

More questions about Fontwell Meadows

Why are up to 400 homes going to be built at Fontwell after all?

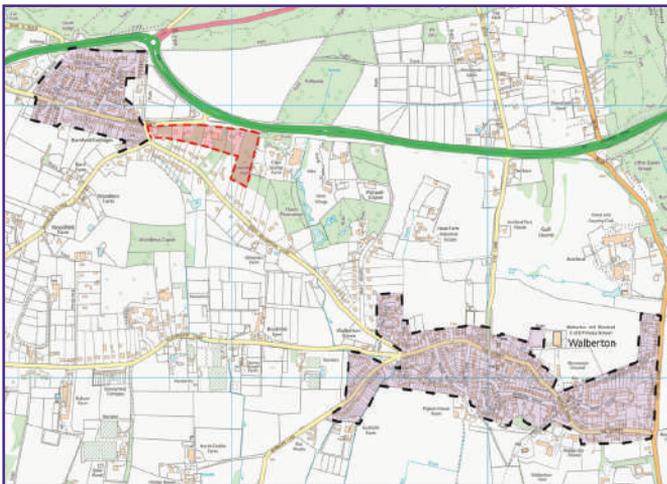
- ▲ Arun District Council has to provide sites for over 900 new homes per year. Some will come from housing proposed in Neighbourhood Plans, but most will be on much bigger Strategic Sites. ADC has designated Fontwell as a Strategic Site which overrides Neighbourhood Plans. 150 of these homes will be in Walberton Parish. We objected strongly but eventually had to accept it was not a battle we could win.

What about the proposed Local Green Space there?

The Parish Council has negotiated a revised layout with the developers which will in fact result in a larger green area adjacent to the existing houses and which will be transferred to the ownership of the Parish Council. These 11 acres will provide an excellent green corridor as well as an open recreation space for the existing and future residents. So the objective of the Neighbourhood Plan has been achieved.

I thought the 'PoP' fund was set up to oppose this development?

This is just one of many threats to our community that we must be ready to fight in the future – not only housing proposals. We believe that the use of some of the 'PoP' fund to initially oppose the development greatly strengthened our bargaining position in achieving what is a good outcome for Fontwell and the Parish.



■ Built up area boundaries 2003 ■ Settlement extension

out your vote of 'Yes'

Come and talk to us

**Open Day at the Pavilion from 10 am to 4 pm
on Saturday 21st January 2017.**

What happens now?

Every single one of your votes counts

The greater the YES vote the stronger our case to prevent Arun DC overloading our Parish with yet more houses

The Neighbourhood Plan accepts 200 extra and we think that is quite enough for a Parish which has just 875 homes

Please remember to vote YES to Protect our Parish at the referendum on Wednesday 1st February

Postal vote applications must be in by the 17th January

Visit the Arun web site <http://www.arun.gov.uk/registration> or phone 01903 737616

Do you need a lift to vote?

**Fontwell – Sue Wallsgrove 01243 545003 or 07896 972222
Walberton and Binsted – Peter Brown 01243 551829**

A full copy of the Plan can be read on the WalBinFont website or at the Post Office, Fontwell Stores or the Parish Office

Published by Walberton, Binsted & Fontwell Neighbourhood Plan Steering Group

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NEIGHBOURHOOD

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NEWS

**We need YOU to
Help Protect our Parish ...**

**We are under threat from
hundreds
more homes!**

**Vote YES for your Neighbourhood Plan at the
referendum – Wednesday 1st February**

**This is your chance to show you care about the future of our
three villages by voting YES**

**This edition gives a summary of the Neighbourhood Plan and explains some
of the changes to the draft Plan which you supported.**



www.walbinfont.org.uk

What is the Neighbourhood Plan all about?

This is a result of the survey of every household. It is entirely based on the views you expressed as to how you would like to see the future of Walberton, Binsted and Fontwell.

Why is the Neighbourhood Plan important to me and my family?

- ▲ This will be the first time ever, that we have been able to have a direct influence on our future
- ▲ If passed by a majority, it will become a legal planning policy document
- ▲ Without a Neighbourhood Plan, we will be more vulnerable to speculative developers
- ▲ It aims to reflect your views – not views imposed on us.

Why is my vote important?

- ▲ We need to show that the whole community is right behind this important plan for the future
- ▲ The larger the vote in favour of a Plan, the greater weight it carries in future planning disputes.

How many new homes are to be built and when?

- ▲ 50 homes will be built on six dispersed sites around Walberton and Fontwell:
 - Land to the east of the Old Police House at Fontwell, (formerly the Balls Hut)
 - S & G Motors at Fontwell
 - Land to the rear of Woodacre, Arundel Road
 - Land at Woodcroft, West Walberton Lane. Access from Arundel Road
 - Land adjoining the Red Cottage, Walberton
 - Progress Garage, Walberton
- ▲ Some developments have already started and the rest will be phased over the next 10 years.

WHY VOTE? Because without



I liked the original Plan – why has it changed?

- ▲ Arun District Council (ADC) has to find land for over 900 new homes every year for the next 15 years
- ▲ ADC has earmarked Fontwell as suitable for a development of up to 400 new dwellings
- ▲ The changes on which ADC insisted were disappointing, but without its agreement, our Plan could not go to Referendum
- ▲ ADC required further evidence of housing need for the small development proposed at Sunny Corner.

What will the Neighbourhood Plan achieve?

- ▲ Housing – the Plan identifies 6 sites where about 50 new dwellings can be built during the next 20 years. They are small dispersed sites around Walberton and Fontwell
- ▲ New employment opportunities will be encouraged and recreational opportunities will be increased
- ▲ Six sites are designated as “Local Green Spaces” giving them protection from development for at least 20 years
- ▲ No other development will be encouraged by the Parish Council on land outside the Built Up Area Boundary except Fontwell Meadows.

But Arun District Council now has other ideas.....

In Mid-November Arun DC said it was already considering the possibility of developing further sites in the Parish. Constant vigilance is needed in the future to Protect our Parish.

out your vote of ‘Yes’ our ‘Neighbourhood



Which Green Spaces will the Plan protect?

You identified these as important and which contribute to keeping the rural character of Walberton and Fontwell:

- ▲ Walberton Green and Pond
- ▲ Walberton Playing Field
- ▲ Homefield Crescent green space
- ▲ Hunters Mews play area at Fontwell
- ▲ Pigeon House field to the west of St Mary's Church
- ▲ The Allotments off Yapton Lane.

Other Planning Policies

A number of other planning policies aim to protect and conserve our quality of life:

- ▲ The Plan supports the Horticultural industry as a major employer
- ▲ The Plan seeks to protect trees, hedgerows, buildings and structures that enhance the village scene
- ▲ Policies seek to prevent increase in through traffic and congestion

- ▲ The Plan supports improvement in health care facilities
- ▲ The Plan supports in principle an Arundel Bypass whose route would have the minimum adverse impact on the countryside at Binsted.

Other Community Issues

During the Survey, residents raised a number of other issues which do not form part of this Plan but which will be taken forward by the Parish Council for action. They include:

- ▲ *Village Environment* – play facilities for children, monitor flood defences and encourage the recording of biodiversity and archaeology
- ▲ *Getting Around* - cycle links between Walberton and Fontwell and Arundel, support the Community Bus and investigate traffic calming
- ▲ *Community Life* – improve facilities for young people, retain Walberton Allotments and provide them in Fontwell if there is a demand, improve communication in and throughout the 3 villages.

Good Plan' will be worth nothing!