

Sompting Parish Neighbourhood Plan

Consultation Version

December 2020

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Neighbourhood Planning (General) Regulations 2012 (as amended)*



Sompting
Parish Council

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Foreword

Dear Resident,

The concept of Neighbourhood Plans, written and supported by local communities, was introduced in the Localism Act 2011 published by the Government in December 2010. The Government had decided that approved Neighbourhood Plans would be statutory town planning documents which would be essential and influential parts of the framework for decision making in the community.

Sompting has a distinctive Anglo-Saxon and Norman heritage which is characterised by buildings in the Parish, most notably by St Mary's church. However, the building of the main A27 road in the 1930s has left this separated from the main settlement, with the church to the north of the road and Sompting to the south.

The Adur Local Plan was adopted 2017 and The SPNP was completed in 2016 and went out for consultation in the spring of 2018. The SPNP was considered by an examiner at a hearing held 19th July 2018 at Worthing Town Hall.

During the hearing it became clear that the SPNP required updating to reflect the adopted Adur Plan.

The Current Parish Council have tried to be sensitive in rewriting aspects of the plan to ensure residents consultation and feedback and the work of other Sompting Parish councillors is still reflected within the amended SPNP.

On 10th July, 2019 Councillors agreed to declare a climate emergency, worded "That this council has a special responsibility to protect the area in which we live and work and that we must therefore make a commitment to reduce our carbon emissions for the council as a matter of urgency" therefore the Parish Council declares a 'Climate Emergency' and commits to all actions taken will work towards carbon neutrality, conservation, sustainability for the future of Sompting and its locality. Our neighbourhood plan has been consulted on and sympathetically designed to work towards carbon neutrality for the Parish.

Finally, on behalf of Sompting Parish Council and our fellow residents, we would like to add our deepest thanks and appreciation to every single one of those involved with this plan past and present. Whether from simply completing a survey form, right through to spending considerable time and effort by being involved at committee level with research, analysis and document generation. Without your help and contributions this would not have been achieved



Caroline Baxter

Chair of Sompting Parish Council

List of Land Use Policies

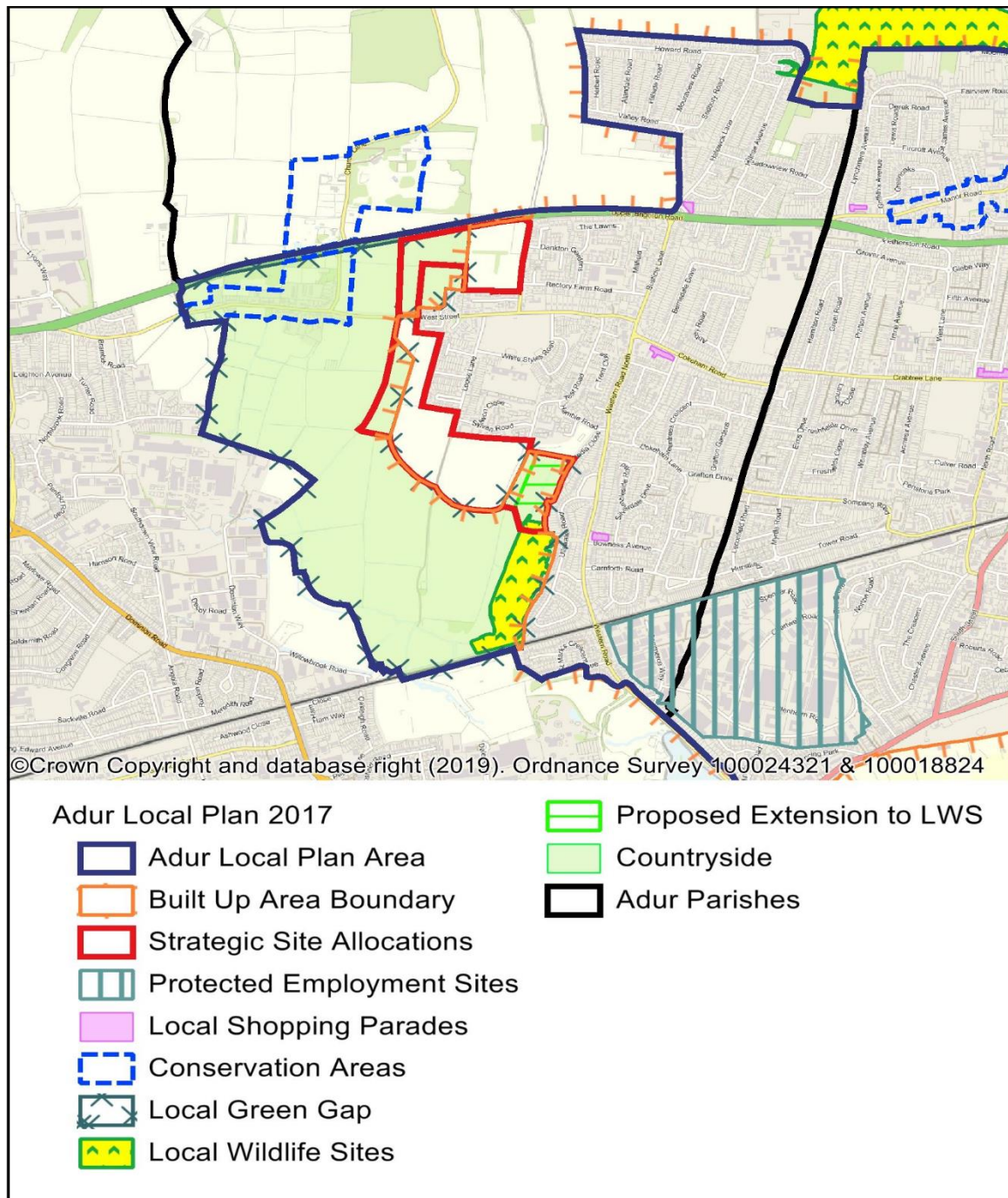
1	A Spatial Plan for the Parish
2	Future Development, Affordable Housing and Housing for Rent
3	Sustainable Design
4	Sompting Local Centre
5	Local Green Spaces & Open Spaces
6	Local Green Areas
7	Rural Businesses
8	Social Enterprise
9	Health and Wellbeing
10	Broadband
11	Sustainable Transport
12	Protection and Enhancements of Community Facilities and Services

1. Introduction

Purpose

1.1 Sompting Parish Council has revised the Sompting Neighbourhood Plan (SPNP) for the area designated by Adur District Council (ADC) and by the South Downs National Park Authority (SDNPA) on the 17th December 2012 under the provision of the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. Our changes reflect advice and recommendations given by the Inspector in the examiner's report 29th July 2018.

Plan A: Sompting Parish Neighbourhood Development Plan Area



1.2 The designated Neighbourhood Area, the Sompting Parish boundary (in red and blue), is shown in Plan A along with the SDNP boundary (in yellow). Lancing Parish in Adur District is to the east and the Borough of Worthing to the west. The south coast trunk road A27 divides the built up area of the parish. The parish comprises the historic Sompting Village on its south western boundary and the larger, more modern housing areas along its south eastern boundary.

1.3 The SPNP has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 (as amended).

The statutory process will restart on submission of this document.

1.4 The policies also seek to refine development management issues for the parish on matters such as design, and the Housing and Estate Design Guide has been produced for this purpose (see Annex D). In addition, the SPNP includes a series of non-statutory proposals relating indirectly to planning matters, setting out how some policies will be implemented. These proposals are set out in Section 5 of this Plan. **Neighbourhood Development Plans**

1.5 Neighbourhood Plans are a new part of the planning system created by the 2011 Localism Act. The National Planning Policy Framework (NPPF) states: “neighbourhoods should:

- *develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development ;*
- *plan positively to support local development, shaping and directing developments that are consistent with their neighbourhood plan to proceed”.* (para.16)

“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes “can use neighbourhood planning to set planning policies through neighbourhood plans to determine decisions on planning applications” (para.183).

Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area”. (para.184).

Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict.” (para.185)

The Plan Preparation Process

1.6 The process of preparing and ‘making’ the SPNP is in accordance with the Neighbourhood Plan Regulations 2012 (as amended) and has been agreed by Sompting Parish Council. The Parish Council began the process of preparing the Plan in 2011 and the intention of the Parish Council is to submit the SPNP to ADC and SDNPA for independent examination in 2016.

1.7 The process up to this consultation version consists of three main stages:

- State of the Parish Report - the report of October 2013 summarising some of the evidence on which the SPNP is based
- Pre-Submission SPNP - a document comprising the vision, objectives, policies and the Policies Map for a minimum statutory six week public consultation period

- Revised consultation version - this document takes into account the representations received on the Pre-Submission plan during public consultation, amended as necessary for submission to the local planning authorities, together with the Basic Conditions and Consultation Statements

1.8 Thereafter the SPNP will be subject to independent examination and, if successful, will be put to a local referendum. A majority vote will lead to the SPNP becoming part of the development plan for the parish to manage future development decisions alongside the ADC and SDNP Local Plans and the NPPF.

Consultation

1.9 The Parish Council has consulted the local community extensively. Groups of local residents have been established to review and agree which issues should be addressed by the plan. There have also been community surveys to obtain the fullest view of local community concerns, needs and wants from the SPNP. All consultation and engagement activities are set out in the Consultation Statement, submitted with this Plan.

A summary of engagement activities undertaken by the Steering Group.

- A public Neighbourhood Plan presentation held in May 2012 at the Harriet Johnson Centre
- An open day held on the at the Harriet Johnson Centre in June 2012
- SPNP exhibition at the Sompting Festival in June 2012
- A General Survey was sent to every household in the Parish in December 2012
- A survey report completed and uploaded on the SPNP website
- Drop in session held to display survey result in April 2013 at the Harriet Johnson Centre
- An audit and assessment of sites across the parish
- Focus Groups reports completed and uploaded on website in September 2013
- The State of the Parish Report produced and published on the website in October 2013
- Workshop held with Statutory Consultees and key stakeholders in the district and Parish in October 2013
- Public drop in sessions held on potential policies and Halewick Site improvement in April 2014 at the Harriet Johnson Centre
- General updates in Sompting Signpost and web site
- Attendance at Resident Association meeting to present the Plan
- Open days during June 2015 at Harriet Johnson Centre, St Peter's Church hall, Joyful Whippet with questionnaires
- 2 day exhibition and questionnaires at Sompting Festival 2015

- Sompting Library, Harriet Johnson Centre and Adur District Council's main foyer exhibition and questionnaires
- Sompting Residents Survey was carried out in 2017 as a supporting consultation with residents to further develop and enhance the neighbourhood plan.
- Sustainable Sussex have been intrinsic in developing the strategic vision and have worked as consultants to provide Sompting Parish Council with feedback and professional advice on a wide range of projects including health and well-being and mindfulness. 2017/18/19
- Sompting Estates have developed the strategic vision to provide rural pursuits which enhance and protect the historic characteristics of the verdant nature of Sompting. 2018/19
- Sompting Big Local have been involved in many projects that support and reflect the diverse needs of the Parish and it's a partnership approach in managing the projects which provide benefits to Sompting Community - ongoing
- Sompting Parish Council work closely with the community church in Sompting developing Christmas and summer festivals - ongoing
- Lancing and Sompting Pastfinders have provided support with local heritage and historic community engagement. 2018/19
- Men in sheds are working with Sompting Parish council to be based at the Harriet Johnson Centre to offer opportunities to improve lifestyle skills and community engagement.
- The going local project; Sompting Parish council in partnership with Sompting Big Local and Adur District Council and Ball Tree Surgery initiated a social prescribing project commencing 2019.

2. State of the Parish

An Introduction to the Parish of Sompting

2.1 The Parish of Sompting is located in ADC and the SDNP in West Sussex and is situated between Lancing and Worthing. The Parish's name is said to originate from the Old English for 'dwellers by the marsh' (Sompt&Ingas) and this reference to the landscape of the Parish is still accurate, with elements still characterised by marshland. The Parish's history has given it a legacy of buildings of architectural and historical significance and the old part of Sompting (known as Sompting Village) is protected by a Conservation Area Status.

2.2 Extensive development occurred throughout the 20th century, much of it in the eastern portion of the parish which has effectively linked it to Lancing and reduced the gap in the west with Worthing. The Parish contains a limited range of facilities, shops and services, but has good road links for those seeking to access Worthing to the west and Brighton & Hove to the east. The Sompting and Lancing Character Area map in Annex B illustrates the distribution of heritage and environmental designations and services. As indicated, there is also relatively easy access to rail stations at East Worthing and Lancing.

Selected Parish Statistics

2.3 The following statistics and evidence are primarily drawn from the 2011 Census. These are used to provide an overview of the current status of the community. Other sources of data or information are acknowledged where applicable.

Demographics

2.4 The usual resident population of the parish is 8,561 people. Of these:

- 1,400 People aged 15 and under (16% of parish population compared to 17% across the District and 19% across England)
- 5,200 People aged 16 to 64 (61% of parish population compared to 61% across the District and 65% across England)
- 1,961 People aged 65 and over (23% of parish population compared to 22% across the District and 16% across England)

Housing Types

2.5 There are 3,841 dwellings located within the Parish, including:

- 647 dwellings were Detached (17% compared to 18% across the District)
- 1,980 dwellings were Semi-detached (52% compared to 38% across the District)
- 703 dwellings were Terraced (18% compared to 21% across the District)
- 508 dwellings were Flats/apartments (13% compared to 22% across the District)

Housing Tenure

2.6 There are 3,780 households located within the Parish, including:

- 2,863 were Owner-occupied households (76% compared to 74% across the District)
- 483 were Social Rented from Council (12.8% compared to 9.8% across the District)
- 67 were Social Rented Other (1.8% compared to 3.2% across the District)

Landscape & Biodiversity

2.7 As shown on Plan A the northern two thirds of the parish lie within the SDNP, one of the highest and most important landscape designations.

2.8 A small portion of the Lancing Ring Nature Reserve is located within the eastern portion of the Parish. An element of the Cissbury Ring Site of Special Scientific Interest (SSSI) is within the north-western boundary of the Parish, at Lychpole Side Hill, containing Lowland Calcareous Grassland and Deciduous Woodland habitats. There are three Local Wildlife Sites (LWS): Cokeham Brooks Flushed Fen habitat in the south east of the parish, and two more chalk grassland sites, Steepdown Hill in the north east and Tenants Hill in the north west. All three of the Sompting Estate farms, Upton Farm, Lychpole Farm and part of Church Farm, manage their land under agri-environment agreements with Natural England in the Higher Level Scheme (HLS). All three are members of the Arun-Adur Farmer Cluster Group in which farmers collaborate for joined-up environmental benefit.

2.9 Cokeham Brooks is partly within the old manor of Cokeham. The Brookland Meadows area is designated as a Site of Nature Conservation Interest (SNCI now LWS) with its pastures, reeds and reed beds. Several of the ponds and streams are being restored. On the eastern side, to restore the full biodiversity potential of the site will require enhanced conservation management measures including seasonal livestock grazing in conjunction with the neighbouring farmland.

Heritage

2.10 The Parish contains the Sompting Conservation Area (See Policies Inset Map) and the following Grade I and Grade II listed buildings and structures (see location plan in Annex B:

Grade I listed building

- The Parish Church of St Mary, Church Lane

Grade II listed buildings

1. Manor Cottage, 89 Cokeham Lane, Upper Cokeham
2. Barn at Halewick Farm to the west of the farmhouse, Steepdown Road, Upper Cokeham
3. Brooklands, West Street Yew Tree House, West Street
4. The Old Rectory, West Street
5. The Hermitage, Church Lane
6. Sompting Abbots, Church Lane
7. Sompting Peverel, Church Lane
8. Church Farmhouse, Church Lane

9. Upton Farm House, Upper Brighton Road
10. Hollies, 25 Cokeham Lane, Upper Cokeham
11. Halewick Farmhouse, Steepdown Road, Upper Cokeham
12. Lychpole Farmhouse, Steyning Road
13. Myrtle Cottage, West Street
14. Yew Tree House, West Street, Sompting

Community Views

2.11 Since the launch of the Neighbourhood Plan, the Parish Council has established a number of Focus Groups and arranged drop-in sessions for the community to learn more about the Neighbourhood Plan and to express their opinions on the future of the parish.

Sompting Residents' Survey Report section 2 'Thinking about Sompting'.

Residents cited the main reason they live in Sompting was quality of life. Sense of community, family links, affordable housing and natural assets were frequently mentioned.

Residents stated things they liked most about Sompting and they cited Sompting's natural features and the sense of community, quality of life and public transport links.

Conversely roads and traffic were by far what respondents cited as liking least about Sompting. Anti- social behavior, especially in terms of speeding and parking were also often mentioned.

The changes to the plan have been influenced by comments made by Sompting Residents and new sections within the plan have been inspired by the feedback.

2.12 Each of the Focus Groups was tasked with examining the evidence base in respect of their themes and to draw conclusions on what this may mean for the Neighbourhood Plan. A summary of the discussions and conclusions of each group is set out below.

Environment

2.13 To increase residents' pride in their local environment by advancing environmental improvements within the Parish which will bring about an improvement in the daily lives of the Parish residents.

2.14 There are three particular ideas arising from the work done to date:

- The identification of a new Nature Conservation Area and a clearer strategy for the Malthouse Meadows open space to be agreed by ADC and SPC. This is a new initiative and is ongoing. Progress will be documented and can be used for future review of the plan.
- To promote improvements to existing local parks which are clearly in need of investment.
- To work with relevant authorities including West Sussex County Council to examine where the best possible position for improved pedestrian/cycle

crossing facilities over the A27 could be achieved and how to better link the Parish's Built Up Area with the surrounding downland.

Business

2.15 The outcome of the consultation activities and residents survey highlighted concerns about businesses and shops within the parish. The group therefore identified the following as issues to be addressed through the plan.

- Need for diversity of local shops to give traditional provisions for sale. It is noted that it will not be possible to dictate type of A1 uses through planning system
- Need to ensure as much as possible the filling of empty shops.
- Need to be aware of NOT preventing the opportunity of the landlord or owner of the shop having any other use for the shop if the original use is not viable.
- Need to prevent a block of similar selling provision (e.g. takeaways) not to prevent choice by the consumer but to prevent the creation of "dead" parades – planning control.

Community and Young People

2.16 Some issues identified through resident's engagement on community and young people sought to be addressed through the plan includes the following:

- Sompting's parks are important. They should be safeguarded and improved through the Neighbourhood Plan to add to the quality of life in our community.
- A number of the local services/facilities that are appreciated are on the periphery of Sompting or outside it – e.g. Boundstone Children's and Family Centre, Lancing Leisure Centre, Penhill Road Youth Club. Many respondents spoke about the need for more children's facilities specifically a youth club/drop in centre. If possible. The Neighbourhood Plan should seek to provide more children's facilities and youth club provision in the heart of Sompting as a priority.
- Many people appreciate the bus service, the nearness of the surgery, the dentist and the chemist and the local shops. Also, the Harriet Johnson Centre and the Village Hall. The Neighbourhood Plan should create an even better sense of community and central focus for Sompting.

Transport

2.17 Issues identified on transport included the following:

- Improve public transport or community transport and access to it where opportunities arise and explore improvements to Sunday services.
- Encourage proposals to create cycle network to link with existing and proposed off road (The Downs) networks.
- Promote schemes with West Sussex County Council to provide safer local pedestrian crossings.

- Work with West Sussex County Council and Highways England to reduce the impact of traffic using West Street on the village and school area, either as a rat run from A27 or from new development using West Street as exit route and improving crossing of A27.

Housing

2.18 Although the existing population responded that affordable housing was not necessary for themselves or their family etc., it has been recognised that affordable homes are needed within new development. The other main need was for residents with family homes to be able to downsize when appropriate. This will encourage families to stay in Sompting whilst moving up the property ladder. Family housing consisting of 2/3 bedroom semi-detached properties was indicated as a high priority by respondents and the priority for 2/3 bedroom dwellings is confirmed by the evidence (paragraph 1.40) of the ADC Objectively Assessed Need Study (2015).

2.19 Residents did not favour flat development or detached housing for Sompting and responses show that there is a need to have property suitable for downsizing, bungalows are one way to satisfy that need, as are *medium-sized properties (2/3 beds) for older households wishing to downsize and looking to release equity in existing homes, but still retain flexibility for friends and family to come and stay. Continued demand for family housing can be expected from younger households.*

2.20 The Plan should have policies with sufficient flexibility to encourage an appropriate mix and style of design features and materials already present in Sompting that could be used as a “template” for future development, such as Housing and Estate designs using flint as the facings to the properties reflecting the history of the area.

3. Planning Policy Context

3.1 The southern part of the parish is within Adur District and the northern part is within the South Downs National Park (SDNP). There are therefore a number of adopted and emerging policies and proposals that have a significant influence over the SPNP.

3.2 The NPPF published by the Government in 2019 is also an important guide in preparation of local plans and neighbourhood development plans. At examination, the submitted SPNP must demonstrate that it is consistent with the policies and intent of the NPPF. More recently, the Planning Practice Guidance (PPG) of March 2014 sets out the principles of preparing a neighbourhood plan and the nature of the relationship between it and other parts of the development plan.

3.3 The development plan for that part of the Parish which lies within the South Downs National Park currently comprises of the adopted 2017 Adur Local Plan and those of the emerging South Downs National Park Local Plan, along with the saved policies of the 1996 Adur Local Plan. The development plan for that part of the parish which lies outside of the National Park, is the Adur Local Plan 2017 (which was adopted in December 2017). The SPNP must be in conformity with the strategic policies of the development plan and should have regard to these in terms of their reasoning and their more up to date evidence base.

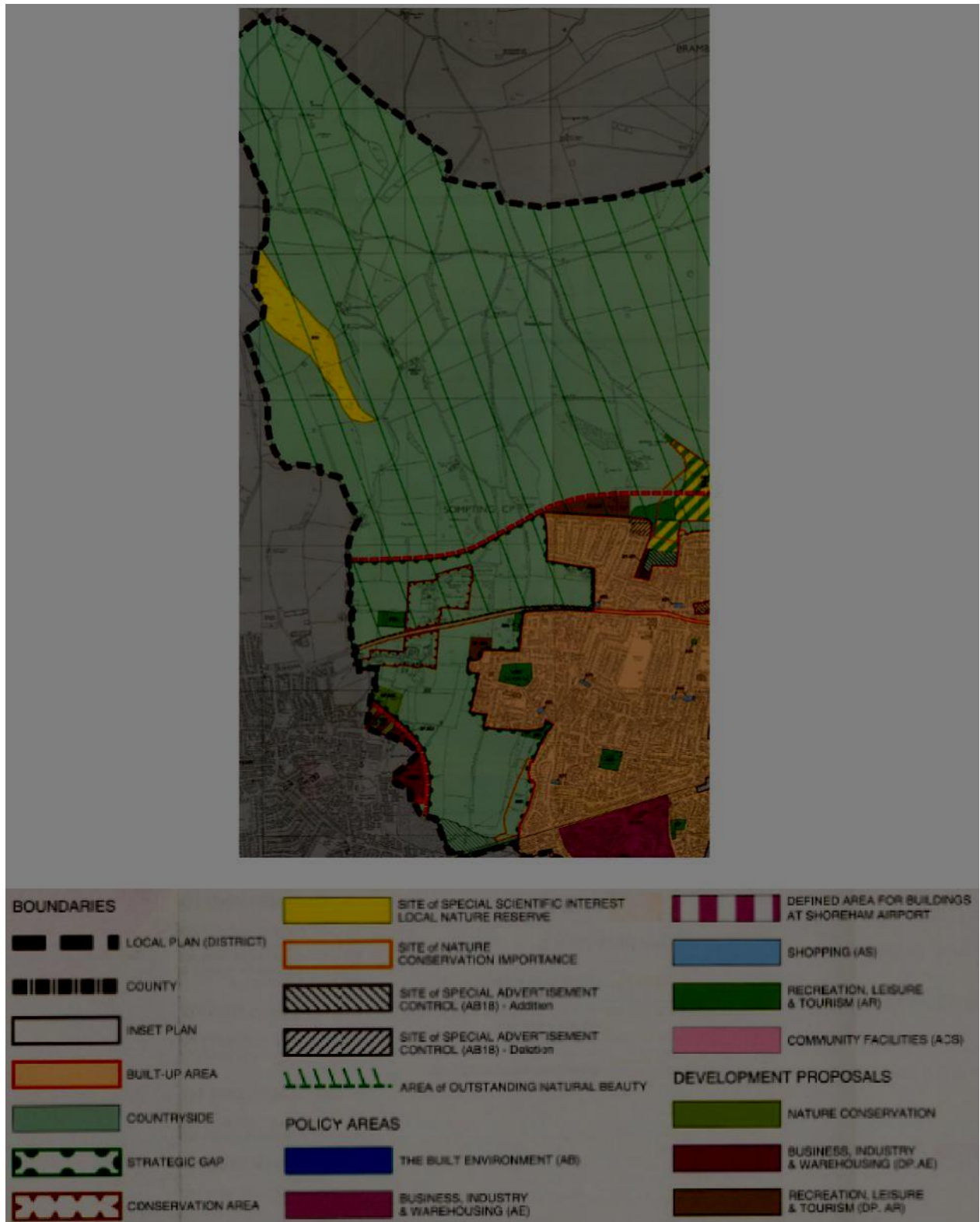
3.4 The Adur Local Plan 2017 also contains a range of other policies which are relevant to the Sompting Neighbourhood Plan area, including flooding.

Within the National Park

3.5 As previously mentioned, within the SDNP, the policy framework will be set by those relevant saved strategic policies of the 1996 Adur Local Plan as they relate to the area covered by the National Park. The South Downs National Park Authority has submitted its Plan for Examination; hearings have been held and adoption is anticipated later this year. The new Local Plan will replace the relevant parts of the Adur Local Plan that apply.

3.6 The Adur Local Plan (ALP) was adopted in 1996 and covered the plan period from 1996 - 2006. Some of the ALP policies ceased to have effect in 2007 such as the proposed allocation of employment land and the A27 bypass when planning legislation changed.

Plan B – Planning Policy Sites within Sompting Parish



3.7 The 1996 ALP saved policies¹ set out the policy framework for that part of the Parish which lies within the National Park SPNP, these are the policies of which the most relevant are the following:

- AG1 Location of Development
- AC1 Development of the Countryside Generally
- AC2-3 The Sussex Downs Area of Outstanding Natural Beauty
- AC4 The Strategic Gaps
- AC6 Agriculture, Horticulture and Forestry
- AC8 Diversification of the Rural Economy
- AB20 Shop fronts
- AB22 Safeguarding Amenity Open Space
- AB27 Landscaping
- AH2 Infill and Redevelopment
- AH3 Housing to meet local needs
- AH5 Dwelling Size
- AS1 Protection of the District's Shopping Centres
- AS2 (Retail) Development Outside Town Centres
- ACS5 Community Facilities
- AR1 Public Open Space
- AR2 Recreation Areas not owned by Adur District Council
- AR4 Allotments
- AR5-6 New areas of Public Open Space and Children's Play Areas
- AT10 Facilities for Pedestrians, Equestrians and Cyclists

3.8 These policies provide part of the framework, within which the general conformity of the SPNP with the development plan will be assessed.

The SPNP should not however repeat what the district plan is saying but add local land use policies.

Outside of the National Park

The Adur Local Plan was adopted in 2017.

3.9 Sompting was allocated funding as part of the lottery BIG local programme. This funding which is spread over 10 years will facilitate community led initiatives

for local people to identify priorities to improve Sompting and make it a better place to live.

3.10 The Adur Local Plan has been considered in some detail in this document as it is important to the SPNP to communicate to the Sompting community (to whom this plan will need to be accepted at referendum,) the Adur Local Plans intentions in order to explain and clarify the reasoning behind the SPNP policies.

3.11 As Sompting is one of the districts main communities, paragraphs 3.8 – 3.10 of the Adur Local Plan has focused many policies around the settlement. The following text summarises what the district has to say in respect of Sompting Village – that part within the conservation area and local green gap. It should be stressed that the following paragraphs under this heading is not the intent of the SPNP. The Adur Local Plan 2017 states that :

“Sompting village lies outside of the Built Up Area Boundary (BUAB), and is therefore within the countryside. It is also designated as a Conservation Area and lies within the Local Green Gap. (That part of the village north of the A27 also lies within the South Downs National Park and therefore outside the remit of this plan). Given this location, and relevant policies, Sompting village will not be seen as a focus for new development in order to retain the historic character and identity of the village, in particular the established linear pattern of development. Whilst it is important to protect and enhance the distinct character of the village, proposals for small scale additions to dwellings or for uses appropriate to its countryside location may be acceptable provided it complies with other policies in this Local Plan. Adur District Council will continue to work with West Sussex County Council and Highways England to address traffic issues in the area, particularly West Street. (At present, many vehicles use West Street in order to avoid congestion on the A27). The rest of Sompting lies within the Built Up Area Boundary.”

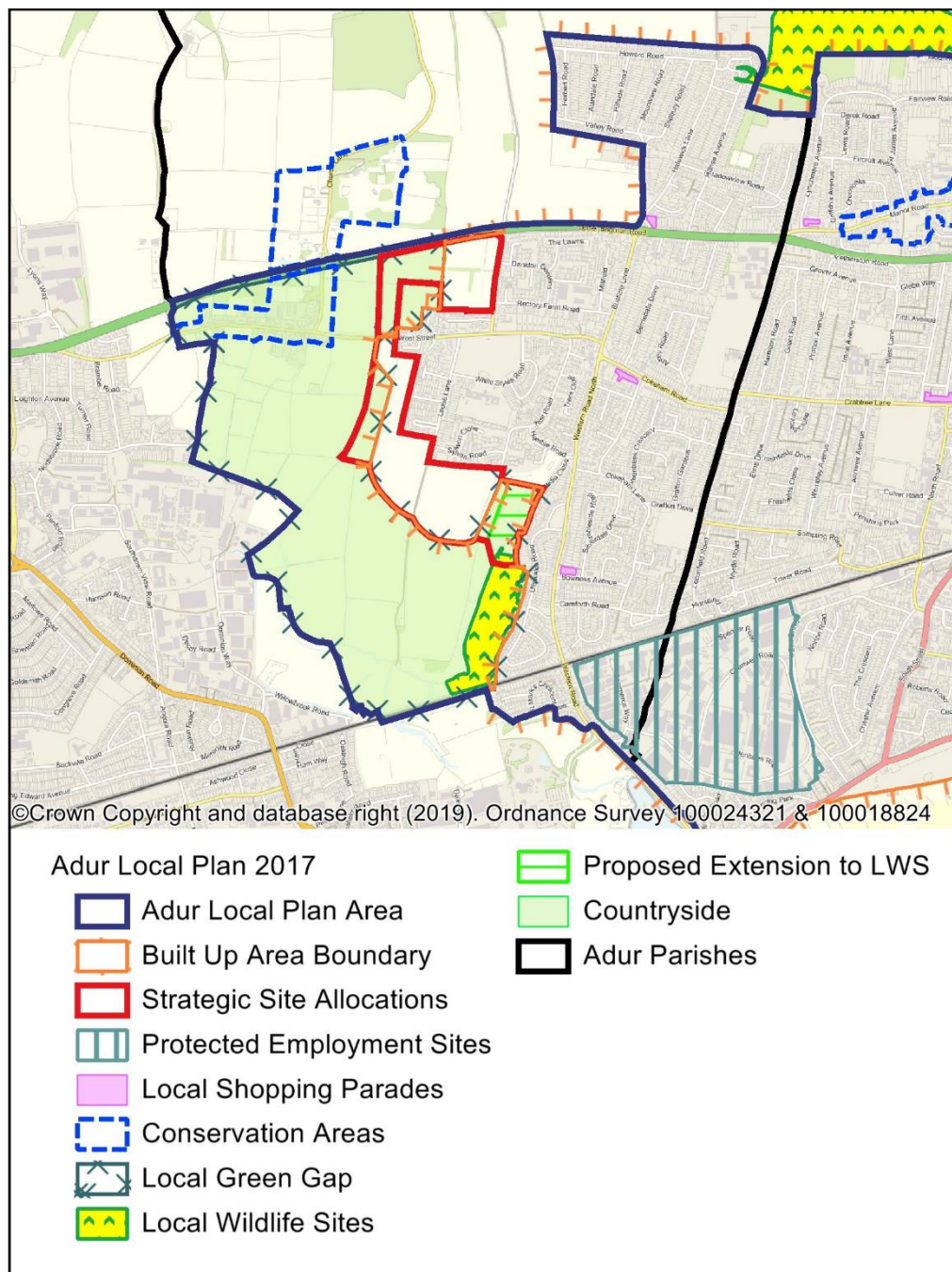
Policy 10: Sompting of the Adur Local Plan 2017 states that:

“Sompting village will not be expanded or intensified due to its linear and historic character, and countryside location within the Local Green Gap.

Improvements to West Street and/or the A27 and wider transport network to reduce through-traffic in Sompting village will be sought; these should respect the character of the conservation area.”

(see following image, plan C, orange BUAB reference) (Para 3. 7 Adur Local Plan 2017).

Plan C - Adur Local Plan reference map - BUAB



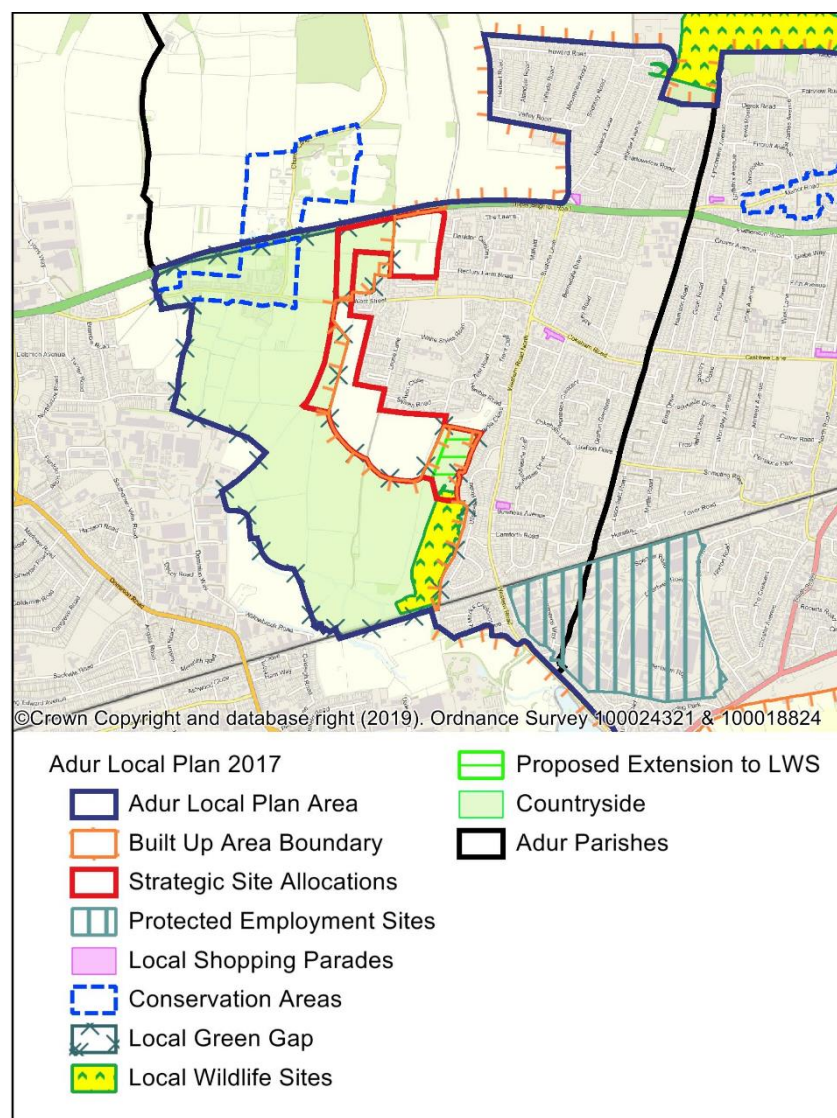
3.12 Many of the Local Plan's policies are relevant to Sompting and, will be used by ADC in determining planning applications in its administrative area (excluding the northern part of Sompting Parish within the SDNP). However, some strategic policies are especially important in setting the context for the SPNP.

3.13 The most important of the ALP policies are Policy 3: Housing Provision which identifies land at West Sompting as a Strategic Allocation for a housing development of minimum of 480 dwellings over the time period up until 2032 and Policy 10 which relate solely to Sompting. (this is not a policy of the SPNP)

3.14 Adur Local Plan Policy 2: Spatial Strategy extends the Built Up Area Boundary (BUAB) to include the Strategic Allocation at West Sompting as shown in Plan C (Sompting Village has been excluded as it lies outside and not adjacent to the BUAB). Therefore, the policy directs development within this boundary to prevent coalescence and ensure new development is in a sustainable location.

3.15 Adur Local Plan Policy 6: Land at West Sompting sets out the residential allocation for a minimum of 480 dwellings where 30% is to be affordable. The allocation also provides for, traffic and road work mitigations, transport infrastructure, a public right-of-way to from the site to Worthing, a footpath along West Street and a community facility. In terms of the Green Infrastructure and Landscape Strategy the policy requires a nature conservation area to be delivered north of the Cokeham Brook SNCI together with a community growing space/orchard, a landscape buffer to the western edge of West Sompting and open space and recreation areas including children's playground and sports provision.

Plan D: Adur Local Plan 2016 policies map extract – West Sompting



4. Vision, Objectives

Vision

4.1 The vision of Sompting Parish has sought to capture residents' views and aspirations to ensure the future of the parish is shaped by them. It therefore forms the basis on which the strategic objectives and proposed policies have been formulated.

"By 2031, to value, protect and promote the unique parish of Sompting, by respecting its heritage, appreciating its current community and achieving a balance between residential and South Downs needs.

The development at West Sompting will have been successfully integrated with the rest of Sompting whilst improving access to the surrounding natural landscape, towards the coast, to Worthing for cyclists and pedestrians and to the South Downs National Park.

The parish will have retained its character, especially that of Sompting Village, and will have remained a vibrant, mixed community, with lots of activities and facilities. New developments will have widened the range of open market, affordable and self-build housing for local people and newcomers.

The shops in the Parish will remain viable and valued by the local community.

The adverse impact of road traffic on Sompting has been lessened. The local people using footpaths and cycle paths that connect the green open spaces, like the orchard, the Cokeham Brook SNCI, the Local Green Gap towards Worthing and the South Downs National Park Will have had a positive effect."

Objectives

4.2 To achieve this vision a number of key objectives have been identified from the Sustainable Sussex consultation and recent environment and climate change emergency declaration by National Government. For each objective one or more indicators have been identified, however the Parish Council is mindful that it is very difficult in most cases to measure the impacts at this local scale as either the data is not reported at this level and/or the impact is so relatively negligible that it cannot be measured. Further consideration of appropriate local level monitoring will be undertaken in discussion with ADC and the SDNPA.

4.3 The following objectives are therefore proposed for the plan:

Environment

- To sustain the Parish's biodiversity and to extend and improve the Cokeham Brook SNCI with a clear management strategy
- To enhance and promote improvements to existing local parks and open spaces which are clearly in need of investment

- To use the green infrastructure to shape the future Sompting through creating a green infrastructure network to be delivered with the West Sompting development and the rest of the parish including pedestrian/cycle routes
- To facilitate land use by Sompting Parish residents in local conservation volunteering including development of environmental knowledge and skills.
- To reduce the climate change contribution of Sompting Parish and to mitigate the local impacts of climate change

Business

- To promote the inclusion of small businesses and social enterprise within the Parish

Community and young people

- To widen the range and quality of the community facilities and to secure their longterm future that help make Sompting special through:
- a new multi-purpose community farm facility
- designating assets of community value
- To seek opportunities for more children's facilities and youth club provision as a priority
- To review public toilets provision within Sompting Parish
- To identify suitable land for community allotments (if there is demand)
- To increase the opportunities for residents to improve their health and wellbeing through activities and facilities within the parish

Transport

- Promote cycle use by providing suitable routes both for leisure and commuting.
- To increase the number of local journeys undertaken by walking, cycling and public transport
- Work with West Sussex County Council and Highways England to reduce the impact of traffic in the Parish

Housing

- To have policies that manage the mix and style of properties by reflecting the existing designs within the parish without removing the potential for inspirational design

- To ensure that, where possible, prominent properties reflect the flint construction of Sompting with all pavement boundaries similarly constructed
- To endeavor to make housing estate designs safe, community orientated and well laid out to include the protection of the natural environment
- To successfully integrate the West Sompting strategic allocation with the existing Parish communities:
 1. a mix of new home tenures (open market/affordable rent/affordable intermediate market/self-build)
 2. new services and connections within the West Sompting scheme that benefit both new and existing local communities
 3. design zones to create character areas
 4. a green infrastructure network linking new and old open space through cycle routes and public footpaths
 5. a community farm

4.4 The objectives cover a range of economic, social and environmental issues that together provide a basis on which the sustainability performance of the SPNP can be judged.

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

Monitoring & Review

4.6 The SPNP will be monitored by the local planning authorities and Sompting Parish Council as part of the ADC and SDNPA Monitoring Reports. The objectives and measures will form the core of the monitoring activity, but other data collected and reported at a parish level relevant to the plan will also be included.

4.7 The Parish Council proposes to formally review the SPNP on a five-year cycle or to coincide with the review of the Adur Local Plan if this cycle is different. The review will assess the performance of the SPNP which may include the supply of land for housing, and in managing development in the village centre and in bringing forward the proposed infrastructure improvements.

Land Use Policies

4.8 The SPNP contains a series of land use policies that focus on Sompting, the successful delivery of which during the plan period will achieve the community's Vision for the Parish.

4.9 It is not the purpose of the SPNP to contain all land use and development planning policy relating to the Parish. 'The SPNP policies will add to the policies of

the development plan in due course will be used by the local planning authorities to consider and determine planning applications.

4.10 Each policy (in bold) is numbered and following the policy there is a short explanation of the policy intent and a justification, including a reference to the relevant key evidence (which is listed in Appendix A). The evidence documentation is available either directly or via a link on the Parish Council's website.

5. Community Aspirations

Sompting Community in the Countryside Initiative (SCIC)

Sompting Community in the Countryside – Local strategic vision

Proposals by Sompting Estate and Sustainable Sussex CIO.

The project is;

- A partnership for health and wellbeing of community and countryside
- A partnership that has been growing for 5 years
- Six organisations currently involved

Sompting Parish Council (SPC) and Sompting Estate (SE) began working together in 2013, with the aim to encourage more Sompting residents to get to know and enjoy the Parish's countryside, and to help look after it. Activities so far include : annual Parish Walk; project to restore Beggars Bush flower meadow (a public access chalk grassland with car parking); wildlife courses at the Downs Barn; wildflower planting events.

Sustainable Sussex (SSX), a charity partnering with Sompting Estate, the South Downs National Park Authority (SDNPA), and Sompting Big Local (SBL), contributed grants. At the same time the EPIC Project www.somptingestate.com/EPIC was approved for Heritage Lottery Fund support.

The agreed aim of the partner organisations ;

"To develop joint action programs including more stakeholders and bringing together health and wellbeing, education and the experience and conservation of nature for the benefit of Sompting and it's residents."

The scope of the project to date can be found in Sompting Community in the Countryside annexe a evidence base.

Assets of Community Value

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

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

- i. The Marquis public house, West Street
- ii. Gardeners Arms public house, West Street
- iii. Sompting Village Hall, West Street
- iv. Harriet Johnson Centre, Loose Lane
- v. The WW2 air raid shelter, Harriet Johnson Centre, Loose Lane
- vi. The public toilets, Sompting Recreation Ground
- vii. The Sompting Paddocks land west of Malthouse Meadows, West Street

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

The Former Waste Transfer Site off Halewick Lane

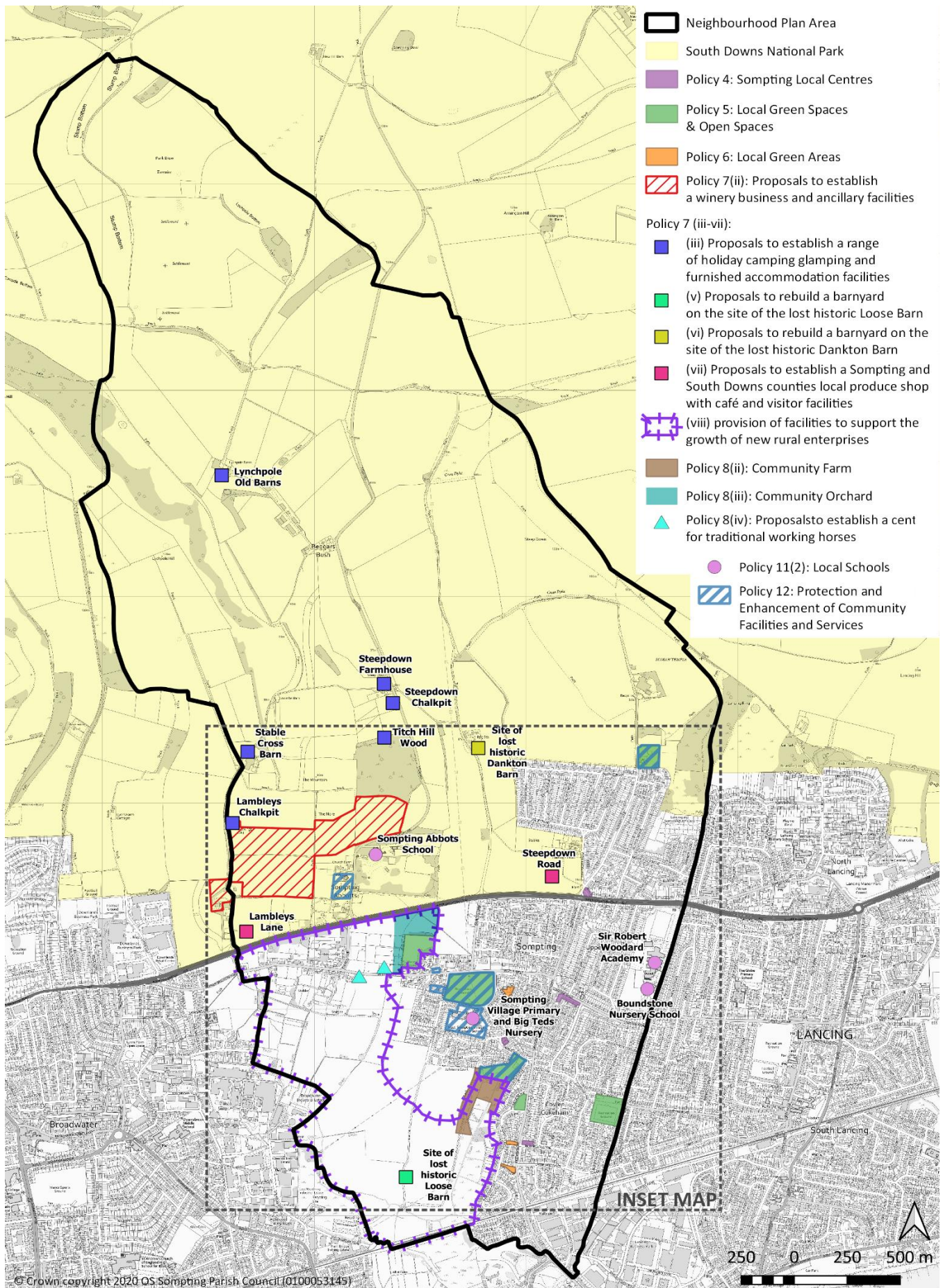
5.4 The parish council supports the sympathetic re-development of the former waste transfer site. Although the site is located outside the built-up area boundary, the land is in close proximity to the settlement and a brownfield site. It is currently not in use and an eyesore located within the South Downs National Park. In encouraging a change of use, the intention of the parish council is to encourage the present owners and the Park Authority, and other investors, to bring forward proposals. The Parish council favours a redevelopment scheme to create a gate way to the SDNP and to encourage uses that will improve access to the park and bring vitality to an important location where the urban area of Sompting meets the national park. It would further be an asset to the local community.

Community Facilities

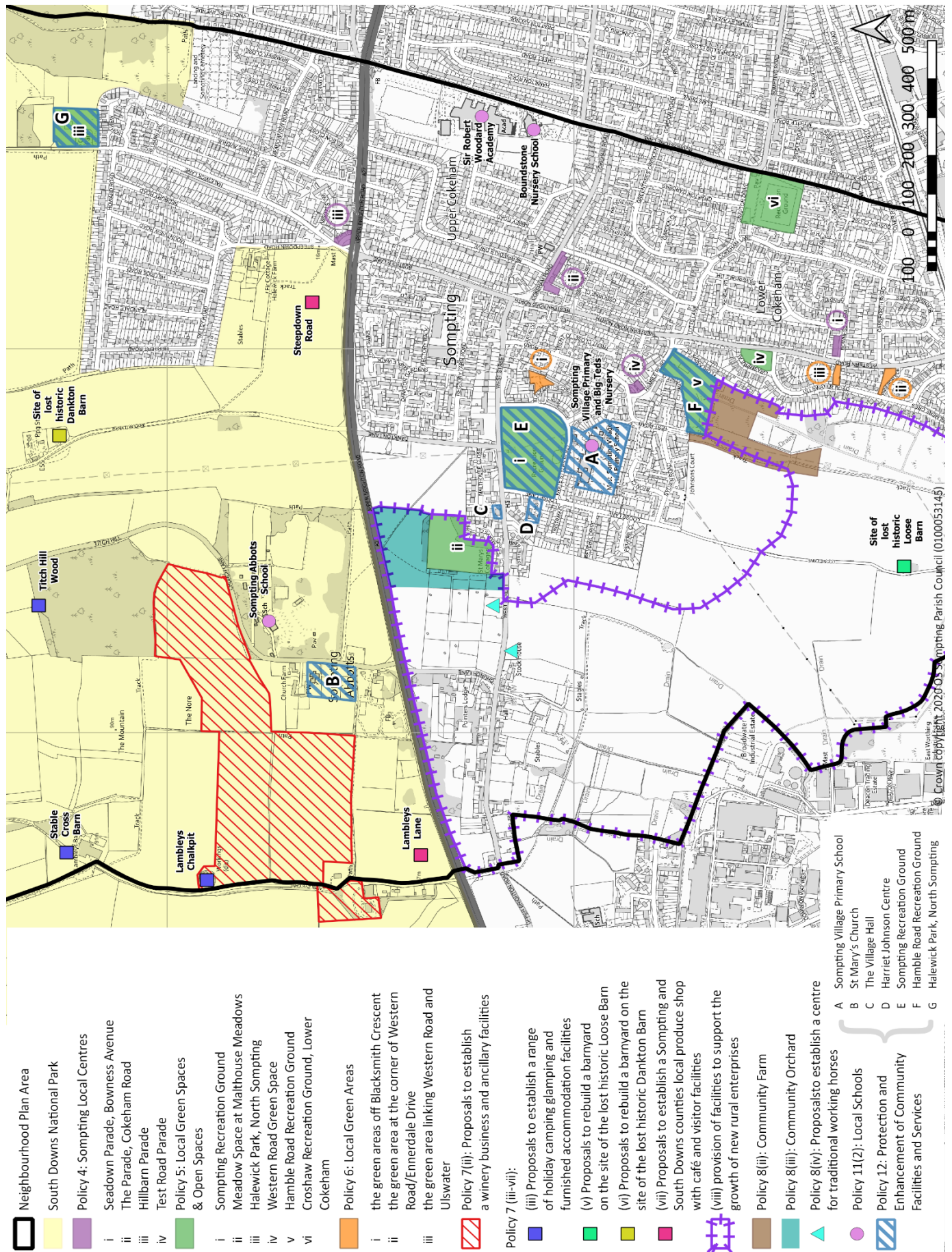
A feasibility study was undertaken in respect of developing the Harriet Johnson Centre as a community hub. The study incorporates a reception area for staff to meet and greet users of the Centre.

It is the intention is to work in partnership with the local football club and develop a sports pavilion on Sompting Recreation ground with changing facilities. The changing facilities at the Harriet Johnson Centre will be replaced with an orangery which will be developed as a community cafe and events room.

Parish Policy Map



Inset Policy Map



Policy 1: A Spatial Plan for the Parish

Development proposals as shown on the policies map, will be supported, provided they are consistent with the development plan and accord with existing provisions within the SPNP and the adopted ALP.

Development proposals will be supported provided the landscape, scenic beauty, wildlife, and cultural heritage of Sompting is conserved.

1.1 This policy provides an overall spatial plan of the parish and of where development will be directed. It acknowledges the constraints on development imposed by the significant landscape and heritage sensitivity of Sompting/Lancing/Worthing and of the SDNP as stated in saved policy AC4 of the ALP 1996, as well as the rural land to the north of A27 Upper Brighton Road in Sompting. This is in line with both Policy AC1 of ALP 1996 and Policies 13 and 14 of the Adur Local Plan 2017.

1.2 The Adur Local Plan 2017 has allocated a strategic site at West Sompting which lies within the Built Up Area Boundary (BUAB.) The amended BUAB will significantly decrease the gap which is to be designated as a 'Local Green Gap' through Policy 14 of the PSALP. This SPNP policy acknowledges the strategic allocation of West Sompting and other 'windfall' schemes through its proposed boundary to contribute to local and district housing need over the plan period.

1.3 The SPNP is supportive of small-scale development provided it has regard to the adopted and emerging Local Plans for the area, this is in line with policy AC2, AC3 of the 1996 ALP and Policy 13 and 14 of the Adur Local Plan 2017. In addition, Policy 10 of the Adur Local Plan 2017 is intended to maintain the linear and historic character of Sompting Village which lies outside the BUAB but within the conservation area and to resist expansion or intensification.

Policy 2: Future Development, Affordable Housing and Housing for Rent

Development proposals will be supported provided they ;

- Conserve or enhance existing views to and from the National Park, particularly views from publicly accessible areas and Public Right of Way
- Be supported by a Landscape and Visual Impact Assessment
- Accord with relevant Adur Local Plan Policies

Housing and Tenancy Mix: Proposals for development must give consideration to local housing need, and must provide a tenure mix of 30% affordable and social rented homes in accordance with Policy 21 Adur Local Plan.

Allocation of Affordable housing and rental homes:

Where possible these properties should be allocated to people with a local connection to the Parish, and those whose needs are not met by the open market, should be given first consideration to tenancy or shared ownership of a home.

In this context a local connection is defined as follows:

- i. An applicant(s) who has lived in the Parish for 5 of the last 8 years and is currently a resident.
- ii. An applicant(s) who has lived in the Parish for at least 5 years and whose parents or children are currently living in the Parish and have at least 10 years continuous residency.
- iii. An applicant who has been in paid employment in Sompting for 2 years or more.

This Housing Policy is directed towards improving the sustainability of Sompting as a demographically mixed and balanced community.

In order to meet the needs of Sompting residents, the following types of housing are sought:

- a. Starter and smaller homes (less than three bedrooms) for private purchase
- b. Affordable housing for rent or shared ownership

Evidence of this need/requirement is drawn from the consultation exercises carried out for the SPNP.

2.1 Housing / Tenancy mix

Low priority for larger dwellings - It is accepted that the construction of a number of larger homes may be necessary in order to secure viability of allocated sites and deliver minimum of 30% affordable housing. The plan supports the development of affordable homes : for rent, shared ownership, and for sale to local people. Residents have expressed a desire that affordable homes meet the needs of local people with strong local connection to Sompting.

The sustainability and balance of the community is threatened because people brought up in Sompting are forced to move away or remain in the family home because the village is unable to meet their housing needs via the open market. Starter homes with adequate gardens or shared green space are priorities for a community that needs to retain its young families.

2.2 Number of dwellings

The Adur Local Plan states minimum of 480 new homes and the Neighborhood Plan is unable to change this.

The SPNP acknowledges that ADC does not operate local connections policies and has a choice based lettings system, a degree of flexibility is required to address the requirements for affordable homes to meet specific local requirements needed within the proposed housing development.

Policy 3: Sustainable Design

Good Design

- i. Good Design: Proposals for all forms of residential development should set out how they comply with HEDG 2018 and must plan positively for the achievement of high quality and inclusive design, at the same time demonstrating and local distinctive housing and the aesthetic qualities of traditional rural settlements and buildings found in Sompting. Designs should reflect the existing design and style of housing surrounding the proposed development. Those with unsympathetic design will be refused.**

- ii. Applications proposing unsympathetic designs or those paying inadequate regard to issues of renewable energy technologies, landscape, and biodiversity will be refused
- iii. New Development should be no more than 3 storeys in height, although this would not preclude the use of roof space. Proposals for more than 3 storeys in height should demonstrate in keeping with the character of Sompting.

Proposals for new development will be expected to show:

- i. Promotion of wastewater management i.e. sustainable drainage and water capture for use in activities such as gardening and car washing.
- ii. Maximize the use of renewable energy opportunities.
- iii. Integrate new homes into the existing neighbourhood by supporting more pedestrian and cycle friendly connectivity.
- iv. Provide access to local facilities and public transport links via convenient direct pathways suitable for those pushing a pushchair, using mobility aids, or using a mobility scooter.
- v. Street and road infrastructure that encourages low vehicle speeds and allows safe social spaces.
- vi. Street and road infrastructure to accommodate on-street parking, to prevent anti-social parking, and which allows for plenty of trees and planting to balance the visual and environmental impact of parked cars.
- vii. Imaginative design to provide adequate storage space for waste management, bins and recycling (See HEDG)
- viii. A desire to maintain the rural nature of the village and to prevent light pollution and increasing urbanization. (Ref. Residents Survey 2017)
- ix. There is a requirement for a minimum of two-metre buffer zones to be situated between existing properties and new housing. Buffer zones must be designed to be undulating and imaginatively planted with trees; designed to self-maintain, and, where sites are adjacent, maintain clear separation between them by means of woodland and hedgerow 'landscape buffers'. These landscape buffers should be consistent with local landscape character in terms of species, scale and pattern, and should be incorporated into the green infrastructure plans for the site planting to be adopted to maintain the rural outlook for existing and new housing.
- x. Proposals for any necessary street and external lighting should be minimal but ensure residents feel safe during the hours of darkness.

- xi. New residential developments adjacent to existing housing and major developments of 10 dwellings or more will also need to reflect external space standards (see HEDG)**

3.1 A proportion of recent housing in Sompting is architecturally not in keeping with the historic and verdant nature of Sompting.

3.2 The construction of several large, dense housing estates between 1960 and 1990 was in sharp contrast to the open nature of the village. There is now an opportunity to enhance the built-up environment and improve the quality of the design aesthetic for future development.

3.3 The organisation Sustainable Sussex CIO has expressed willingness to facilitate community voluntary effort to assist if necessary, with maintaining areas within buffer zones, to include foliage and tree management where appropriate.

Policy 4: Sompting Local Centre

The Neighbourhood Plan designates the following Shopping Frontages as shown on the Policies Map or identified in the ALP:

- i. Seadown Parade, Bowness Avenue;***
- ii. The Parade, Cokeham Road;***
- iii. Hillbarn Parade; and***
- iv. Test Road Parade.***

The Neighbourhood Plan will support proposals for new and replacement local shopping facilities within these frontages and support proposals in the designated frontages for the temporary use of empty shop premises for start-up retail businesses or other forms of 'pop-up' shops to ensure local retail is available to serve local needs and reduce the need to travel.

4.1 The policy conforms to Policy 27 of the Adur Local Plan where it states that retail uses on ground floor level within designated local shopping parades will be safeguarded provided that they are viable.

4.2 The policy reflects the concerns of the local community more generally, that the change of use will undermine the function of the shopping frontages to provide shops and services for the local community. It is acknowledged, however, that current permitted development rights now allow for changes of use from commercial units to dwellings, subject to prior approval. Should these permitted development rights be removed then this policy will be applied.

Policy 5: Local Green Spaces & Open Spaces

The Neighbourhood Plan designates the following locations as Local Green Spaces, as shown on the Policies Map and will resist proposals for housing or other inappropriate development on:

- i. Sompting Recreation Ground;***
- ii. Meadow Space at Malthouse Meadows;***
- iii. Halewick Park, North Sompting;***
- iv. Western Road Green Space;***
- v. Hamble Road Recreation Ground; and***
- vi. Croshaw Recreation Ground, Lower Cokeham.***

5.1 This policy will enable six important green spaces in the parish to be protected from development in accordance with the para. 76 and 77 of the National Planning Policy Framework (NPPF). These green spaces are all in close proximity to, and are highly valued by, the local community, in what is a very densely-populated parish.

Policy 6: Local Green Areas

The Neighbourhood Plan will also resist proposals for development on any of the following open spaces, shown on the Policies Map, unless the development is ancillary to its use as an open space. These are:

- i. the green areas off Blacksmith Crescent;***
- ii. the green area at the corner of Western Road/Ennerdale Drive; and***
- iii. the green area linking Western Road and Ulswater.***

Proposals for development on the land will be resisted other than those for development ancillary to their recreational purpose, in very special circumstances or if it is essential to meet necessary utility infrastructure needs and no alternative feasible site is available.

6.1 The local green spaces are regarded as special to the local communities, which consider the spaces as being of particular local significance by way of their beauty, recreational value and tranquility (as evidenced in the Local Green Spaces Report by the SPNP Environment Group). In addition, the green spaces are both distinctive and local in their character.

6.2 The other main open spaces in the parish are used for other informal leisure pursuits or act as access through the area. As Sompting has limited local green

spaces for relaxation and activity where possible the extension and introduction of new public open spaces should be sought in line with the Policy 30 (Green Infrastructure) and Policy 32 (Open Space, Recreation and Leisure) of the Adur Local Plan 2017.

6.3 In each case, the green spaces are an integral part of the parish and are therefore regarded as special to the local community. The SPNP Local Green Spaces report (in the evidence base) sets out the case for each site to be designated. Once designated, the policy will resist all proposals for development unless it can be clearly demonstrated they are ancillary to a public recreation use or they are required utilities development.

Policy 7: Rural Businesses

- (i) **Proposals to establish rural employment uses will be supported, provided they accord with the highways, design and other relevant policies of the Adur or South Downs National Park development plans or where necessary are subject to a Whole Estate Plan for Sompting Estate which meets the standards of the South Downs National Park Authority.**
- (ii) **Proposals to establish a winery business and ancillary facilities in the field and chalkpit north of Hillcroft alongside Lambleys Lane will be supported.**
- (iii) **Proposals to establish a range of holiday camping glamping and furnished accommodation facilities and related learning opportunities in downland locations appropriate to the National Park landscape will be supported. Proposals thus to be supported include the conversion of the Lychpole Old Barns to furnished holiday accommodation with safe access separated from that of the livestock handling barn; glamping in the vicinity of Titch Hill Wood; furnished holiday accommodation in Steepdown farmhouse and chalkpit; camping and events at Stable Cross Barn; holiday accommodation and/or event space in the Lambleys chalkpit linked to the vineyard experience.**
- (iv) **Proposals to diversify the farming activity in Sompting's countryside, in ways which respect and add interest to the landscape, will be supported, including appropriate infrastructure necessary to those enterprises.**
- (v) **Proposals to rebuild a barnyard on the site of the lost historic Loose Barn will be supported so as to facilitate the conservation grazing of the Local Wildlife Site and local food production**
- (vi) **Proposals to rebuild a barnyard on the site of the lost historic Dankton Barn site will be supported so as to facilitate diverse sustainable food production in the surrounding fields subject to protection of the adjacent Southern Water borehole**
- (vii) **Proposals to establish a Sompting and South Downs counties local produce shop with café and visitor facilities within that part of the SPNP area that is within the National Park will be supported either adjacent to Lambleys Lane or between Dankton Lane and Steepdown Road, subject**

to a Whole Estate Plan for Sompting Estate which meets the standards of the South Downs National Park Authority.

- (viii) Within that part of the SPNP area subject to Adur Local Plan Policies 13 and 14, the provision of facilities to support the growth of new rural enterprises will be encouraged. Such schemes will need to demonstrate the need for a countryside location and how they will contribute positively to the rural economy.**

Development proposals must also:

- a) Have an acceptable impact on the National Park and its setting**
- b) Be accessible by non-motorized transport**
- c) Any retail or café provision must complement existing local centres**
- d) Any built development must be sited so as to avoid perceived visual coalescence.**

7.1 Policy 7 (vii) envisages a commercial enterprise creating employment which will support the economic sustainability of the Estate's environmentally friendly land management, and will also act as a downland visitor centre for local communities and other visitors. The vision is for it to be integral both to the local community and to the National Park. It would provide an additional outlet for community social enterprises on the Estate, and would be a place in the National Park where people in the local communities can meet, 'eat and drink the South Downs counties' in both culinary and cultural heritage/educational senses, and from where they can walk out to access, understand and enjoy the Parish's downland farming, history and nature and all the special qualities of the Park.

7.2 The Sompting Estate, as owner of the majority of the rural land area in the Parish, has traditionally had a particular role within the Parish as a partner of the Parish Council, and the more recently formed South Downs National Park Authority. Sompting Estate plays an important part in delivering ecosystem services including quality countryside management and in sustainably developing the rural economy. The SPNP has therefore consulted the Trustees of the Sompting Estate on policy 7 in particular.

7.3 The Estate has prepared a Local Strategic Vision outlining a number of developments which would be generally supported as improving leisure and employment opportunities in the parish. This is attached within evidence base Annex A. The Neighbourhood Plan supports the breadth of this vision for future investment in the Parish and the policy will look to support activities that increase viability of the businesses which farm or otherwise manage countryside and rural properties in the Parish. The policy will also look to support enterprises that contribute to the understanding and enjoyment of the SDNP's special qualities in any parts of the Parish.

7.4 Within that part of the Parish which is in the South Downs National Park, the policy is in line with Policy AC8 and AC9 of the 1996 ALP in supporting new rural enterprises in the countryside or extensions or change of use of existing buildings provided

development is sympathetic to the surrounding countryside. It is consistent with the objectives of Policy SD20 (Sustainable Tourism and the Visitor Economy) of the Preferred Options SDNP Local Plan.

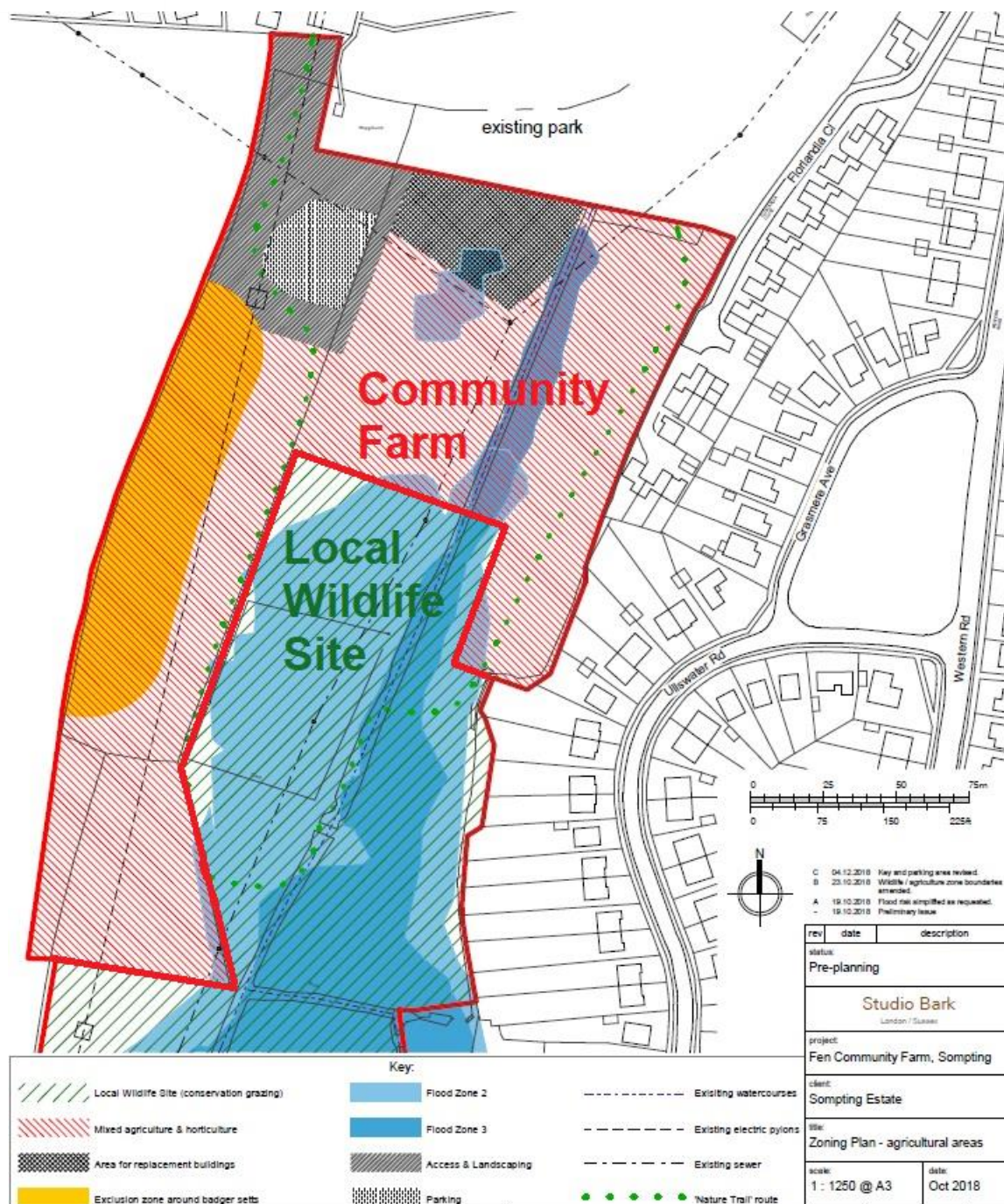
Policy 8: Social Enterprise

- (i) **Proposals to establish social enterprises based in the community and landscape will be supported subject to the policies of the Adur and South Downs National Park development plans or in the latter case subject where necessary to a Whole Estate Plan for Sompting Estate which meets the standards of the South Downs National Park Authority.**
- (ii) **Proposals for a community farm at Test Road will be supported including appropriately scaled farm and crop production and processing facilities together with facilities for volunteers and visitors including small farm café farm shop and training education and welfare facilities requiring the countryside location due to their community farm function and subject to appropriate rural design. Development associated with the community farm to be informed by the flood risk and to follow sustainable drainage principles.**

The Plan below defines Policy 8 (ii) Community Farm Site Allocation.

8.1 The Community Farm should contribute positively to the conservation management of the Local Wildlife Site according to its LEMP. It should do this both by sustaining and supporting relevant volunteer education and action, and by overseeing the nature trail. Its farm or nursery operations being guided by permaculture principles should also protect the LWS from impacts of the kind associated with conventional agriculture and horticulture.

8.2 Activities and facilities at the Community Farm are expected to include: Agriculture, horticulture and conservation; working together to turn seasonal farm and community orchard products into food and drink; café and small farm shop for feeding the farm and countryside volunteers and visitors and for offering the produce of the farm; well designed buildings of rural design on the site; a nature trail open to the public at daytimes; sustainability workshops relating to the rural environment; opportunities for countryside and farm volunteering, work experience, education, employment skills training, building of confidence and relationships, mindfulness courses. Involvement with learning about and conservation farm management of the landscape including the Local Wildlife Site and the parish's farmed landscape in general.



- (iii) Proposals for a community orchard north and west of Malthouse Meadows together with necessary and proportionate service facilities will be supported.
- (iv) Proposals in fields off West Street east of the Marquis of Granby Inn or west of Street Barns, to establish a centre for traditional working horses which will provide community educational or therapeutic and land environmental services as well as working with the community farm and the Sompting Estate, will be supported.

- 8.3 The Community Farm at Test Road, Community Orchard and the Working Horses Centre off West Street are envisaged as future social enterprises of an essentially rural nature and integrated with the wider landscape (Estate farming, community orchard). They will each require some built facilities within their countryside locations, to facilitate both production (growing, storage) and community involvement. For example the Community Farm will need a café/farm shop for welfare of volunteers and staff, and as a base for wider engagement of the local community - who will contribute to sustainability in Sompting Parish by purchasing locally grown harvested and finished produce there. A pilot horticultural social enterprise by Sompting based charity Sustainable Sussex CIO is already in place at Decoy Lane.
- 8.4 Following consultation with ecological advisors and a specialist contractor, the Estate has devised a SuDS-principles stormwater attenuation scheme in preparation for the Community Farm. The Estate sought approval from the Environment Agency who referred the Estate to Adur District Council as the relevant permitting authority. Adur's officer Mr Argent gave permission on 9th July 2019.

Policy 9: Health and Wellbeing

- (i) **Proposals to provide health and wellbeing facilities or to expand or replace GP surgery facilities within the SPNP area will be supported provided they accord with the highways, design and other relevant policies of the Adur or South Downs National Park development plans or in the latter case form part of a South Downs National Park Authority Whole Estate Plan.**
- (ii) **Proposals which facilitate community health and wellbeing within the SPNP area will be supported. Whilst the continued equine use of the Dankton Paddocks site west of lower Dankton Lane is supported, should this be discontinued then alternative uses of this site which contribute to community health and wellbeing will be supported.**

Policy 10: Broadband

Proposals to provide access to a fibre-to-the-property broadband network to all residential properties in the parish and to improve the speed of existing services, will be supported, provided the location and design of any above-ground network installations reflect the character of the local area.

4.51 This policy encourages proposals to install a superfast broadband network infrastructure to serve the whole Parish, given the patchy nature of services provided, and accords with the NPPF. Where the network requires above ground installations requiring planning consent, then the SPNP requires their location and design to reflect the importance of heritage assets and sensitive landscapes.

4.52 Policy AB29 of the 1996 ALP and Policy 37 of the ALP supports the provision of high speed broadband across ADC, given the benefits that it will bring to both business and residents in the district and recognising the relatively poor access to such services in parts of the parish at present.

Policy 11: Sustainable Transport

1. Traffic Congestion

Proposals that result in improvements to the free flow of traffic will be supported. Proposals which require planning permission and which seek to increase the number of access points or which would involve an increase in traffic generation will need to demonstrate that they do not further inhibit the free flow of traffic or exacerbate conditions of parking stress.

2. Safe Travel to School

Proposals to improve the safe delivery of pupils to local schools on foot, by bicycle, school buses or by car including but not limited to those which would involve changes to the existing site entrances will be supported.

3. Traffic Calming Measures on West Street, Loose Lane, Test Road & Sylvan Road

Proposals for development which will directly access onto West Street, Loose Lane, Test Road and Sylvan Road will be required to make provision for and contribute to, appropriate traffic calming measures.

4. Pedestrian Footpaths

All new housing developments must when appropriate and practical provide safe pedestrian access to link up with existing or proposed footpaths, ensuring residents can walk safely to bus stops, schools, GP surgeries and other facilities.

5. Cycle paths

Proposals for cycle paths which encourage and enable more and safer cycle use within the SPNP area for leisure shopping or travel to work will be supported.

6. Low Carbon Policy

- i. All new residential developments in Sompting should, subject to general viability: Provide Travel information Packs to include car sharing schemes, Public transport information, Maps showing footpaths, cycle ways, bus stops

and facilities. Information on the health benefits of walking and benefits and advice on working from home

- ii. Encourage Electric Car use and Provide for the charging of electric vehicles**
- iii. Provide facilities for cycle parking within the new development**
- iv. Enable ease of working from home**
- v. Provide improved public transport connections**
- vi. Support the integration of infrastructure to ensure ease of interchange between all modes of transport; walk and cycle links to public transport and reliability of interchange between various bus, rail and express coach routes.**

Low Carbon Travel

- i. 9.1 Sompting is in a semi-rural area with consequent diverse travel patterns meaning the car will remain an essential mode of transport. However considerable benefits can be delivered through increased walking and cycling, reductions in carbon emissions, enabling social inclusion and reducing the impact of congestion.
- ii. Other measures such as home working, encouraging the use of low emission, alternative fuel, electric vehicles and car share schemes should be considered and planned for.
- iii. It is acknowledged that in time new technologies will play an important part in reducing carbon dioxide, however until there are significant developments in this field it is unlikely to address health (particularly in tackling obesity) and congestion issues. As a consequence, substantial investment in measures to promote sustainable travel will be needed.
- iv. There is the potential to start to achieve this in Sompting through robust travel planning and greater awareness of choice and reduction in the need to travel. A reasonable aim for Sompting would therefore be to reduce the number of cars being used for short journeys to local shops, schools and other village services.
- v. The schools, local shops, GP Surgeries and local services attract traffic from areas adjacent to Sompting, leading to traffic congestion and parking problems. The old Village of Sompting is also used as a 'Rat Run' by road users avoiding traffic queues on the parallel A27 trunk route. This has been well

documented over the last 2 decades. Traffic congestion, road safety, speeding and parking are all major concerns to residents.

- vi. Inadequate provision for cars has led to high levels of on-street parking. Future development must provide adequate off-street parking for both residents and employees.
- vii. Sompting Parish Council commissioned a traffic survey September 2018 providing evidence for the need of more sustainable transport and traffic solutions, particularly in light of the development plans for Sompting in the Adur Local Plan 2017.
- viii. Personalised Travel Planning is specifically targeted at residents and employees to ensure complete awareness of travel choices and benefits, including exploration of car sharing. This would require a Personalised Travel Plan Coordinator to provide a detailed consultation to assess individuals' travel needs and opportunities for improvement. This can be funded via Section 106.

Policy 12 : Protection and Enhancement of Community Facilities and Services

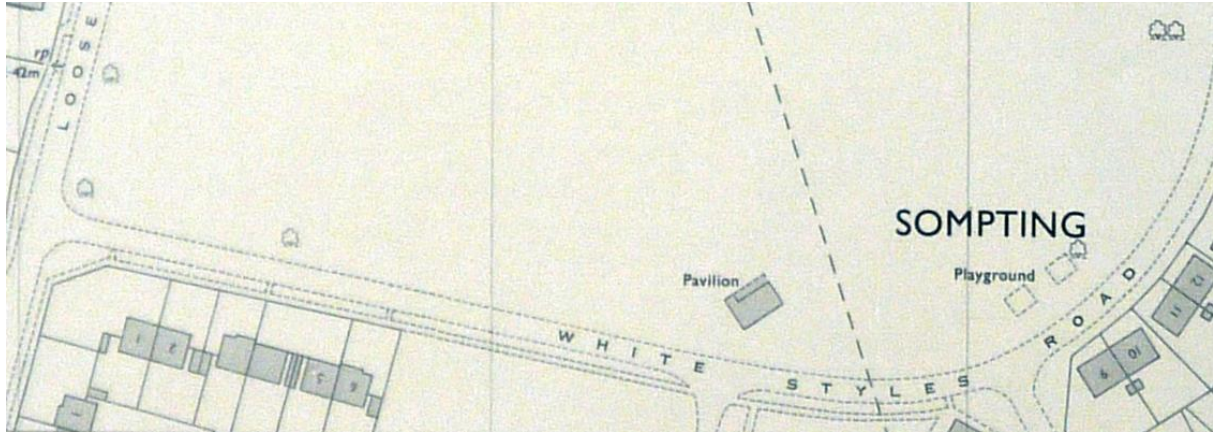
Existing community facilities listed in this policy shall be retained and protected from development that might restrict unnecessarily their current use. Community facilities to be protected are :

- **Sompting Village Primary School**
- **St Mary's Church**
- **The Village Hall**
- **Harriet Johnson Centre**
- **Sompting Recreation Ground and play areas, Hamble Recreation Ground and play area, Halewick Lane Play area**

Proposals to enhance existing, or provide new, or additional community facilities and services within the Parish will be supported where: (a) They do not create unacceptable noise, fumes, smell or other disturbance that would adversely affect the amenity of neighbouring residential properties. (b) They do not cause traffic congestion, adverse traffic impact upon local amenity or adverse impact on traffic flow on local roads. (c) Access and off-street parking can be satisfactorily provided

where required without harming existing residential and other uses. (d) They include measures that encourage and promote active travel to and from the facility.

The proposal to construct and develop a Sports Pavilion on Sompting Recreation Ground on the original site of the previous pavilion construction (see 1970 OS map extract below) will be supported providing points a-d above are met.



The sports Pavilion will conform to FA regulations and 4 changing rooms will be included, along with modern public toilets. The existing public toilets will be demolished and grassed over.

The pavilion will cater for a range of sports all year round and will incorporate an area where light refreshments will be prepared and served

Proposals to develop the Harriet Johnson Centre into a community hub and construct an events room/community cafe will be supported.

The loss of key services or facilities through the change of use of premises to an alternative will be opposed unless it is clear that the service or facility concerned is no longer viable.

6. Implementation

6.1 The SPNP will be implemented through a combination of the local planning authority's consideration and determination of planning applications for development in the parish, and through steering public and private investment into a series of non-statutory infrastructure proposals contained in the plan.

Development Management

6.2 Most of the policies contained in the SPNP will be delivered by landowners and developers. In preparing the SPNP, care has been taken to ensure, as far as possible, that the policies are achievable.

6.3 Whilst the local planning authority will be responsible for development management, the Sompting Parish Council will also use the SPNP to frame its representations on submitted planning applications. It will also work with ADC and SDNPA to monitor the progress of sites coming forward for development.

Infrastructure Projects

6.4 Sompting Parish Council proposes the following projects for investment of future S106 funding allocated by the local planning authority and to the parish council:

- i. expansion of local school
- ii. expansion to General Practice
- iii. expansion to Dental Practice
- iv. improvements to cycle and pedestrian networks in Sompting Parish as indicated on the Policies Maps
- v. community bus service improvements

6.5 We would recommend that this series of local infrastructure projects will be prioritised for investment from the forthcoming or future S106 or CIL Levy monies if available.

Annex A – Evidence Base

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

OCSI/ACRE/RCAN Community Profile for Sompting Parish (2013)
AirS SPNP Community Survey Report (2012)
SPNP Steering Group Environment Report (2013)
SPNP Steering Group Business Report (2013)
SPNP Steering Group Community and Young People Report (2013)
SPNP Steering Group Transport Report (2013)
SPNP Steering Group Housing Report (2013)
Sompting Parish Neighbourhood Plan Designation (2013)
Sompting Parish Neighbourhood Plan Local Green Spaces Report (2013)
Sompting Estate website
Adur Local Plan (1996)
Proposed Submission Adur Local Plan (2014)
South Downs National Park Partnership Management Plan 2014-2019
ADC Locally - Generated Housing Needs Study Final Report: May 2011
Adur Conservation Area Appraisal 2006 – Sompting
Homes & Communities Agency 'Custom Build Loan Fund Prospectus, 2012
Adur Local Plan and Shoreham Harbour Transport Study (2013)
Adur Strategic Housing Land Availability Assessment 2014 (SHLAA)
Adur Infrastructure Delivery Plan 2014 (currently being updated)
Adur District Green Infrastructure Wildlife Corridors Study (2009)
Landscape and ecological surveys of key sites within the Adur District (2012)
Adur and Worthing Open Space Assessment (2014)
Adur Employment Land Review (2014)
Adur and Worthing Strategic Flood Risk Assessment (SFRA) update (January 2012).
Adur District Objectively Assessed Need for Housing Study 2015
Adur Retail Study 2013
Adur Local Plan and Shoreham Harbour Transport Study (2013) and addendum
The Coastal West Sussex Strategic Housing Market Assessment (SHMA Update)
Housing Study (Duty to Co-operate Study) (2013)
Adur and Worthing Housing Strategy (2012 –
Adur and Worthing Strategic Flood Risk Assessment (2011)
Adur Employment Land Review Update (2011)
Biodiversity Annual Monitoring Report (2012)
Worthing Core Strategy (2011)
West Sussex Transport Plan - Adur Area (2006 – 2016)
Sompting Residents Survey (2017)
Sompting Community in the Countryside (2018)

Annex B – Sompting and Lancing Character Area Map (ADC)

Annex C – Utility Infrastructure

- 1.** In their Regulation 14 response, Southern Water requested that Policy 2 West Sompting be strengthened in respect of the provision of improved utility infrastructure to ensure consistency with NPPF paragraph 162. The NPPG specifies that 'Adequate water and wastewater infrastructure is needed to support sustainable development'.
- 2.** Southern Water confirm they have undertaken an assessment of the existing capacity of infrastructure in the neighbourhood plan area and its ability to meet the forecast demand for the strategic development at West Sompting. That assessment reveals that additional local infrastructure would be required. This is not a constraint to development providing there is planning policy support for the mechanism to facilitate this i.e. the development would need to make connection at the nearest point of adequate capacity and this criterion is included in Policy 2
- 3.** There is a risk however that the necessary local sewerage infrastructure will not be delivered in time to service the proposed development, unless delivery is supported by planning policies and subsequently in planning conditions. This is endorsed by the core planning principles identified in the NPPF, notably to: 'proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs' and ensure that plans 'provide a practical framework within which decision on planning applications can be made with a high degree of predictability and efficiency'.
- 4.** There is existing below ground sewerage infrastructure that needs to be taken into account at West Sompting when designing the proposed development. An easement width of 6 metres will be required and should be taken into account on the site layout or diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Annex D – Housing and estate Design Guide - see separate standalone document.

Annex E – Sompting Community in the Countryside – Local Strategic Vision – see separate standalone document