

Walberton Binsted & Fontwell Neighbourhood Plan

Site Selection

The Process

The Parish allocation is for fifty houses.

The Steering Group has confirmed with Arun District Council that the permissions granted on Turnpike Motors Walberton (six houses) and at the rear of the Holy Tree Walberton (one additional house) count towards the allocation leaving sites for forty-three homes to be found in the Neighbourhood Plan.

The Steering Group publicised the intention to prepare a Neighbourhood Plan with stalls at two village events, by banners around the Parish and in the first Neighbourhood News delivered by hand to every home in the Parish. This invited any interested landowner to contact the Steering Group.

A letter was sent on 11 October 2014 to the owners of all sites listed by Arun District Council in SHLAA (enclosing the relevant extract from SHLAA) and to all owners who had contacted the Steering Group or the Parish Council. It notified them of the proposed Open Day on 8 November 2014 and informed them that details of their site would be included on a map of possible sites for development; it invited them to provide further information if they wished.

The Steering Group made a number of site visits before the Open Day to meet site owners or their agents and discuss their proposals.

At the Open Day, which was attended by in excess of five hundred people, a map showed twenty-five potential sites; it identified those sites of which the owners had confirmed that the sites would not become available for development within the lifetime of the NP. Those sites were discarded at that stage and have not been considered further.

Details of the remaining sites and the possible development of them were on display and in several cases the owners or their agents were present to explain their plans and to answer questions.

As a result of the Open Day a number of other landowners made contact with the Steering Group; it also became clear that there were residents who had not been able to attend the Open Day, or who wished to have another look at the proposals. It was decided to hold a Drop In Evening on 9 December 2014 at which details of all sites remaining under consideration and of the further sites proposed were displayed.

This enabled the Steering Steering Group to draw up a list of eighteen potential sites and these were included in the Questionnaire that was delivered by hand to every household in the Parish. Residents were not at that stage asked which sites they favoured as no assessment of the sites had been carried out; they were asked to identify those sites on which they would object to development.

The full responses to the Questionnaire are available and confirm that there was overwhelming opposition to development in the gaps and countryside surrounding the three villages and on large sites and that there was support for development on brown field sites (both inside and outside the

Built-up Area) and for the fifty homes to be on different sites throughout the Parish and not all on one site.

The Steering Group were able to identify the five most unpopular sites and excluded them from consideration while seeking to identify sites for fifty homes elsewhere. They held a series of meetings with Southern Water and the Environment Agency, with Portsmouth Water and the West Sussex County Council and with Donna Moles and Jim Redwood of Arun District Council to consider planning issues. They have also met on two occasions with Andy Elder the Housing Strategy and Enabling Manager to discuss affordable housing and to look at sites with him.

An additional site was put forward at this stage by a landowner and it was included in the second Neighbourhood News, again delivered to all households, and residents were asked to indicate if they objected to this site. The second Neighbourhood News also gave a summary of the Questionnaire results, identified the five excluded sites and gave details of a further Drop In event to be held on 25 April 2015.

The Steering Group then assessed the remaining sites against agreed criteria and at that Drop In event the feedback from the residents (through the Questionnaire, the website and the previous events) and the views of the Steering Group on each site were on display. Copies of those displays for each are [attached]. [Amalgamated result].

Further meetings with some site owners were held to discuss queries on, or refinements to, their proposals and the Steering Group was then able to make its final recommendation of sites providing for fifty-four further homes (with those already having permission sixty-one in total) including affordable and sheltered housing. Landowners were notified and the selected sites were reported to the Parish in the third Neighbourhood News delivered to all residents [June].