads east to Singleton and Levin Down.
- 8.05 Lavant watershed has been recognised as a Biodiversity Opportunity Area (BOA) and covers approximately 1686 hectares (including an area outside of the parish). The Lavant is an important chalk stream in Sussex. Despite heavy modifications due to its proximity to urban areas there is a great deal of potential for its enhancement. The Lavant supports at least 55 species including known populations of Water Vole and Great Crested Newts, both species of which are protected by UK and European legislation.
- 8.06 Development within the Parish should ensure that they are sustainable by not having unacceptable impacts on the environment, in this case on the local habitats that support so much local biodiversity.



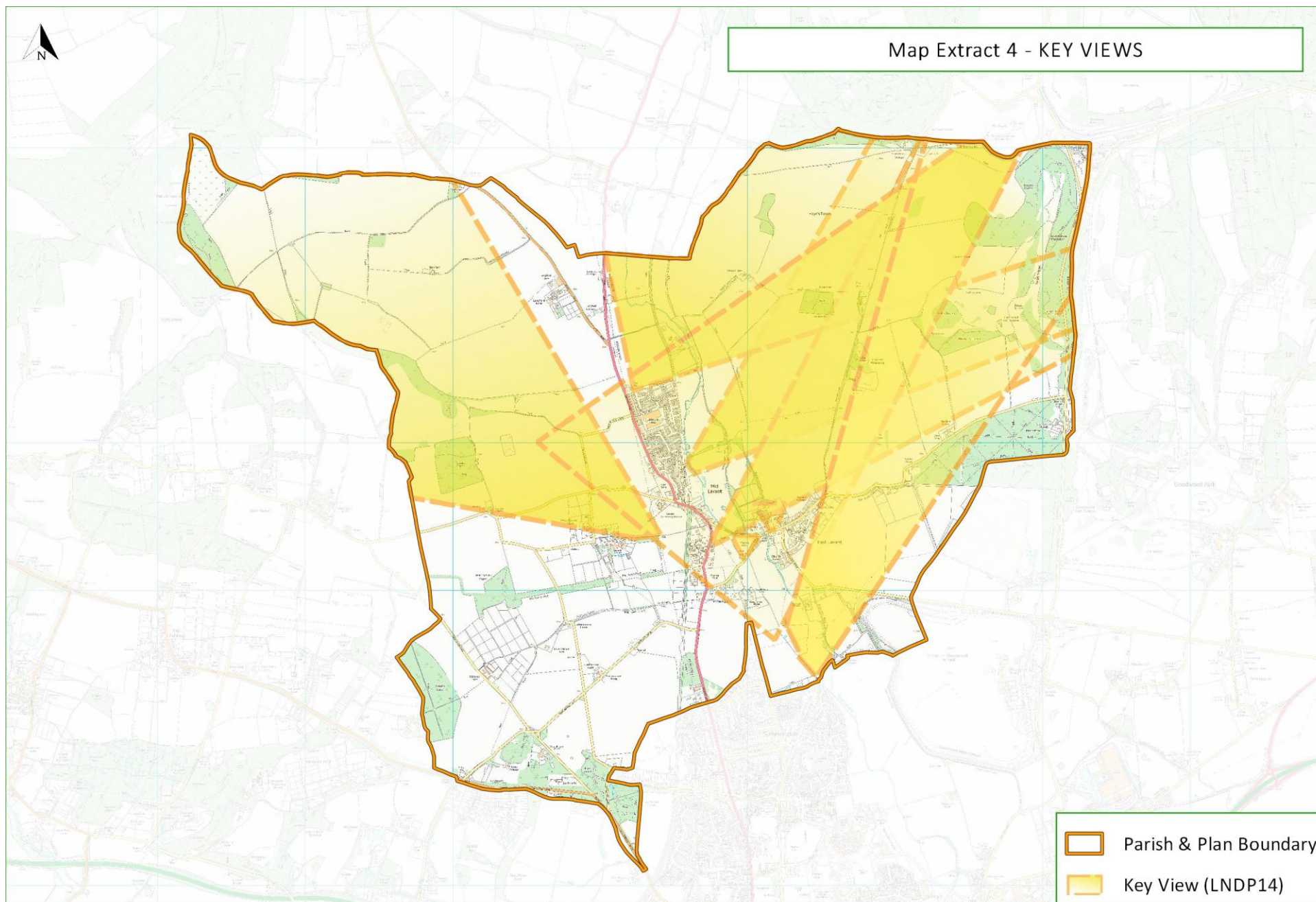
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### Map Extract 3 - THE ENVIRONMENT & SUSTAINABILITY



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## POLICY LNDP14 - Landscape Character and Key Views

- 8.08 A special quality of the Parish is its landscape character. This is made up of agricultural land and rolling topography with the steep sided valley of the Lavant and the ridge of the chalk downs open spaces. Hedgerows, woodland, trees, verges, ditches, hills, and varied habitats and a winterbourne river are also key features across the area. Development should seek to retain this.

### POLICY LNDP14 - Landscape Character and Key Views

Where development has a harmful impact on landscape character or open views the development will not be permitted unless the proposal can demonstrate mitigation can be achieved on the land within the applicant's control and will reduce any harm to an acceptable level.

Applications other than residential extensions and alterations and other minor development must be supported by a landscape assessment in accordance with the *"Guidelines for Landscape and Visual Impact Assessment 2013"* or updated versions of it. Such an assessment should be proportionate to the proposed scale of development and the degree and extent of any likely impacts on the landscape.

#### *Justification*

- 8.09 Avoid any loss or diminution of significant views that currently provide open field aspects or views from the village or its open spaces.

- 8.10 The local community identified a number of important views during the consultation process. Whilst some look into and around the parish, the majority look north towards/through the SDNP and towards the Trundle and Kingley Vale, both landmarks of the SDNP that hold significant landscape and historic value to the Lavant community and visitors to the area.

- 8.11 Various additional views were suggested as part of the pre-submission and where considered by the SG, the final list of views identified as significant are on the LNDP Map and consist of:

**KEY VIEW 1** Views of East Lavant and the Trundle from the Earl of March and across the Village Green.

**KEY VIEW 2** Views of the Downs and along the Lavant Valley from Lavant Down Road.

**KEY VIEW 3** Towards the Trundle from Churchmead.

**KEY VIEW 4** Towards Kingley Vale from the field between West Lavant and the Primary school.

**KEY VIEW 5** Towards Kingley Vale from West Lavant.

**KEY VIEW 6** Towards St Mary's Church East Lavant from Pook Lane.

**KEY VIEW 7** Towards Lavant from the Trundle

**KEY VIEW 8** View from the footpath north of Summersdale towards Lavant and the Trundle.

**KEY VIEW 9** View over the "Amphitheatre" from the Centurion Way where Kingley Vale is visible in the distance.

## POLICY LNDP15 – Floodplain & Reducing Flood Risk

- 8.12 One of the main natural features within the parish is the River Lavant which has a seasonal flow from the National Park south towards the coast.
- 8.13 The low-lying areas adjacent to the river are liable to flooding during periods of high rain partly as a consequence of greater flood relief operations higher up the valley. This results in higher volumes of water discharging down the river valley in a shorter time.

## POLICY LNDP15 – Floodplain & Reducing Flood Risk

### LNDP15a - Floodplain

No development should take place in areas at risk from flooding on the Flood Map, unless it can be shown that there are no sites where it would be possible to locate that development, in an area at lower flood risk. If having adopted a sequential approach, it shows the development must be sited in a flood risk area, then it must be designed to be flood resilient and resistant and have a safe means of escape. The need for a sequential test does not apply to changes of use or residential extensions.

### LNDP15b – Reducing Flood Risk

All development proposals on undeveloped land (i.e. greenfield) must demonstrate that there will be no net increase in surface water run-off from the application site as a result of the development.

All development proposals on previously developed land (i.e. brownfield) must demonstrate that surface water run-off from the application site as a result of the development will be as close as

reasonably practical to the greenfield run off rates from the development for the same rainfall event but should never exceed the rate of discharge from the site prior to its redevelopment.

### Justification

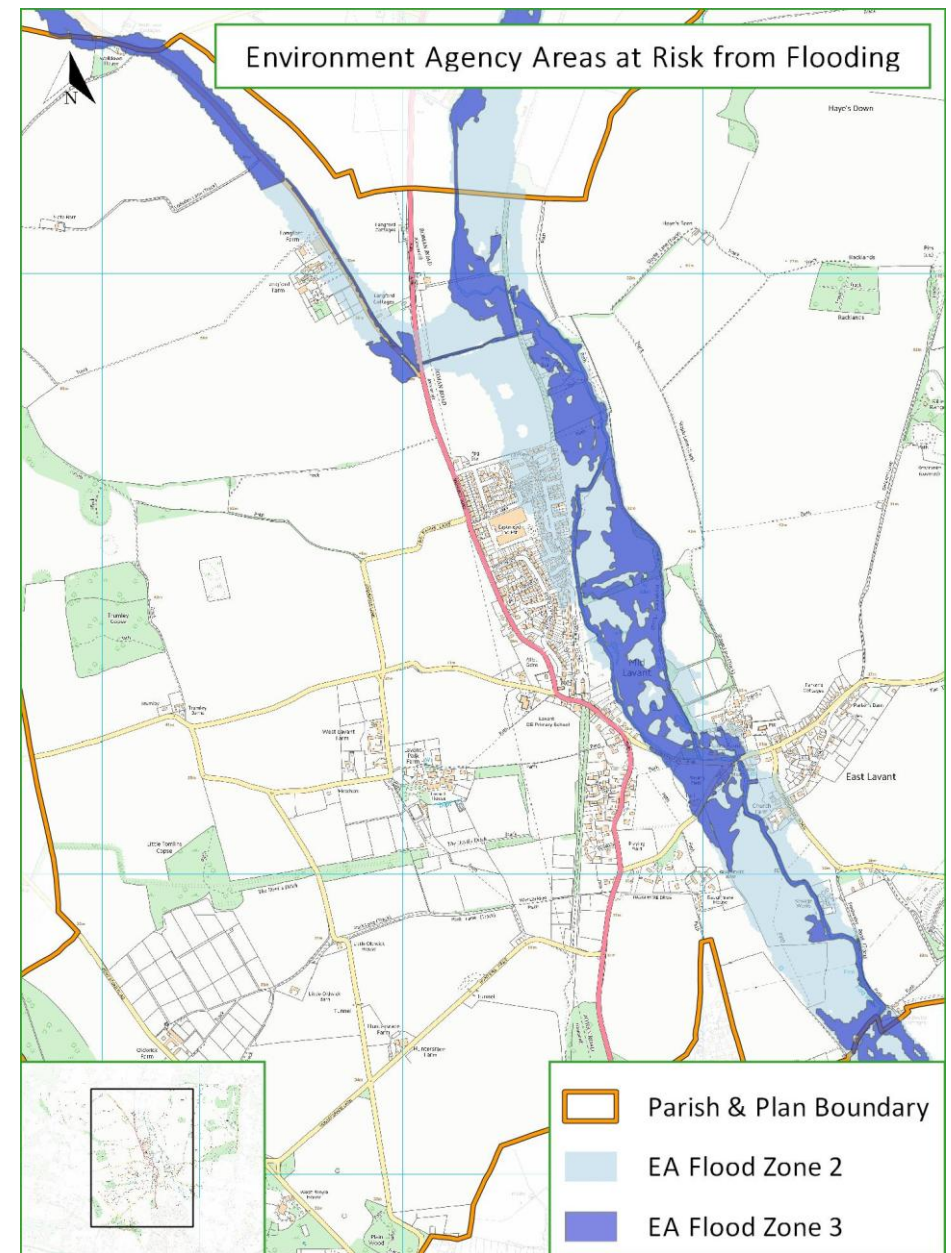
- 8.14 The River Lavant has flooded many times. Recently the worst of which were in 1960/61, 1994, 2000/1, 2011/12 and 2013/2014. Historical evidence of these floods are documented within the evidence base (see Historical Flooding Evidence) which demonstrates the extent of the floodplain<sup>13</sup>.
- 8.15 The Environment Agency produce flood maps that indicate the probability of river flooding, ignoring the presence of any defences that may exist. This identifies much of the area adjacent to the river as being in Flood Zones 2 or 3. In these areas the NPPF states that the Sequential Test should be used to steer new development to areas *‘with the lowest probability of flooding’*, and failing that test an Exception Test may be applied. It is clear that *‘Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding’*.
- 8.16 It is clear that this plan seeks to provide for sustainable development over the plan period. By ensuring that only essential infrastructure and community / recreational can come forward in this area when there are no other alternatives helps the plan achieve this.

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<sup>13</sup> Floodplain defined as an area of low-lying ground adjacent to a river, formed mainly of river sediments and subject to flooding.



- 8.17 New developments tend to lead to increase in surface water run-off from roofs and impermeable surfaces (e.g.: tarmac paths/roads). This results in rainwater travelling to the river quicker, resulting in shorter lag times and greater peak river discharge. Ensuring new developments do not increase surface water run-off rates will ensure that they do not contribute to greater floods in future years.
- 8.18 New developments to include an integrated Green Infrastructure approach to surface water drainage which incorporates an assortment of above ground flood prevention measures (e.g. rain gardens, swales, green roofs and ditches) that should all be consistent with local landscape character.



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## **POLICY LNDP16 – Microgeneration and Renewable Energy**

- 8.19 Climate change poses a global challenge for which we are all responsible. At a local level the impacts of climate change could have lasting impacts upon the environment and landscape.

### **POLICY LNDP16 –Microgeneration & Renewable Energy**

Proposals that include the installation of renewable energy generation equipment will be supported where:

- 1) It is to provide energy for local dwelling(s), businesses or proposed by a local community group
- 2) It is proportionate to the scale of the building(s) or development it is intended to serve
- 3) The siting, scale and design of the energy generating infrastructure will not compromise the amenity of the nearby community
- 4) It will not significantly detract from the rural, visual and historic character of the surrounding area.

#### *Justification*

- 8.20 Central to the NPPF is the concept of sustainable development and central to this is the need to mitigate and adapt to climate change.
- 8.21 Microgeneration technologies are increasingly used to produce clean electricity and heat from renewable sources. The installation of these across the parish are supported.
- 8.22 Ensuring that proposals for, or that includes, this type of development comply with the criteria as set out in this policy will

ensure that they do not have a negative impact on the parish's special qualities as set out earlier in this document.

## **POLICY LNDP17 - Conserving and enhancing local heritage assets**

- 8.23 It has become clear through consultation exercises that Lavant's heritage is important to people that live and work in the community. Local buildings and their relationship with the landscape contributes to the unique nature of the three settlements.
- 8.24 There are many designations put in place at the national and international level such as Listed Buildings, Scheduled Monuments and others that already provide protection for the country's most valued assets. It is not appropriate to duplicate national policy in this plan.
- 8.25 However there is a desire to give additional protection to local buildings and features which significantly contribute towards our local heritage. Local assets have been assessed in our evidence base and those assets considered worthy of local protection are included in the policy below.

### **POLICY LNDP17 - Conserving and enhancing local heritage assets**

Development proposals will be supported where they protect and enhance the local distinctiveness and character of the parish and heritage features

All proposals that have the potential to directly impact the asset

and/or its setting must provide a heritage statement demonstrating that the potential harmful impacts to the asset's significance has been clearly identified and avoided or minimised where possible and that unavoidable harm would be clearly justified by public benefits delivered by the scheme.

Our local heritage assets include:

1. Locally listed buildings and monuments (designated by the appropriate authority).
2. Parish Heritage Assets, including;
  - a. Lavant Railway Station. Mid Lavant
  - b. The Marsh Lane Bridge over the river Lavant, Sheepwash Lane
  - c. WWII War Memorial
  - d. Centurion Way (including the bridges)
  - e. Village Pond, Sheepwash Lane
  - f. Animal Village Pound, Sheepwash Lane
  - g. The Memorial Hall (1922 structure only) Pook Lane. East Lavant
  - h. Church Farm Barns historic structures, Fordwater Lane, East Lavant
  - i. The Sheepwash of the River Lavant

#### *Justification*

- 8.26 The consultation process highlighted that the community values the village's history and wish to protect, enhance and be more aware of the historical context.
- 8.27 This policy offers protection to a number of identified local heritage assets (including key buildings, roads and other historic sites) that are central to the history of the village.. Any development that impacts

these assets will be expected to demonstrate how those impacts do not detract from the designation criteria. These criteria are:

- (i) The place is demonstrably special to a local community.
- (ii) It holds a particular historic significance.
- (iii) Longevity of the asset is in the interest of the community.
- (iv) It is irreplaceable in its historic nature OR the building /feature is significant in maintaining and /or enhancing the setting of key aspects of the village.

- 8.28 The protection of Listed Buildings, Conservation Areas and other heritage assets are set out in the Local Plan and National policy and law and are therefore not dealt with in this neighbourhood development plan.

## 9.0 TRANSPORT AND INFRASTRUCTURE

### **POLICY LNDP18 – New Public Rights of Way**

- 9.01 Existing public rights of way within Lavant provide essential routes for non-vehicular traffic to get around the parish. This includes Centurion Way which acts as the main spine between Chichester and the SDNP.
- 9.02 It is key that these routes are protected and where possible new routes are brought forward to improve the accessibility of the parish.

### **POLICY LNDP18 – New Public Rights of Way**

Within the Plan Area, existing public rights of way and means of public access will be protected and where possible enhanced.

In the event that a public right of way crosses a proposed development site, the proposal will not be supported unless it can be demonstrated that either the current course of the right of way can be retained or that any diversion would not result in any adverse impact on this public amenity or safety of the general public.

Developments are encouraged to provide new public rights of way along the routes identified on the LNDP Map

#### *Justification*

- 9.03 Consultations have repeatedly identified the potential for serious risk to pedestrians alongside some lengths of the A286 with the ever-increasing volume of traffic.

- 9.04 The Roads and Traffic Day hosted by Hamilton-Baillie Traffic Consultants resulted in substantial community support for measures to mitigate the impact of vehicles including large agricultural vehicles, articulated lorries and increasing numbers of visitors to Goodwood events.
- 9.05 Any new development must facilitate connectivity of pedestrian only routes and this is consistent with the ambitions of the SDNPA for safe access to the countryside. These include routes :
1. Between the mini roundabout on the A286 and the Village Green
  2. Between the village Green and mid Lavant (Churchmead) alongside the River Lavant
  3. From Church Farm Barns parallel to Fordwater Road to existing.
- 9.06 Additionally, as the use by traffic on green roads has changed with the advance of technology, historical rights of way on un-made roads that pre-date the combustion engine are not considered compatible with today's social and environmental responsibility to conserve the countryside. Access by 4x4 off road activities along the river bed or into adjacent land beyond rough unmade tracks is no longer tenable.

### **POLICY LNDP19 – Residential Off-Road Parking**

- 9.07 The rural character, lifestyle of residents and minimal availability of public transport have resulted in the parish having a higher than average number of cars and vans per household (when compared to the District, County or England as a whole.) This, when placed alongside the relatively narrow roads within the parish, places unnecessary stress creating pinch points where hazards are caused.

- 9.08 It is therefore prudent to ensure that any future development provides adequate off road parking to meet the needs of that development.

#### **POLICY LNDP19 – Residential Off-Road Parking**

New residential development must include provision for adequate off-road parking spaces including garages as set out below.

In new developments, every dwelling will provide within its curtilage (or within the development) 2 parking spaces or 1 parking space per bedroom, whichever is greater.

Where practical development proposals affecting existing dwellings should also comply with the above.

Whilst tandem parking is allowed (two spaces one behind the other, including garage space/s), three or more spaces one behind the other are not permitted.

#### *Justification*

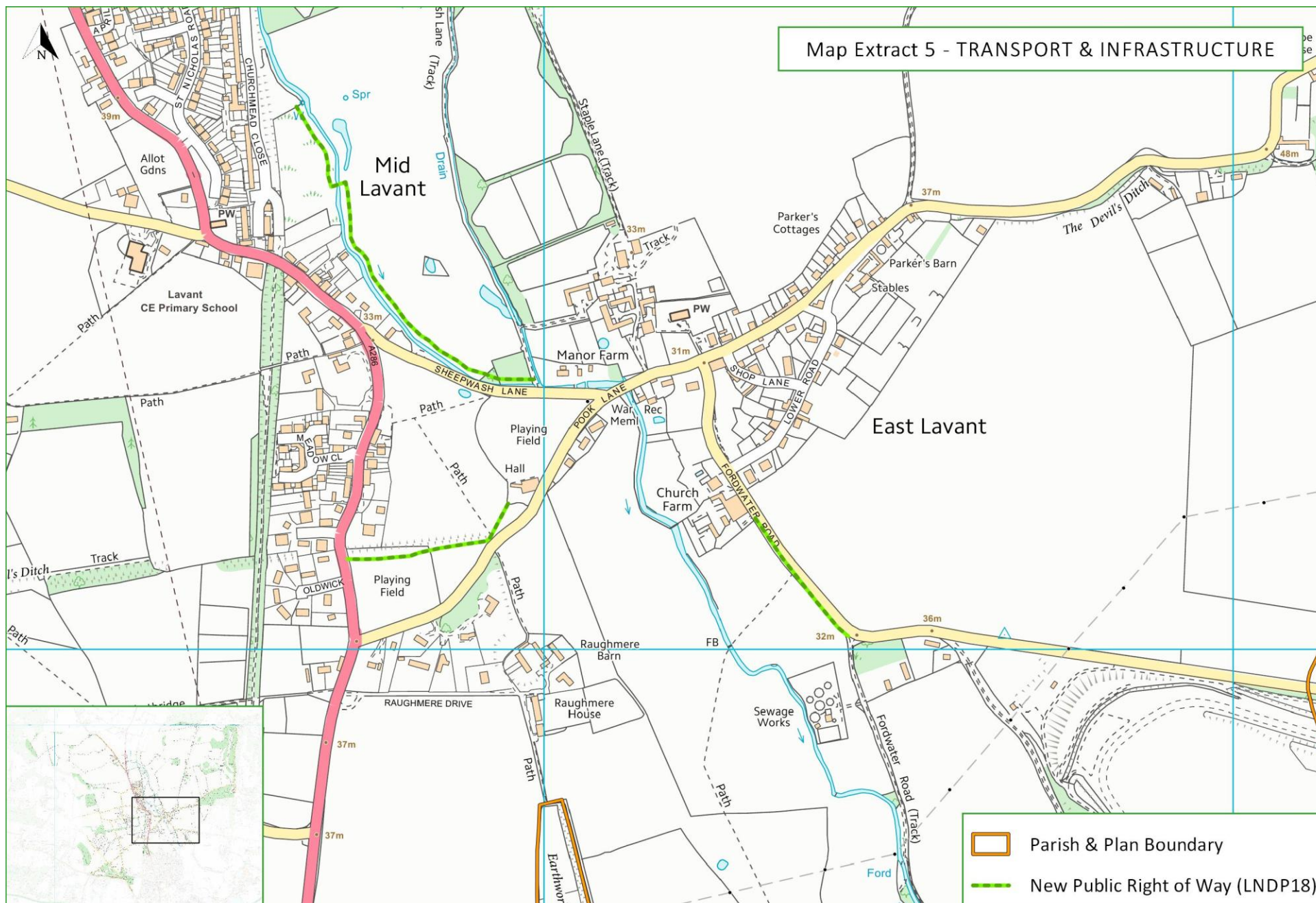
- 9.09 The 2011 Census data in the table below shows that only 10.1% of households had no car or van (compared to 15.6% across Chichester District), 46.5% of households have one car or van and 43.5% of households have 2 or more vehicles. At the 2011 Census there was an average of 1.54 vehicles per household in the parish, an increase from 1.41 vehicles per household at the 2001 census. This trend is expected to continue into the future.

	Households with no cars or vans	Households with 1 car or van	Households with 2 cars or vans	Households with 3 cars or vans	Households with 4 or more cars or vans	Average number of cars per household
<b>ENGLAND</b>	25.8%	42.2%	24.7%	5.5%	1.9%	1.16
<b>West Sussex</b>	17.8%	43.4%	29.2%	6.9%	2.7%	1.34
<b>Chichester District</b>	15.6%	42.0%	30.8%	8.0%	3.6%	1.44
<b>Lavant Parish</b>	10.1%	46.5%	31.7%	8.2%	3.5%	1.54

- 9.10 The Chichester District Local Plan 1999 (relevant to the area of Lavant within the National Park) contains no saved policies relating to parking provision for residential properties. The position of the Chichester Local Plan 2014-2029 (relevant to the area of Lavant within Chichester District) and the emerging South Downs National Park Local Plan which is at the Preferred Options stage is set out below:

- (i) The Chichester Local Plan: Key Policies 2014-2029 Policy 39 (Transport, Accessibility and Parking) states that *‘The level of car parking provision should be in accordance with current West Sussex County Council guidance. This, together with residential parking and the level of cycle parking, will be*





*assessed on a flexible site by site basis depending on the provision of public transport and access to local facilities.’* The current guidance issued by West Sussex County council is contained within its *Guidance for Car Parking in New Residential Developments September 2010*.

- (ii) The SDNPA Preferred Options 2015 Policy SD44 states that development proposals should ‘*provide an appropriate level of private cycle and vehicle parking to serve the needs of that development in accordance with the appropriate adopted parking standards for the locality. Further guidance will be provided in a parking standards SPD.*’ According to this document the current timetable is not due for adoption until 2017 and the SPD will be prepared after adoption.

9.11 The *Guidance for Car Parking in New Residential Developments September 2010* provides a set of principles upon which the quantum of parking required can be identified. It also provides a calculator upon which the ‘*parking demand*’ can be established. This calculator uses the 2001 Census data as a baseline, and therefore does not take into account the latest data as set out above and the increase in cars per household. It is therefore right to ensure new development in the parish responds to the increase in vehicles per household.

9.12 The last new development in Lavant, Meadow Close, was considered by developers and CDC Planners to have adequate parking but has since proved wholly inadequate for the current residents and their needs. This lack of vision regarding this aspect contributes significantly to the pavement parking concerns on the A286. In addition it has detracted from the well-being and neighbourliness of the cul-de-sac.

9.13 Whilst this policy seeks to vary the requirements of the Local Plan, the provision of parking should not be considered a strategic matter

and therefore the Neighbourhood Development Plan has the ability to take precedence over existing non-strategic policies in the Local Plan for that neighbourhood where they are in conflict (see NPPF para 185). In addition, Schedule 9 Part 2(6) of the Localism Act 2011 makes clear that if a policy in the development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to become part of the development plan.

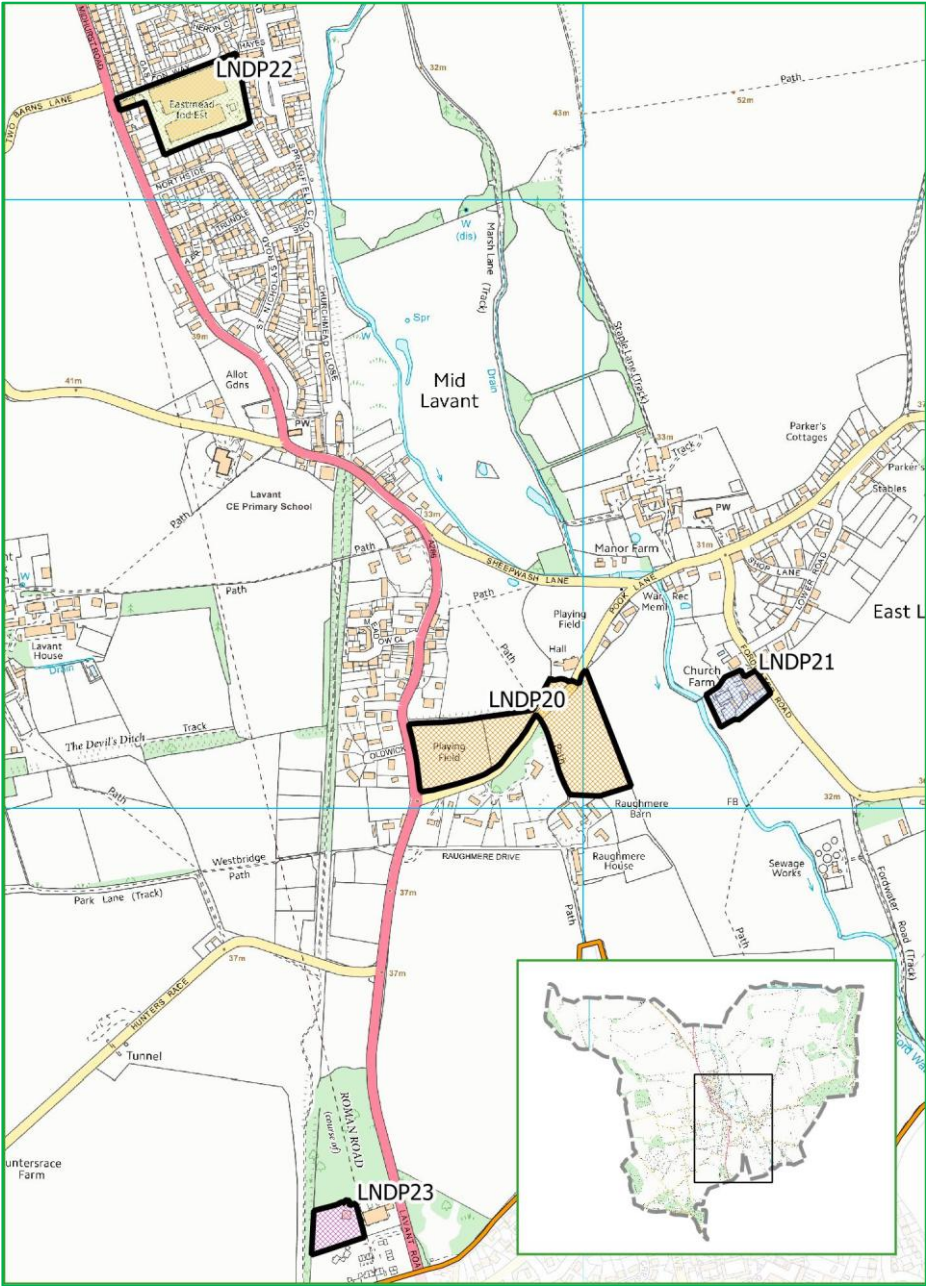
9.14 Tandem parking layouts are often used by developers to provide off-road parking in developments. This is when one car is to park in front of the other, often along a drive or where a garage/carport is at the end of a drive. Whilst these layouts provide the theoretical quantum of spaces required they are often underused as one car is blocked in when two cars are parked. This leads to an increase in vehicle movements on/off the drive, often into the highway, or one space is not used with the occupants preferring to park one car on the road. This increases hazards and risk to both pedestrians and vehicles using the highway.

# 10.0 NEW HOUSING DEVELOPMENT

- 10.01 The policies within this section relate to the provision of new housing across the parish. In particular they relate to sites that have been identified as being suitable for housing development and the provision of housing through small scale housing development.
- 10.02 The identified sites have been identified following extensive consultation with the local community, landowners and assessment by the SG. This process is set out within the *Assessment of Potential Development sites* report contained within the evidence base supporting this plan.
- 10.03 Five policies provide for new residential over the plan

Policy Ref.	Site Ref.	Name	Location
LNDP20	Site 3	Land adjacent Pook Lane	Mid Lavant
LNDP21	Site 4	Church Farm Barns	East Lavant
LNDP22	Site 7	Eastmead Industrial Estate	Mid Lavant
LNDP23	Site 11	Maddoxwood House	Lavant
LNDP24	n/a	Small Development Sites	n/a

- 10.04 Regardless of the policies in this section, development proposals that come forward on allocated sites should not only adhere to the relevant policy but also all other planning policies in the Development Plan. That includes policies within this plan as well as those set out by the relevant Local Planning Authority and Central Government.



## **POLICY LNDP20 – Land adjacent Pook Lane**

- 10.05 This site encompasses the football field to the south of Mid Lavant, land south of Pook Lane opposite the Memorial Hall and a small parcel of land north of Pook Lane south of the Memorial Hall.
- 10.06 The playing field has been assessed as a space that could be worthy of designation in its own right given the importance of the space to the community. However, it has also been assessed as a suitable location to deliver housing.
- 10.07 This allocation will see the football field in its current location being lost and a new area being provided in perpetuity near the Memorial Hall where improved vehicular access, parking, and traffic calming can be provided. The applicant must prepare a detailed masterplan for the site in collaboration with Lavant Parish Council and/or its representatives prior to the submission of any planning application. A Consultation Statement shall be submitted with the planning application demonstrating that engagement has taken place and that the community and Parish Council support the proposed development.
- 10.08 It is considered that the allocation is the most sustainable way to make use of the site. This will provide a number of positive benefits.

### **BENEFITS**

- (i) Provision of new like for like football pitch secured for the community in perpetuity. Better vehicular access can also be provided adjacent to the Memorial Hall (*see map and in policy*).
- (ii) The Scheduled Monument (known as the Chichester Entrenchment or Devil's Ditch) along the northern border is

currently 'At Risk' and can be protected & awareness raised of its existence.

- (iii) Provision of needed housing in a suitable location.
- (iv) Improved accessibility from Mid to East Lavant meaning pedestrians no longer have to walk down Pook Lane which has no pavement (*see map [blue dotted line] and in policy*).
- (v) Will open up a historic vista of SDNP which has been lost.
- (vi) Raised 'platform' in Pook Lane adjacent to Memorial Hall to provide safe access and traffic calming between the Memorial Hall and the football pitch.
- (vii) Provision of additional parking for the Memorial Hall

### **ISSUES:**

- (i) Will increase traffic onto Lavant Road (A286) and may require removal of trees to facilitate this access.
- (ii) Quantum of housing will be limited by the constraints imposed (proximity to Devil's Ditch and landscape issues). Circa 15 dwellings is considered to be a reasonable density.
- (iii) Loss of an informal amenity space for the village.
- (iv) Users of new playing field will have to cross Pook Lane from car park.
- (v) A connection to the nearest point of adequate capacity in the sewerage network will need to be made, as advised by the service provider.



## POLICY LNDP20 – Land adjacent Pook Lane

The site is allocated for the provision of a new football field with associated parking, new public footpath, and new dwellings.

Development of this site must accord with all of the following criteria:

- 1) Circa fifteen dwellings shall be provided.
- 2) A new vehicular access to serve the new dwellings from the A286.
- 3) A 20m buffer will be provided between Devils Ditch (a Scheduled Monument) located along the northern boundary of the site and any development. This buffer will be retained as public open space in perpetuity
- 4) The field to the east of the existing playing field will form an informal public open space. These areas will be made available in perpetuity for use by the public.
- 5) A car parking area to allow vehicles to park safely off the road when visiting the new football field and Memorial Hall shall be provided south west of the Memorial Hall adjacent to Pook Lane. This areas must be made available in perpetuity for use by the public.
- 6) A 'raised speed table' within Pook Lane to be constructed of contrasting surface materials that provides access across Pook Lane and slows the traffic in the vicinity of the Memorial Hall and new parking if approved by the Local Highway Authority.
- 7) A replacement like for like football pitch will be provided before building operations are commenced on the new houses on the land south of Pook Lane opposite the

Memorial Hall for community use. No flood lighting (to maintain our dark skies) or other development (to protect our landscape) is to be provided on this site. This area shall be made available in perpetuity for use by the public.

- 8) The public right of way from Raughmere to be extended at its junction with Pook lane along the north of the new football field to share the newly formed crossing point.
- 9) A new public right of way shall be provided within the 20m buffer between Devils Ditch and the new housing connecting Lavant Road to the Memorial Hall. A further pedestrian access shall be created linking the southeast of the new housing area to the bus stop and existing footpath on Lavant Road.
- 10) To ensure landscape impacts are acceptable across the whole application site, details of hard and soft landscaping and management of the public realm shall be provided alongside any planning application and be secured by condition if permission is granted. These details shall include:
  - a. Improvements to the tree and hedgerow belt along Pook lane.
  - b. An Arboricultural Survey and a management plan for the protection of native trees.
  - c. Protection, enhancement and ongoing maintenance of the entrenchment.
  - d. Landscape designs for the open spaces.
  - e. Retention of the hedgerow to the east of the new football field.
- 11) Any application should be informed by a programme of

archaeological survey and investigation according to a written scheme of investigation agreed by the council's archaeological advisor. The design of the development should take the findings of these investigations into account in order to preserve any remains of national significance in situ, the unavoidable loss of any remains of

local interest will need to be robustly justified.

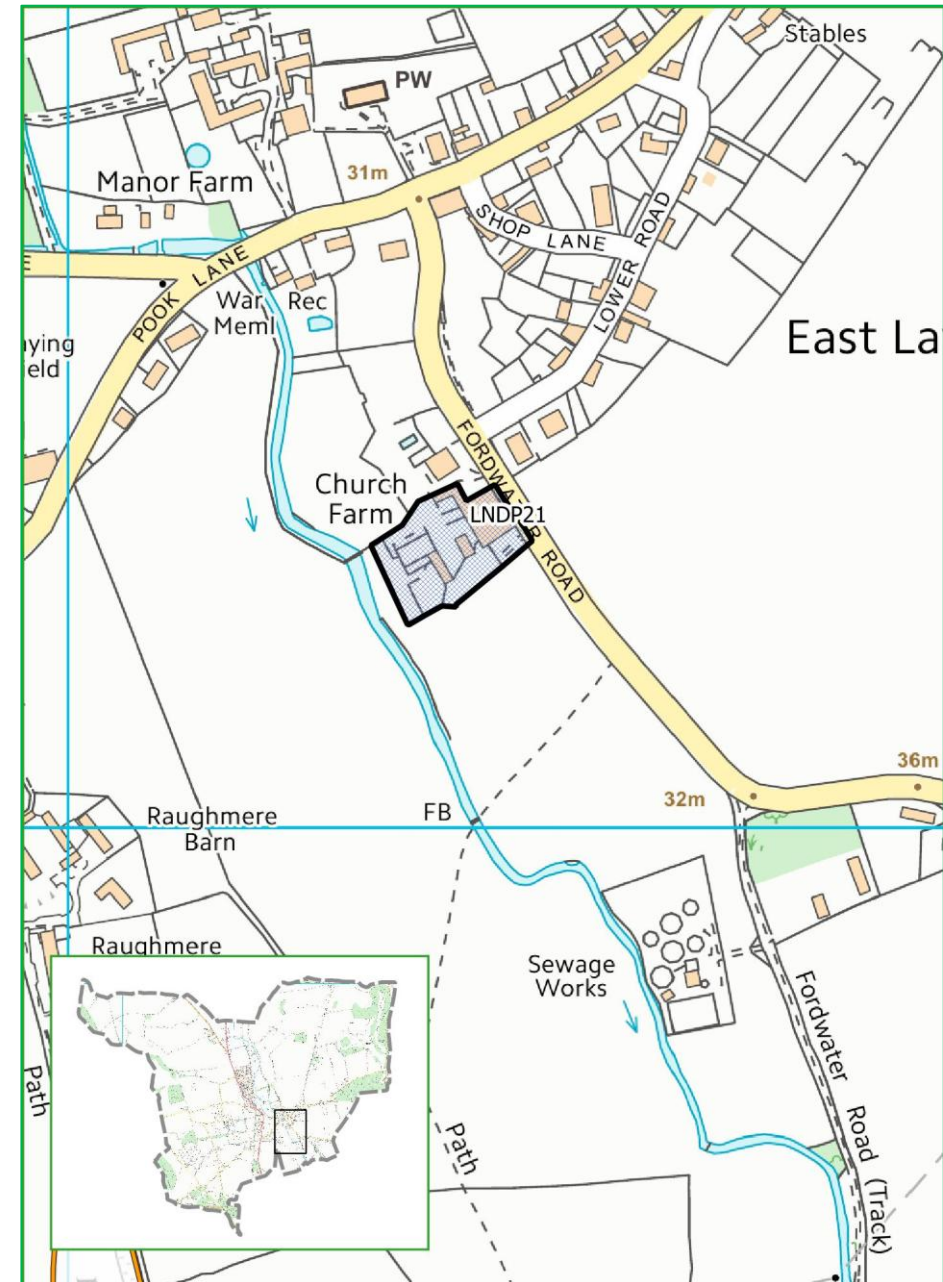


## POLICY LNDP21 – Church Farm Barns

- 10.09 Church Farm Barns are a semi-derelict brownfield site containing both historic and modern (including asbestos) structures. This site was strongly supported during consultations with the Community for redevelopment. The barns are currently used on an occasional basis for cattle and storage of Festival of Speed / Revival materials, the use of which it is understood can be relocated locally.
- 10.10 The site is on the southern perimeter of East Lavant, within the Conservation Area and comprises various types of farm buildings. These contribute positively to the historic and architectural interest of the Conservation Area and to its historic rural character. It is a 'gateway' to the Goodwood Estate / East Lavant village and fits all the key criteria put forward during the village consultations and the Assessment of Potential Development Sites. The following benefits and issues associated with developing the site have been identified.

### BENEFITS

- (i) Brownfield Site – largely redundant with derelict barns on edge of East Lavant.
- (ii) Development of this site will potentially enhance village character and is fully supported by the community.
- (iii) Direct access on to Fordwater Road.
- (iv) Connecting footpaths can be provided as part of development.
- (v) Re-use of original historic barn structures.
- (vi) The site is predominantly above flood zone 2 and not in the core flood plain.



## ISSUES

- (i) Vehicle sight lines to the north when emerging from the site.
- (ii) Development of the site could visibly extend the built area within the parish.
- (iii) A connection to the nearest point of adequate capacity in the sewerage network will need to be made, as advised by the service provider.

### LNDP21 – Church Farm Barns

The site is capable of accommodating a minimum of 5 dwellings but a higher density will be supported if it is demonstrated that any increase in unit numbers can be provided without undue harm to local amenity and highway safety interests.

Development of this site will accord with the following criteria:

- 1) Vehicular access will be provided from a single point onto Fordwater Road.
- 2) Any application must be accompanied by a site-specific flood risk assessment that demonstrates that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, wherever possible, reduce flood risk overall. Flood risk management measures which may be incorporated include;
  - a. Floor levels raised 300mm above the modelled 1 in 100 year + climate change flood level
  - b. Appropriately sized attenuation, for the safe retention of surface water on site in order to control flows, to ensure that post-development surface water run-off

will be no higher than existing; and

- c. Use of Sustainable Drainage Schemes (SuDS) e.g. permeable paving and swales, to drain surface water from the proposed areas of hardstanding. Such measures may include rainwater harvesting and associated management plan.
  - d. Provision of raised walkways and vehicular access to ensure safe, dry egress and access from the site during a flood event
  - e. Preparation of a Flood Evacuation Plan
  - f. New residents should be encouraged to sign up to Environment Agency flood alerts
- 3) The existing historic structures should be retained, restored and re-purposed. In doing so it should remain obvious what the original purpose of the buildings were.
- 4) Any new structures should be no taller than the adjacent farmhouse to the north of the site.
- 5) The design and style of the development should reflect the character of the historic farmstead and the East Lavant settlement typology. Views from the south must be considered and reflected in any proposed design.
- 6) Any application should be accompanied by appropriate landscaping proposals, particularly along the southern and western boundaries.
- 7) The site sits within the Lavant Watershed Biodiversity Opportunity Area and therefore opportunities to enhance the habitat along the Lavant / within the BOA should be optimized.

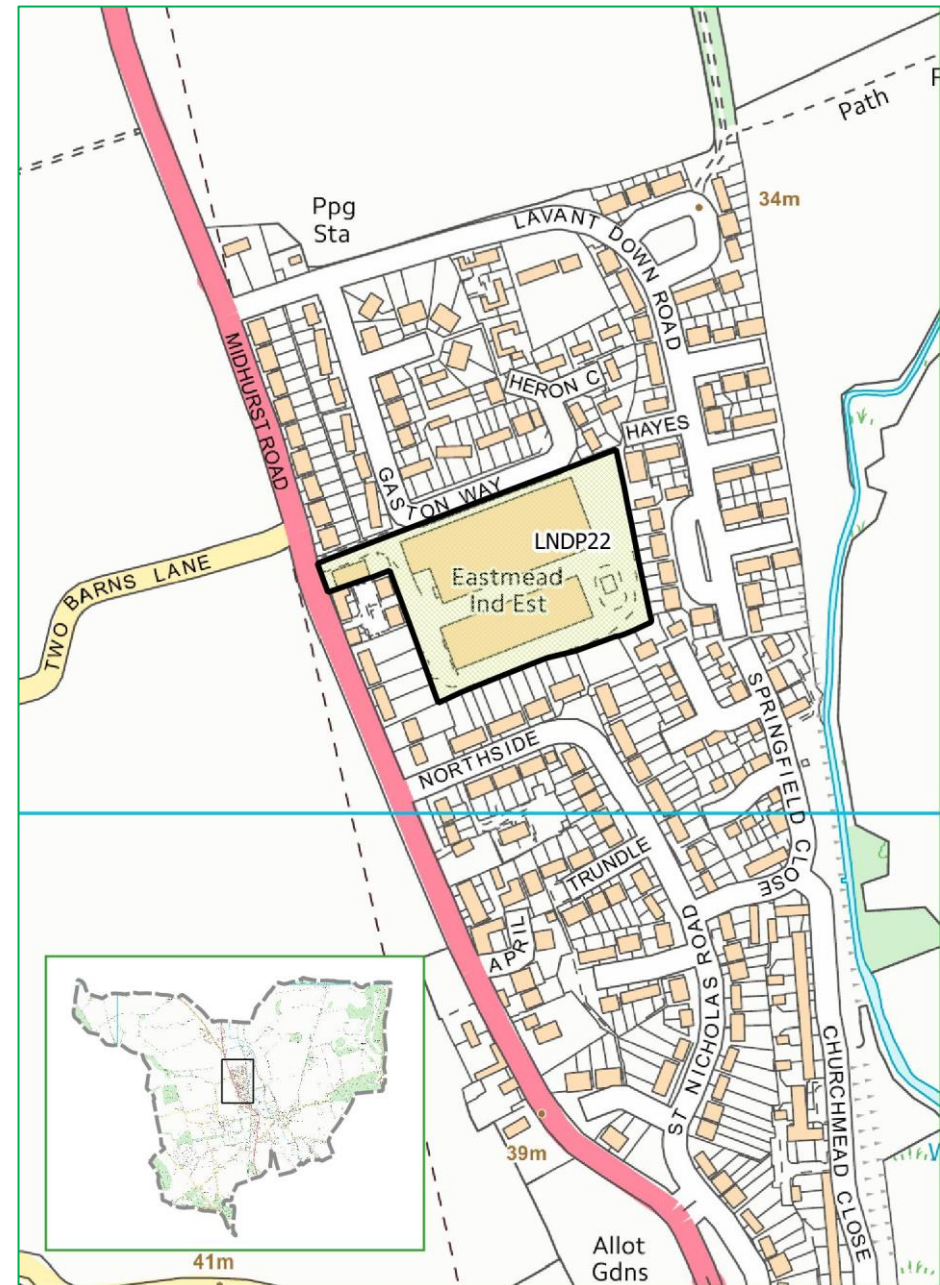


## POLICY LNDP22 – Eastmead Industrial Estate

- 10.11 As a brownfield site this site was strongly supported during consultations with the Community for redevelopment for mixed use. The industrial estate is rundown and only partially occupied. The buildings, some of which date back to 1938, are no longer fit for purpose. The roads around the site are not suitable for modern articulated lorries and their construction and waste water runoff causes flooding to the east of the site.
- 10.12 The site has the potential to attract external funding (e.g. the Coast 2 Capital growth fund), which if successfully applied for would further enhance the affordability of the employment element of development on this site.
- 10.13 The site has direct access onto the A286 at the northern end of Mid-Lavant, surrounded by housing on all four sides, and fits all the key criteria put forward during the village consultations, the Assessment of Potential Development Sites report. The following benefits and issues associated with developing the site have been identified:

### BENEFITS:

- (i) Brownfield Site – Low occupancy and set to fall further as buildings no longer fit for purpose.
- (ii) Redevelopment of this site would add to the visual appeal of a Downland village.
- (iii) Direct access on to A286 and public transport.
- (iv) Potential easy access to public footpath network.
- (v) Regenerated mixed use site can provide more local employment than currently, as well as affordable dwellings.



- (vi) The site is ideally located to support CDCs economic development vision for the area, by providing space for start-up or incubator units for new business.

#### ISSUES:

- (i) Access onto the A286, due to the blind spot looking north caused by cars parked on the pavement along Yarbrook.
- (ii) Possible migration of on street parking to new developed area.
- (iii) Loss of designated employment space.
- (iv) Flooding particularly in north-east corner.
- (v) Buildings contain asbestos.
- (vi) Potential ground contamination.
- (vii) A connection to the nearest point of adequate capacity in the sewerage network will need to be made, as advised by the service provider.

#### POLICY LNDP22 – Eastmead Industrial Estate

This site is allocated for mixed use development comprising B1 (Business) and C3 (Dwellinghouses) uses. The precise mix is to be determined by a viability assessment including a realistic allowance for any public-sector grant funding agreed between SDNPA and the owner/developer as part of any planning application.

In addition to according with the policies contained within the development plan, development of this site will accord with the following criteria:

- 1) The new development should seek to realise the maximum viable employment potential as determined by the viability assessment and thus maintain the sites ongoing ability to

contribute to the wider Chichester economy

- 2) The employment space will be provided at the western end of the development, avoiding the need for good vehicles to travel through residential area.
- 3) The employment space will provide units for incubator or start up businesses.
- 4) As a large site this requires an imaginative and inspirational concept design that strikes the correct balance between open space and built development.
- 5) The housing development element of the site should be focused on a central open amenity space.
- 6) The development will need to provide a connection to the nearest point of adequate capacity in the sewerage network, as advised by the service provider.
- 7) The layout of the development must be planned to ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes.

## **POLICY LNDP23 – Maddoxwood House**

- 10.14 The site comprising a redundant dwelling set back from the A286 behind a petrol filling station and retail premises. It enjoys its own entrance onto the A286. The site provides a sustainable development opportunity for Circa 10 dwellings. There is no impact on the landscape of the SDNP and no impact on the settlement of Lavant. Maddox Wood to the north could potentially be gifted to Lavant Parish Council as a buffer to safeguard any future development northwards.
- 10.15 The following benefits and issues associated with developing the site have been identified:

### **BENEFITS:**

- (i) Direct pedestrian/cycle access on to Centurion Way should be provided as part of re-development.
- (ii) Direct vehicle access to the A286.
- (iii) Maddox Wood provides a barrier to further development northwards.
- (iv) The site is not visible from the SDNP.
- (v) This development has strong community support.

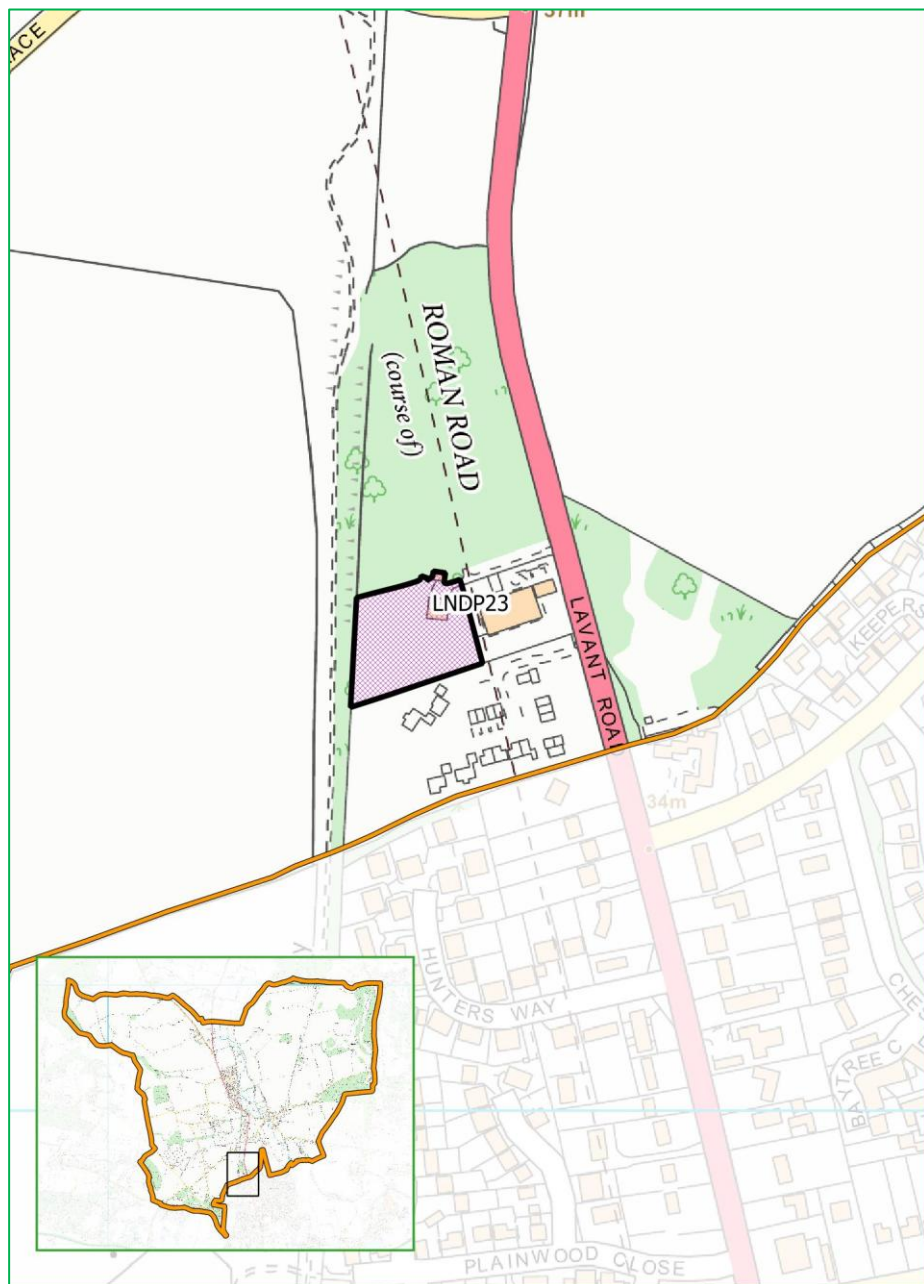
### **ISSUES:**

- (i) The course of an old Roman Road runs along the eastern boundary of the site and access to this site would cross it – this should properly be investigated for any archaeological remains.
- (ii) Potential issues regarding sewerage capacity. A connection to the nearest point of adequate capacity in the sewerage network will need to be made, as advised by the service provider.

## **POLICY LNDP23 – Maddoxwood House**

Maddoxwood House (and its garden) is allocated for circa 10 dwellings. In addition to being in accordance with the policies contained within the development plan, development of this site will accord with the following criteria:

- 1) Any application should be accompanied by a Sewerage Infrastructure Assessment confirming that the local sewerage infrastructure can accommodate the proposed development or a connection to the nearest point of adequate capacity in the sewerage network will be made, as advised by the service provider.
- 2) A pedestrian and cycle access route must be provided to Centurion Way.
- 3) An application must be made to WSCC Highways to extend the 30 mph speed limit to the North of the sites access onto the A286 prior to occupation.
- 4) The retention of the access/egress to the A286 and their improvement as necessary.
- 5) An agreement to be put in place for the protection and retention of Maddox Wood in perpetuity.
- 6) Extend 20 metre Wildlife Relocation Corridor at the west end of Roman Fields across the western end of Maddoxwood House site and connect to Maddox Wood.
- 7) Any application should be accompanied by the results of a programme of archaeological investigation undertaken according to a written scheme of investigation agreed with the Council's archaeological advisor.



## POLICY LNDP24 – Small Scale Housing Sites

- 10.16 Over the life time of the LNDP it is likely that small sites within the settlement boundaries of Lavant will become available for development, typically these will be previously developed land.
- 10.17 The call for sites has produced some potential small scale development sites, but as their availability is unclear, due to for instance existing tenants, they have not been included in the plan.

## POLICY LNDP24 – Small Scale Housing Sites

Proposals for small scale housing development, defined as schemes of 5 or fewer dwellings, within the settlement boundary will be supported subject to compliance with other policies in the development plan.



## SUPPORTING DOCUMENTS

The LNDP is based on the views of residents, businesses, statutory consultees and other interested parties gathered through previous consultation and a range of studies the SG and other parties have carried out.

Documents prepared by, or specifically for, the Steering Group include:

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Consultation Statement & Appendices (March 2016), *Steering Group*

Community Matters (March 2016), *Steering Group*

Assessment of Potential Development Sites (February 2016), *Steering Group*

Historical Flooding in Lavant (March 2016), *Steering Group*

Settlement Boundary Review (February 2016), *Steering Group*

A review of open spaces in and around Lavant (February 2016), *Steering Group*

A review of heritage assets in Lavant (February 2016), *Steering Group*

Rural Housing Needs Survey Report (June 2014), *Chichester District Council*

Sustainability Appraisal / Strategic Environmental Assessment (March 2016), *Enplan*

Desktop Biodiversity Report Record Centre Report regarding land at Lavant Watershed BOA 02/06/2015 Lavant Parish Council ESD/15/392

Upper Lavant Valley Flood Risk Management Study, *West Sussex County Council* - January 2015

The above documents are available to download from the Parish Council's website - <http://www.lavantparishcouncil.co.uk/>

Documents prepared by other parties include but are not limited to:

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European Directive 2001/42/EC

Localism Act 2011

Planning and Compulsory Purchase Act 2004

Town and Country Planning Act 1990

The Town and Country Planning (Local Planning) (England) Regulations 2012

The National Planning Policy Framework (NPPF) 2012

The National Park Purposes & Duty

English National Parks and The Broads – Vision and Circular 2010

The Chichester District Local Plan 1999, *Chichester District Council*

The Chichester Local Plan 2014-2029, *Chichester District Council*

South Downs National Park Local Plan: Preferred Options 2015, *South Downs National Park Authority*

Walderton to Welldown including Kingley Vale Biodiversity Opportunity Area

Office for National Statistics, Census 2011, Neighbourhood Statistics

CDC Housing register 'Homemove.' Source. CDC website

Historic England data available at <https://historicengland.org.uk/listing/>

Lavant watershed Biodiversity Opportunity Area, Sussex Biodiversity Partnership c/o Sussex Wildlife Trust

Sussex Biodiversity Target Area Identification Consultation conducted by Sussex Biodiversity Record Centre August – November 2008

Hydraulic modelling of Rivers Lavant and Ems, *Cole Howard and Moore Centre for Ecology and Hydrology*, 2009

The Chichester Flood 1994 report, *S M Taylor of the National Rivers Authority*

Posford Duvivier River Lavant Flood Investigation *commissioned by the National Rivers Authority Southern Region*

Roads in the South Downs – enhancing the quality and safety of roads and places in the National Park, *South Downs National Park*

## GLOSSARY & ABBREVIATIONS

Asset of Community Value	An asset of community value is land or property of importance to a local community which is subject to additional protection from development under the Localism Act 2011. Voluntary and community organisations can nominate an asset to be included on their local authority's register of asset of community value.	CDC	Chichester District Council
B1 Business	Use for all or any of the following purposes— (a) as an office other than a use within class A2 (financial and professional services), (b) for research and development of products or processes, or (c) for any industrial process, being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.	CDCLP	Chichester District Council Local Plan
BAP	Biodiversity Action Plan	CLT	Community Land Trust which is a non-profit organisation that develops and stewards affordable housing and other community assets on behalf of a community.
Beating the Bounds	Annual event centuries old, when parishioners walked the boundary of the parish ensuring all were aware of its location. The name was used in the LNDP content to title a day of consultation regarding possible development sites.	Conservation Area	An area of notable environmental or historical interest or importance which is protected by law against undesirable changes.
BOA	Biodiversity Opportunity Area	Core Floodplain	Area of land alongside a river that is prone to frequent flooding
Brownfield site	Abandoned, closed or under-used industrial or commercial facilities	Curio	A rare, unusual or intriguing object.
C3 Dwellinghouses	Use as a dwellinghouse (whether or not as a sole or main residence) — (a) by a single person or by people living together as a family, or (b) by not more than 6 residents living together as a single household (including a household where care is provided for residents).	Dwelling	A house, flat, or other place of residence.
		Historic England	Formally English Heritage
		Listed Building	A building that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest
		LNDP	Lavant Neighbourhood Development Plan
		Local Community Space	Space valued by the local community, both for the environmental and social benefits it brings
		Local Green Space	Designating areas as Local Green Space is a way to provide special protection against development for green areas of particular importance to local communities.
		Low priority category	Applicants for 'Council' housing are categorised dependent on need, the higher the priority the greater chance of being offered a house
		LPC	Lavant Parish Council

LPS	Lavant Primary School		damaging of trees without the permission of the Local Planning Authority.
NP	Neighbourhood Plan	Vernacular	Is a category of architecture based on local needs, construction materials and reflecting local traditions.
NPPF	National Planning Policy Framework		
Privately Rented	A property offered or rented form a commercial landlord	Windfall	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.
SDNP	South Downs National Park		
SDNPA	South Downs National Park Authority		
Settlement Boundary	Settlement boundaries are an essential tool for the management of development, principally to prevent the encroachment of development into the countryside	Winterbourne	A stream, typically on chalk or limestone, which flows only after wet weather.
Sewerage Infrastructure Assessment	A review of the capacity of the network to take the expected flows (post proposed development)	WSCC	West Sussex County Council
SG	Steering Group	WWII	World War Two
Socially Rented	A property offered or rented form a not for profit landlord		
Stakeholder	A person, group or organisation that has interest or concern in or for the <i>Parish of Lavant</i>		
Strategic Gap	The space between settlements which protects individual settlements' unique identity		
Tandem	One behind the other (maximum of two)		
Tithing	To pay or give a tenth part of 'earnings' for the support of the church		
Tree Preservation Order	A TPO is made by a Local Planning Authority to protect specific trees or a particular area, group or woodland from deliberate damage and destruction. TPOs can prevent the felling, lopping, topping, uprooting or otherwise wilful		

