



National
Trust

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28 July 2020

Walberton Neighbourhood Plan Group

BY EMAIL ONLY

Dear Sir or Madam

National Trust Response to Walberton, Binsted and Fontwell Neighbourhood Plan Review 2020– Regulation 14 Consultation

The National Trust would like to thank the Neighbourhood Plan Group for the opportunity to respond to the proposed changes to the Walberton, Binsted and Fontwell Neighbourhood Plan Review 2020.

The Trust has reviewed the proposed modifications to the existing policies and new policies proposed to be included in the revised plan to enable the Neighbourhood Plan to comply with the adopted proposals of the Arun District Local Plan 2018 and updates to national policy.

The Trust recognises that the adoption of the Arun District Local Plan has required the Neighbourhood Plan to find further non-strategic development sites to accommodate up to 60 dwellings and that this has resulted in a number of new housing sites being proposed as part of the Neighbourhood Plan Review. One of the proposed sites is Policy HP18 2020 and is land owned by the National Trust which lies in Fontwell between the A27, Arundel Road and properties in Hunters Mews and Furlong Close. The proposed policy allocates the site for 40 dwellings of a mixed size and includes provision for 4 flats. The Trust **supports** the inclusion of **Policy HP18 2020** and the proposed policy reflects lengthy discussions that the Trust has had with the Neighbourhood Plan Group over the last couple of years and seeks to take account of the feedback that was received following the community day in January 2019. The majority of National Trust land is declared “*inalienable*” which ensures its protection for the Nation, the Trust’s “*for everyone, for ever*” core purpose, however there are parcels of land which are kept as “*investment land*” to enable their disposal to support the continued conservation work that the Trust undertakes. The piece of land at Fontwell is one such piece of investment land and its development and disposal will directly support the continued work by the Trust at the Slindon Estate for many years to come. This is a unique position for a Neighbourhood Plan allocation to be able to directly support conservation work which will have wider community, environmental and heritage benefits for the long term. The Trust would request that should the allocation be adopted that the Built Up Area Boundary (BUAB)

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for Fontwell be amended to include the land within this area, rather than it remaining as countryside. This alteration would be in line with other allocated housing sites.

The Trust also **supports** the inclusion within the plan of **Policy CL9 2020** which proposes the provision of new or improved community childcare facilities within Fontwell. The Trust has specifically looked at this issue as part of our discussion with the Neighbourhood Plan Group and has included an area of land within the site at Fontwell Field which could meet this community need.

The Trust agrees with the desire to ensure a mix of dwellings as part of any development of sites within the Parish to enable a range of properties to be available for existing and new residents. Consequently, the Trust **supports Policy HP6 2020**.

The Trust looks forward to continuing to work with the Neighbourhood Plan Group as the plan progresses and should any additional information or clarification be required please do not hesitate to contact me.

Yours sincerely

Anna Budge

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Planning Adviser