



East Wittering & Bracklesham Neighbourhood Plan 2015-2030



Pre-Submission Plan
March 2016

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Consultation

If you have any comments to make on this Plan, please do so by 12th May 2016 at the latest in the following ways:

Email: eastwittering.brackleshampc@btopenworld.com

By writing: Mrs Joyce Griffith
Parish Clerk
East Wittering and Bracklesham Parish Council
12 Wittering Walk
East Wittering
Chichester
PO20 8RR

The East Wittering and Bracklesham Parish Council website contains all the necessary background information on the Plan.
www.ewbpc.org.uk



Foreword

History of the Neighbourhood Plan

The creation of neighbourhood plans (NP) started with the Government's Localism Act which came into effect in April 2012. The Act sets out a series of measures to shift power away from central government and towards local people. One of the Localism Act's key components is the Neighbourhood Plan; a new tier in planning policy which enables local people to shape the development of the community in which they live.

The process started in the July 2013 when East Wittering and Bracklesham Parish Council wrote to Chichester District Council to request the plan area as designation of a Neighbourhood Area. Following designation, a Neighbourhood Plan Steering Group was formed which included representatives from the parish, including skilled volunteers.

The steering group had their first public meeting in August 2013 to collect public views on what residents would like to change about the area and used these to create a set of planning objectives which they believed reflected most of the major planning concerns in the community, this formed the consultation draft of the NP.

The NP will be published for consultation as a pre-submission draft plan. This will provide an opportunity for the public and local organisations to comment on the plan.

After consultation, any responses will be taken into account and used to prepare a 'submission draft' of the NP. This version of the plan will be subject to inspection by an independent examiner. If the examiner approves the NP it will be subject to a local referendum. If 50% or more of people voting in the referendum support the plan, the NP will be adopted. Once adopted, planning decisions in the area will be made in accordance with the NP and the Local Plan.

Sylvia Main

Chair of Parish Council



List of Land Use policies

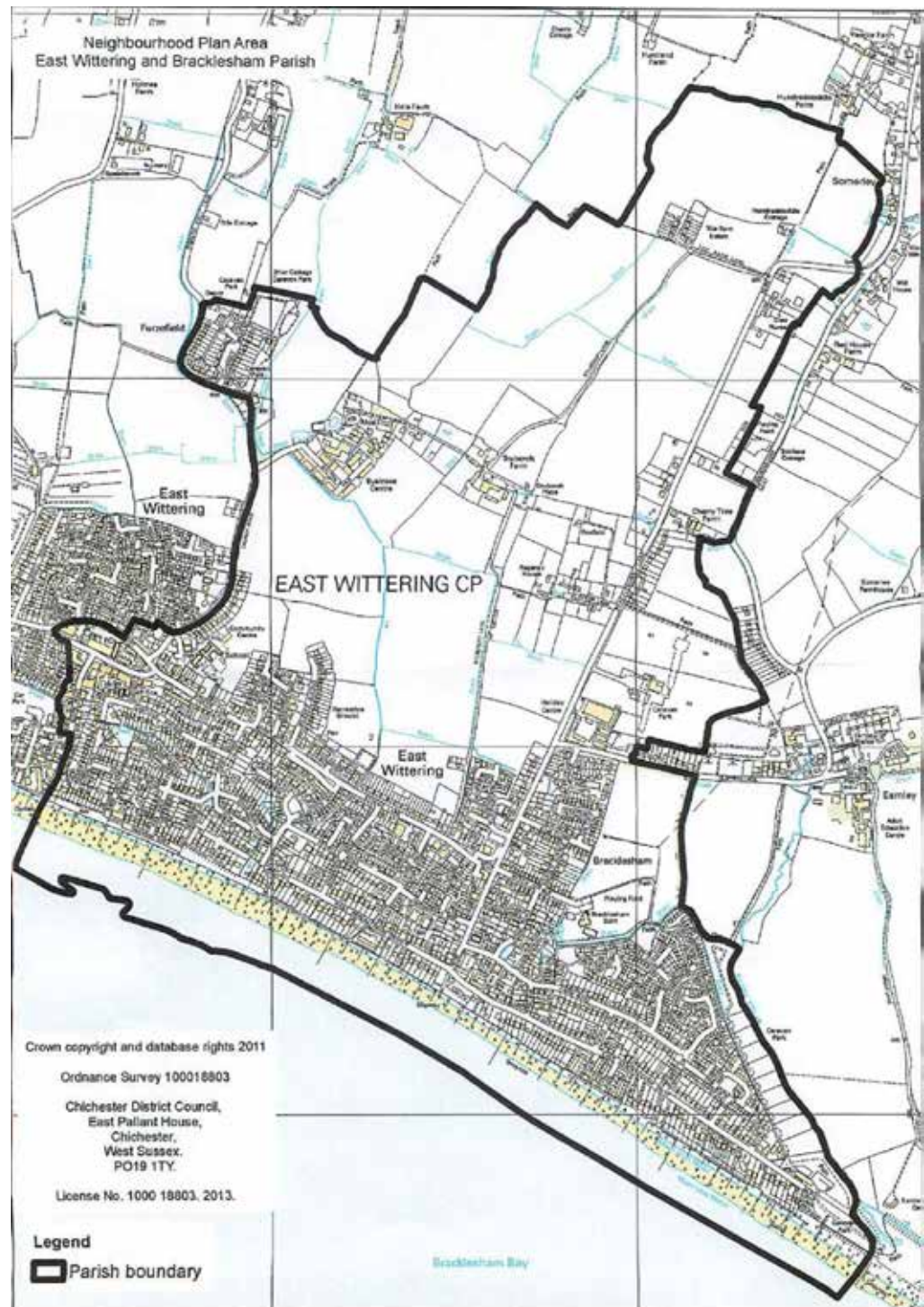
Policy Titles

- Policy 1: A Spatial Plan for the Parish
- Policy 2: Housing Site Allocations
- Policy 3: Design
- Policy 4: East Wittering/ Bracklesham Green Infrastructure
- Policy 5: Open Spaces and Seafront
- Policy 6: Natural Environment
- Policy 7: Schools
- Policy 8: Employment/ Service Hub
- Policy 9: Local Employment
- Policy 10: Medical Service Centre
- Policy 11: East Wittering Village Centre
- Policy 12: Bracklesham Village Centre
- Policy 13: Local Tourism



1. Introduction and Background

- 1.1. The East Wittering & Bracklesham Parish Council (EWBPC) is preparing a Neighbourhood Plan for the area designated by the local planning authority, Chichester District Council (CDC), under the provisions of the Localism Act 2011 and of the Neighbourhood Planning (General) Regulations 2012. The designated area is shown in Plan A below which follows the Parish boundary.



Plan A: The Designated East Wittering & Bracklesham Parish Neighbourhood Area



- 1.2. The purpose of the East Wittering & Bracklesham Parish Neighbourhood Plan (NP) will be to make planning policies that can be used to determine planning applications in the area. Its policies will aim to protect the special character of the Parish to encourage development proposals for the benefit of the local community.
- 1.3. Neighbourhood Plans provide local communities with the chance to shape the future development of their areas. Once approved at a referendum, the Neighbourhood Plan becomes a statutory part of the development plan for the area and will carry significant weight in how planning applications are decided.
- 1.4. Neighbourhood Plans can therefore only contain land use planning policies that can be used for this purpose. This often means that there are more important issues of interest to the local community that cannot be addressed in a Neighbourhood Plan if they are not directly related to planning.
- 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 that the 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).



Bookers Green



- 1.6. Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood plans must meet some 'basic conditions'. These are:
- Is the Plan consistent with the national planning policy?
 - Is the Plan consistent with local planning policy?
 - Does the Plan promote the principles of sustainable development?
 - Has the process of making of the Plan met the requirements of the European environmental standards?
- 1.7. In addition, CDC must be able to show that it has a properly consulted local people and other relevant organisations during the process of making its Neighbourhood Plan and has followed the 2012 Neighbourhood Planning Regulations.
- 1.8. These requirements will be tested by an independent examiner once the Neighbourhood Plan is finalised. If satisfied, the examiner will recommend to CDC that the plan goes to referendum of the local electorate. If a simple majority of the turnout votes for the Plan, then it becomes adopted as formal planning policy for the area.

The Pre Submission Plan

- 1.9. The Pre Submission Plan is the opportunity for EWBPC to consult on the proposed policies of the Neighbourhood Plan. It has reviewed existing national and local planning policies and how they may affect this area. It has already sought some local communities opinions on local planning issues that the Neighbourhood Plan might help address.
- 1.10. The contents of this Plan are therefore presented to obtain the views of the local community and other organisations on its proposed vision, objectives and land use policies. The final version of the Plan, the Submission Plan, will take into account representations received on this version.
- 1.11. Lepus Consulting has prepared a Strategic Environment Assessment (SEA) Report under the EU Directive 42/2001/EC and the 2004 Environmental Assessment of Plans and Programmes Regulations. This has informed the choice of allocations and recommended areas where mitigation is necessary to reduce the environmental effects of policies as a whole. The SEA/SA Report is published as part of the pre-submission consultation.

The Lepus findings are presented on page 2 of their Environmental Report.

The established likely positive significant effects on each SEA Objective are presented in Table N1. Table N2 of that report and provides summary details of some potentially significant negative effects relating to each SEA Objective.

Some effects have been associated with uncertain environmental performance, meaning they could be either positive, negative or possibly both depending on the range of receptors that may be affected. In the case of any potential negative or uncertain effects, recommendations are made in terms of mitigation and monitoring.

Having appraised East Wittering and Bracklesham's NDP, on page 5 of the SEA process, several positive and a smaller number of negative effects have been identified.. Through applying a suite of mitigation measures, it is possible to ensure that most of the residual significant adverse effects are overcome. If all mitigation measures were applied to the plan, the only residual negative effect relates to the loss of best and most versatile agricultural land. Mitigation measures have been presented in Chapter 8 of the SEA report.



1.12. The Next Steps

Once the consultation exercise is complete, the EWPC will review the comments made and prepare a final version of the Plan, known as the 'Submission Plan'. This will be submitted to the CDC to arrange for its independent examination and then the referendum.

1.13. Consultation

If you have any comments to make on this Plan, please do so by 12th May 2016 at the latest in the following ways:

Email: eastwittering.brackleshampc@btopenworld.com

By writing: Mrs Joyce Griffith
Parish Clerk
East Wittering and Bracklesham Parish Council
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Shore Road



2. The Neighbourhood Area

- 2.1. East Wittering and Bracklesham are two coastal villages which have coalesced into one. They are situated 7 miles to the south-west of Chichester on the west side of the Manhood Peninsula in West Sussex. The southern extremity of the Peninsula includes the popular sandy beaches of Bracklesham Bay. To the west lies West Wittering and the Chichester Harbour Area of Outstanding Natural Beauty, and to the east the village of Earnley with Selsey beyond. Bracklesham also lies within one mile of the Medmerry realignment coastal protection scheme. The Medmerry scheme is an EU compensatory site and therefore has the same planning status of a SPA (although it has yet to be designated as one).
- 2.2. Both East Wittering and Bracklesham look out onto the English Channel and the Isle of Wight is visible from the beach, as is the Nab Tower Lighthouse and Spinnaker Tower in Portsmouth. The beach is popular with windsurfers, divers, bathers and fossil hunters, as the Bracklesham Beds, a well-known fossil bed, are visible at low tide.
- 2.3. The parish has a resident population of about 4700, just over 2400 dwellings and a primary school. The District Council's Settlement Capacity Profile confirms, unsurprisingly, that the Parish contains a higher proportion of elderly residents and slightly lower proportion of school age children compared to other areas in the District. It also has a high proportion (34%) of single person households which has some influence on housing type.
- 2179 residents aged 16-64 are economically active (67%)
 - 709 residents are aged 15 and under (15.2% of the Parish population compared to 16.5% across the District and 19% across England)
 - 2613 residents are aged 16 to 64 (56.1% of the Parish population compared to 59.1% across the District and 65% across England)
 - 1336 residents are aged 65 and over (28.7% of the Parish population compared to 24.4% across the District and 16% across England)
 - 71% of properties are owner occupied, 10% socially rented and 15% privately rented.
 - 34% single person households



Bracklesham Barn



- 2.4. The coastal setting results in East Wittering and Bracklesham being a popular holiday destination. Hence, the population increases significantly during the summer months which places extra pressure on the road network.
- 2.5. The A286 and the B2198 Bracklesham Lane provide the principal route from the City of Chichester across the Manhood Peninsula and suffers congestion during the summer months. The Parish is served by the number 52/53 half-hourly bus, but there is no rail connection. The Salterns Way, a cycle route from Chichester to West Wittering makes use of public rights of way and quiet lanes.
- 2.6. The area is a generally flat low-lying plain and drainage in the peninsula flows through local ditches (Rifes) before discharging into Chichester and Pagham Harbours and the Medmerry scheme. Despite the low lying nature only localised flood zones exist within the Parish adjacent to rife ditches although highway flooding remains a problem in some localised areas (Stocks Lane and Bracklesham Lane). Earnley Rife to the east of the Parish and Hale Farm Ditch and Cakeham Green Ditch to the west form part of the areas critical drainage network.
- 2.7. Open fields and winding country lanes characterise the area to the north of the settlement edge. The lanes lead to occasional charming country hamlets and villages with many old cottages and barns unchanged for decades. The village of Earnley, north east of Bracklesham, is a conservation area with its manor house and Grade II listed church. At its northern most point the Parish includes the edge of the small village of Somerley and its conservation area.
- 2.8. The settlement boundary covers most of the built-up area of East Wittering and Bracklesham. The majority of the built-up area consists of low to medium density suburban development reflecting the growth of the village as a seaside town.
- 2.9. Chichester City Centre is the main shopping centre in the District, the Parish offers a smaller centre, with distinct characteristics, supporting the day-to-day needs of the local population. The tourism economy helps to support the year round viability of the local shopping facilities in the two centres, the larger at East Wittering's 'The Parade', and the smaller at Bracklesham.
- 2.10. While East Wittering has a range of users and retailers as expected for a smaller centre, it appears healthy compared to many. It features retailers catering mainly for the immediate needs of the local community. Most of the centre is occupied by independent retailers, but there are also national multiples and services businesses with small outlets including Co-op, Tesco Express, Boots, Barclays and Lloyds banks. Whilst serving local needs a significant amount of the retail offer also caters for the tourism economy and water-sport related activities.



Fire station - East Wittering



Historic Development

- 2.11. There has been a settlement at East Wittering for over a thousand years and is mentioned in the Domesday Book, as part of the Hundred of Westringes. The original settlement centred around the now-disused 12th century Grade II* listed Church of the Assumption at Church Farm Lane.
- 2.12. Bracklesham is a former Saxon site with recorded history as far back as 714AD when it was shown as Braclæshamstede meaning the 'homestead of a man called Bracol'. In the late 19th Century a distress boat was based at East Wittering with coastguard cottages at Admiralty Row.
- 2.13. During the World Wars the villages played their part. At the end of WWI East Wittering was one of the few "Thankful Villages"; where all members of the armed forces survived. During WWII the villages made a significant contribution to the war effort as the beach was transformed into a practice landing beach for the 3rd Canadian Infantry Division during a dummy run for D-Day, code named Operation Fabius.
- 2.14. There are various buildings within East Wittering and Bracklesham which are reminders of the days when the villages were at the heart of a rural farming community. The Grade II listed East Wittering Mill is now sadly in a state of disrepair, but its tower, situated at the end of Church Road is a key landmark for visitors and residents. When operational it had two spring sails, two common sails and the beehive cap was winded by a fantail. The sails were set with the aid of a travelling stage. The Mill drove two pairs of underdrift millstones. The Mill was first mentioned in 1810 and was worked by wind until 1895, with the sails removed in 1896. The cap was blown off in 1931. The derelict tower retained some machinery in 1974, but was burnt out in May 1975 with the windshaft falling within the tower.
- 2.15. The Grade II Clifford's Cottage is situated on Bracklesham Lane and is a welcome sight to holidaymakers nearing their destination. Its thatched roof and quaint appearance are signs of a bygone era, but its modern use as a restaurant means that everyone can enjoy this old Sussex cottage from the inside as well as the outside.
- 2.16. The Thatched Tavern, also Grade II, is a further fine example of a Sussex thatched building and is situated on the entrance road into East Wittering. This public house is one of only two such establishments surviving in the parish. In addition, Regency House at Clayton Lane is also listed Grade II.
- 2.17. The Royal Oak pub is a large white building standing at the entrance to the village. Although a public house is recorded on this site in 1759 the building does not survive in anything like its original form; the present building only dates from the 1920s.
- 2.18. Around two thirds of residents agreed, when questioned in the NP survey, that they viewed the Mill, Clifford's Cottage and the Thatched Taverns as 'Assets of Community Value'. The Royal Oak is so valued by the community that it sparked a 'Save our Village' campaign when a planning application was received to redevelop.



- 2.19. Increased popularity as a tourist destination for “bucket and spade holidaymakers” influenced post war development and our area thrived with its numerous holiday camps and the imposing Bracklesham Bay Hotel. Since then, foreign holidays have become more popular and the holiday camps have mainly disappeared to be replaced by housing. The tourist industry still thrives however as second homes are rented out as holiday lets, particularly along East and West Bracklesham Drives which front the sea.
- 2.20. From the original small inland farmland cluster, 20th Century development has suburbanised the coastal strip with dispersed linear development along Shore Road creating a coalescence of the two villages. A new village centre for East Wittering was created in the 1960’s at the western end of the built up area. In recent years there has been gradual infilling and intensification and some peripheral cul-de-sac type development on green field sites on the settlement edge. These include housing developments at Silver Way, the former Pontins site north of Bennetts Close, Middleton Close, Sandpiper Walk and most recently 50 dwellings north east of Beech Avenue next to Bracklesham Barn.

The Local Environment

- 2.21. The villages of East Wittering and Bracklesham are delicately situated in terms of their surrounding environment. Whereas together they have been designated as an urban settlement hub by Chichester District Council, their relationship with the surrounding habitats is a sensitive one.
- 2.22. Within the Parish, the coastline at Bracklesham Bay is a SSSI. Directly to the east of Bracklesham lies the newly created Medmerry Nature Reserve. Formed in 2011-2013 by the Environment Agency, some 7km of shingle bank encloses one of the last undeveloped stretches of the south coast between Southampton and Brighton. This area will provide mudflats, tidal lagoons, salt marsh and wildlife-friendly farmland to attract not only wildlife but also walkers, cyclists, birdwatchers and nature enthusiasts who will support the project by bringing wealth to the local tourist economy.
- 2.23. To the northeast of Bracklesham is the conservation area of Earnley and further north is the conservation area of Somerley. These are both areas sensitive to their surrounding landscape and are currently separated from Bracklesham by farmland.
- 2.24. West of East Wittering are the sandy beaches of West Wittering and the spit of East Head. This area is managed by the National Trust and is an important habitat for birds, including the skylark. More remote from the villages, but typifying the importance of this area environmentally is the AONB of Chichester Harbour.
- 2.25. Being surrounded by such sensitive areas of environmental importance means that the parish must play its part in habitat protection and conservation and provide the necessary wildlife corridors and buffer zones required to ensure that the environment remains unaffected.



Community and Leisure Facilities

- 2.26. East Wittering Community Primary School (rated as good by Ofsted) in Stocks Lane was built in 1949 and is one of 5 primary schools that serve the peninsula. In 2014 it had a number on roll of 234 pupils and a net capacity of 315 - 7 years multiplied by a published admission number of 45. This indicates it currently has spare capacity although it currently uses a temporary classroom to provide additional accommodation. An application for this use has recently been extended until 2020.
- 2.27. Although linked physically to St Anne's Church, East Wittering Village Hall remains independent of it and provides a range of social events and classes for residents. The church halls at St Peters RC Church (in West Wittering) and the recently rebuilt URC church in Oakfield Avenue also provide venues for clubs and organisations.
- 2.28. Bracklesham had long been in need of a centre for community benefit until Bracklesham Barn was built in 2011. This impressive building is run by the Parish Council and with its two halls hosts a variety of classes throughout the week and weddings or parties at weekends.
- 2.29. There is a Youth Club building in the grounds of the school. Unfortunately cuts in funding mean that the building is now in poor repair, although it is still used for a weekly youth club and for the Guides. There are currently negotiations to provide a new facility for sport and youth activities in Downview Open Space thanks to the generosity of the F G Woodger Trust.
- 2.30. Booker Green is a small green space on the seafront at East Wittering and is popular in the summer as a picnic spot. Downview Open Space is midway between East Wittering and Bracklesham village centres and commands stunning views of the South Downs. It is also home to Bracklesham Youth Football Club. The Jubilee Playground is contained within the park as is the skate park, consisting of a single half-pipe.
- 2.31. Bracklesham Park surrounds Bracklesham Barn. It is well used by residents and kite surf lessons also take place there. There is a children's playground and MUGA which will soon be joined by a teen shelter and outdoor gym.
- 2.32. The results of the NP survey (Appendix A) show that most respondents wished to protect the beach and enhance its use. Better access is certainly a desire of the community although this is a difficult problem to solve with the large quantity of shingle now performing its role as a sea defence.



The Library - East Wittering



3. Planning Policy Context

- 3.1. The Parish lies within Chichester District Council (CDC) in the County of West Sussex.
- 3.2. The National Planning Policy framework (NPPF) published by the Government in 2012 is an important guide in the preparation of local plans and neighbourhood plans. The East Wittering and Bracklesham Neighbourhood Plan (NP) must demonstrate that it is consistent with the provisions of the NPPF. The following paragraphs of the NPPF are especially relevant to the NP:
- The presumption in favour of sustainable development (paragraph 14)
 - Supporting a prosperous rural economy (paragraph 28)
 - Delivering a wide choice of high quality homes (50)
 - Good design (paragraph 58)
 - Promoting healthy communities (paragraph 69)
 - Protecting local green spaces (paragraph 76/77)
 - Conserving and enhancing the natural environment (paragraph 109 - 115)
 - Conserving and enhancing the historic environment (paragraph 126 - 141)
 - Neighbourhood planning (paragraph 185)
- 3.3. CDC has planning policies that have helped to shape strategy and policies of the NP. The NP must be in general conformity with the strategic policies of the development plan as required by the 2012 Neighbourhood Planning Regulations.

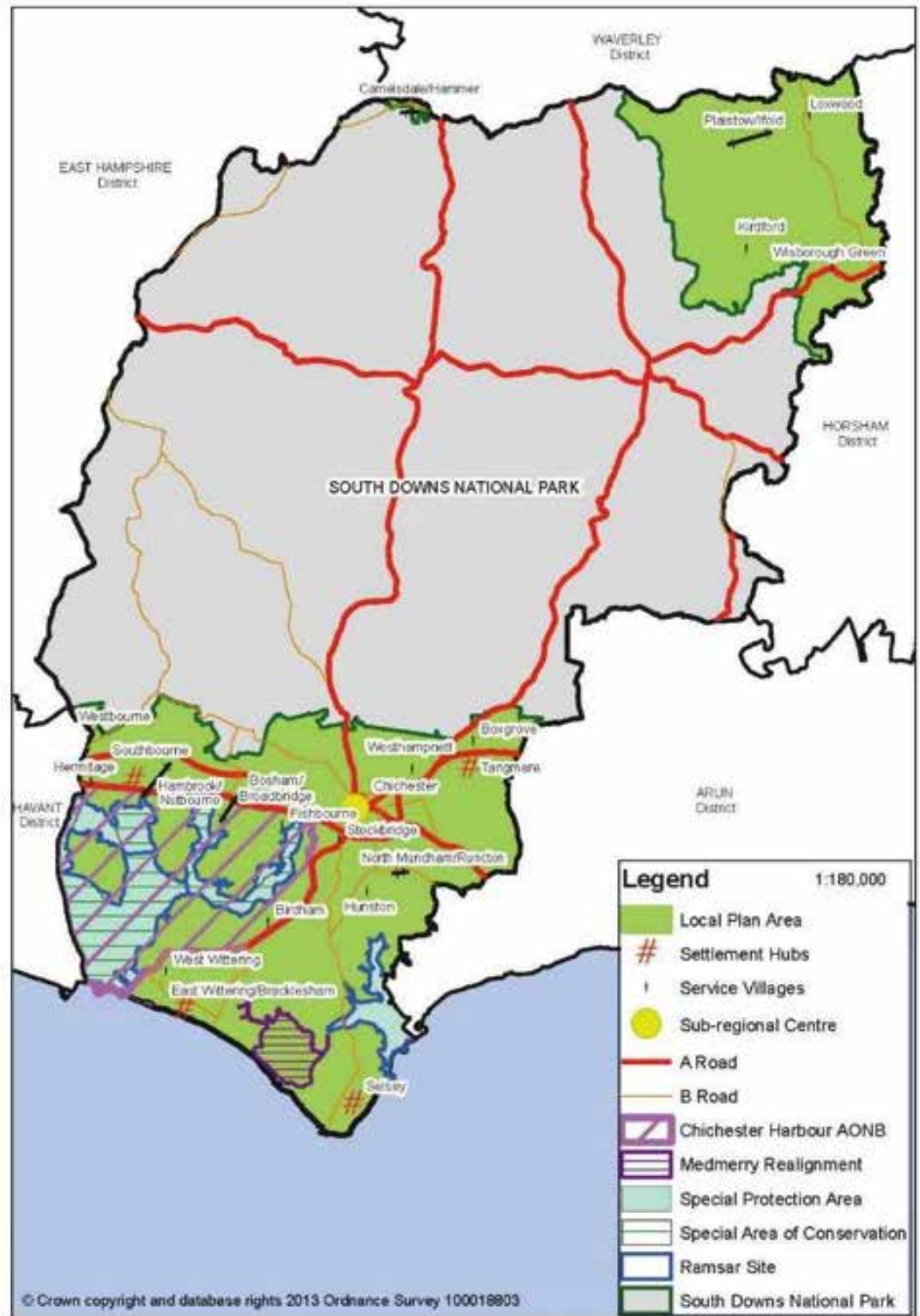
Chichester Local Plan Key Policies 2014 - 2029

- 3.4. The Chichester Local Plan Key Policies 2014-2029 (CLPKP) was adopted on the 14 July 2015, with the replacement of the 1999 Local Plan in its entirety for the parts of Chichester District outside the South Downs National Park. The 'Basic Conditions' of the EWBNP will therefore be assessed against the adopted Plan. Despite commencing prior to adoption, the EWBNP has used the reasoning and evidence of the CLPKP to help shape its own policies.
- 3.5. The CLPKP includes a statement about its settlements, amongst them a Vision for the Manhood Peninsula including East Wittering and Bracklesham:

"The emphasis will be mainly upon protecting and enhancing the special qualities of the coast and its rural hinterland, which attract residents, visitors and businesses to the area. The provision of new homes and workplaces will help make the area more self-contained and reduce the area's dependence on Chichester city. In recognition of the semi-rural nature of some settlements and the proximity to internationally important wildlife habitats such as Pagham Harbour and Medmerry Realignment, a selective and sensitive approach to development will be taken.



The relatively self-contained coastal settlements of Selsey and East Wittering will thrive as centres for commercial and social activities that meet the needs of local residents, businesses and visitors alike. This will include the revitalisation of Selsey town centre and seafront and the village centre of East Wittering, in order to enhance their role as tourist resorts. The local visitor economy will develop niche markets including green tourism, reflecting the area's natural assets and shift from a day trip destination to one which encourages short stay breaks. In particular, places such as the Medmerry Realignment and Pagham Harbour will serve to extend the tourism season.



PLAN B: Chichester Local Plan Key Policies 2014 – 2019 Key Diagram



A broad mix of housing will be promoted, ranging from smaller homes suitable for first-time buyers and older people, to larger family-sized homes, including the provision of affordable housing. Where necessary, new development will support improvements to facilities and infrastructure.

Intrinsic local industries such as small scale horticulture, agriculture, fishing and tourism will flourish with a particular focus on local food production. An 'enterprise' culture, building on high levels of entrepreneurship and self-employment, will be developed further, for example, by improving links with academic institutions in Chichester."

3.6. Many of the Local Plan's policies are relevant to East Wittering and Bracklesham and will be used by CDC in determining planning applications in its administrative area. However, some policies are especially important in setting the context for the NP:

- Policy 1 Presumption in Favour of Sustainable Development
- Policy 2 Development Strategy and Settlement Hierarchy
- Policy 3 The Economy and Employment Provision
- Policy 4 Housing Provision
- Policy 5 Parish Housing Sites 2012- 2029
- Policy 6 Neighbourhood Development Plans
- Policy 7 Masterplanning Strategic Development
- Policy 8 Transport and Accessibility
- Policy 9 Development and Infrastructure Provision
- Policy 24 East Wittering and Bracklesham Strategic Development
- Policy 45 Development in the countryside

3.7. In its Settlement Capacity Profiles Report of October 2013, CDC reached conclusions for its policy for East Wittering and Bracklesham to inform its new Local Plan thus:

"East Wittering/Bracklesham is a large settlement with a good range of everyday facilities (lacking only a secondary school and leisure centre). It has reasonable road and public transport access to Chichester city and elsewhere, however, there are some local issues of traffic congestion. There is remaining consented headroom at the Sidlesham WwTW and relatively few physical constraints to outward expansion of the built area, although some areas are subject to flood risk, particularly in terms of surface water drainage. There are also potential environmental impacts on the AONB to the west of the village, Medmerry Realignment to the east, Solent Maritime SAC and SSSIs.



The Local Plan identifies East Wittering/Bracklesham as a Settlement Hub and proposes a strategic allocation for around 100 homes (Note: increased to 180 homes following examination) to be located at the village (which extends into West Wittering Parish. The settlement's size, range of facilities and role as a service centre for the surrounding area make it a suitable location for some new development, however the proposed housing figure has been reduced to reflect concerns about accessibility to employment and potential traffic increase on local roads."

- 3.8. On that evidence Policy 2 identifies East Wittering & Bracklesham Parish as a Settlement Hub in the settlement hierarchy. A settlement hub is described as a main centre that provides the surrounding communities with employment, retail and other services.

Policy 2: Development Strategy and Settlement Hierarchy

"New development to meet identified local needs will reinforce the role of the Settlement Hubs as centres providing a range of homes, workplaces, social and community facilities. Retail development of any appropriate scale will be supported to promote the vitality and viability of East Wittering village...in the form of medium scale extensions"

- 3.9. Due to the severe environmental constraints of the Manhood Peninsula, East Wittering & Bracklesham was not considered suitable for large scale development. In addition to the environmental designations, the coastal settlements include flood risk areas.
- 3.10. On the above evidence and taking account of these constraints the Local Plan identifies the strategic development location of East Wittering & Bracklesham "in the form of medium-scale extension" as one of the identified Settlement Hubs in the development hierarchy. (Plan B) and Policy 24 reflects this:

Policy 24: East Wittering and Bracklesham Strategic Development

Land at East Wittering/Bracklesham will be allocated for development in the East Wittering/Bracklesham Neighbourhood Plan including any amendments to the Settlement Boundary. Development which is required to be planned for will include:

- 180 homes;
- Employment land (subject to investigation of potential sites); and
- Supporting community facilities and open space.

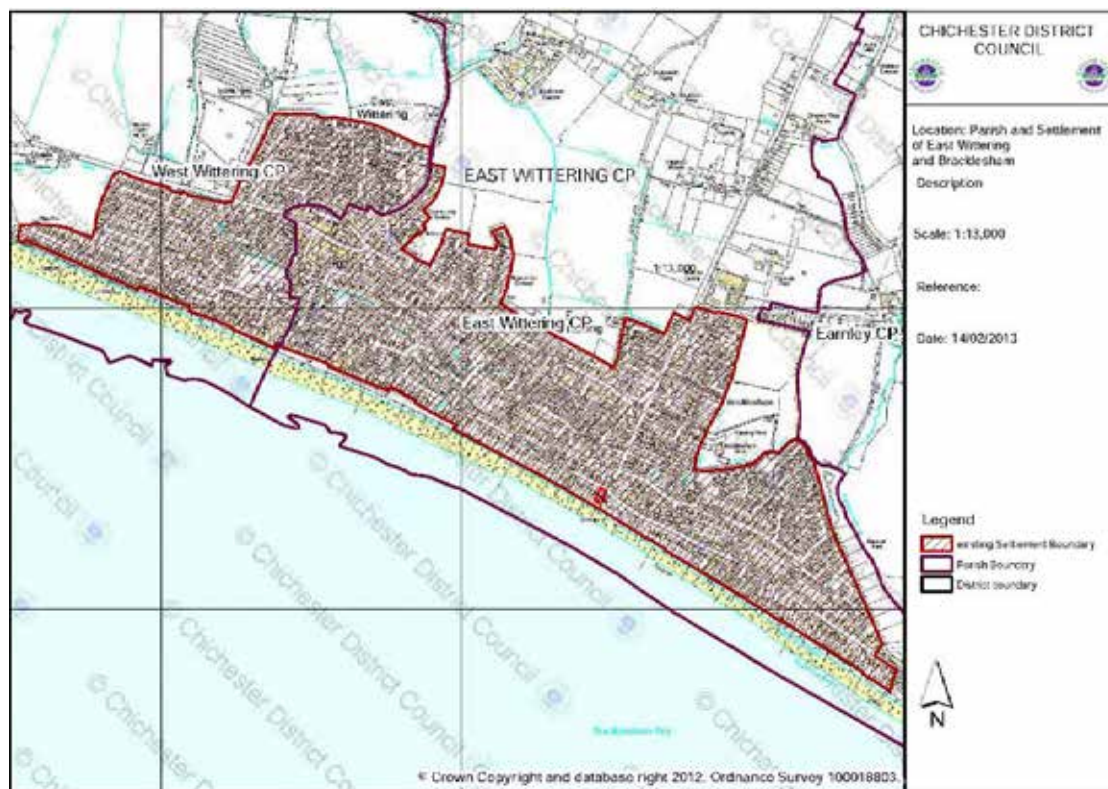


The neighbourhood plan process will involve the active participation and input from the local community and all relevant stakeholders, including the Council, landowners, service providers and other interested parties. Development will be masterplanned in accordance with Policy 7, at a level proportionate to the scale of development. Taking into account site-specific requirements, development should:

- Be planned as an extension(s) to East Wittering/Bracklesham, that is well integrated and provides good access to existing facilities in the village; and
- Take a comprehensive approach to the provision and design of open space and green infrastructure, taking account of the needs of the parish, and with special regard to the need to mitigate potential impacts of recreational disturbance on the Chichester Harbour SAC/ SPA/Ramsar and the Medmerry Realignment.

Encouragement and support will be given to proposals that facilitate enhancement of the public realm, especially within the village centre and areas along and connecting to the seafront.

3.11. This policy expects the established East Wittering & Bracklesham Settlement boundary to be reviewed by the Neighbourhood Plan to take account of the future site allocations for East Wittering & Bracklesham in the NP and other development schemes consented since the 1999 boundary definition.



Plan C: Map 13.2 East Wittering and Bracklesham Strategic Development



- 3.12. The NP's primary purpose will be to translate the provisions of the CLPKP policies for East Wittering & Bracklesham into a policy framework to guide the preparation of a masterplan to accompany future planning applications for the strategic development number and sites found by the NP.
- 3.13. Policy 3 of the CLPKP supports provision for small scale employment provision and local employment opportunities through neighbourhood plans. Bringing forward new business premises on allocated and identified employment sites in rural areas and the protection of exiting employment sites.
- 3.14. Policy 4 requires that the phasing and delivery of the strategic allocations is linked to the improvements proposed to the wastewater treatment, transport and green infrastructure. Due to there being other strategic allocations at Chichester City and Tangmere which will not be delivered until after their wastewater work are in place in 2019, the expected delivery of the 180 new homes in East Wittering & Bracklesham have been phased between 2015 and 2019.
- 3.15. Policy 6 requires neighbourhood plans to show how they are contributing towards the strategic objectives of the Local Plan.
- 3.16. New development needs to be masterplanned in accordance with Policy 7 of the CLPKP, and be well integrated with good access to the existing settlement and its facilities. In order to promote the viability and vitality of East Wittering & Bracklesham appropriate retail provision will be promoted. The provision and design of open space and green infrastructure needs to be considered, along with the enhancement of the public realm in particularly the village centre and the areas connecting to the coast.
- 3.17. Policy 8 ('Transport and Accessibility') and Policy 9 ('Development and Infrastructure Provision') sets out how new development should ensure new or improved transport and accessibility. Integrated transport measures should support sustainable travel patterns and modes of travel, to mitigate any impact of development on the highways network and to require new development to be co-ordinated with the necessary infrastructure.
- 3.18. The following non-strategic policies of the CLPKP also apply to the parish:
- Policy 26 Existing Employment Sites
 - Policy 29 Settlement Hubs and Village Centres
 - Policy 33 New Residential Development
 - Policy 34 Affordable Housing
 - Policy 38 Local and Community Facilities
 - Policy 39 Transport, Accessibility and Parking
 - Policy 44 Development around the Coast
 - Policy 47 Heritage
 - Policy 48 Natural Environment
 - Policy 49 Biodiversity
 - Policy 52 Green Infrastructure
 - Policy 54 Open Space, Sport and Recreation

Habitat Regulations Assessment (2014)

3.19. The Habitat Regulations Assessment (HRA) of the CLPKP identifies any potential adverse effects of Natura 2000 sites (sites of European importance) that may be caused from the effect of the emerging plan (see Plan D). In relation to the East Wittering & Bracklesham Neighbourhood Plan, the following European Sites are in proximity:

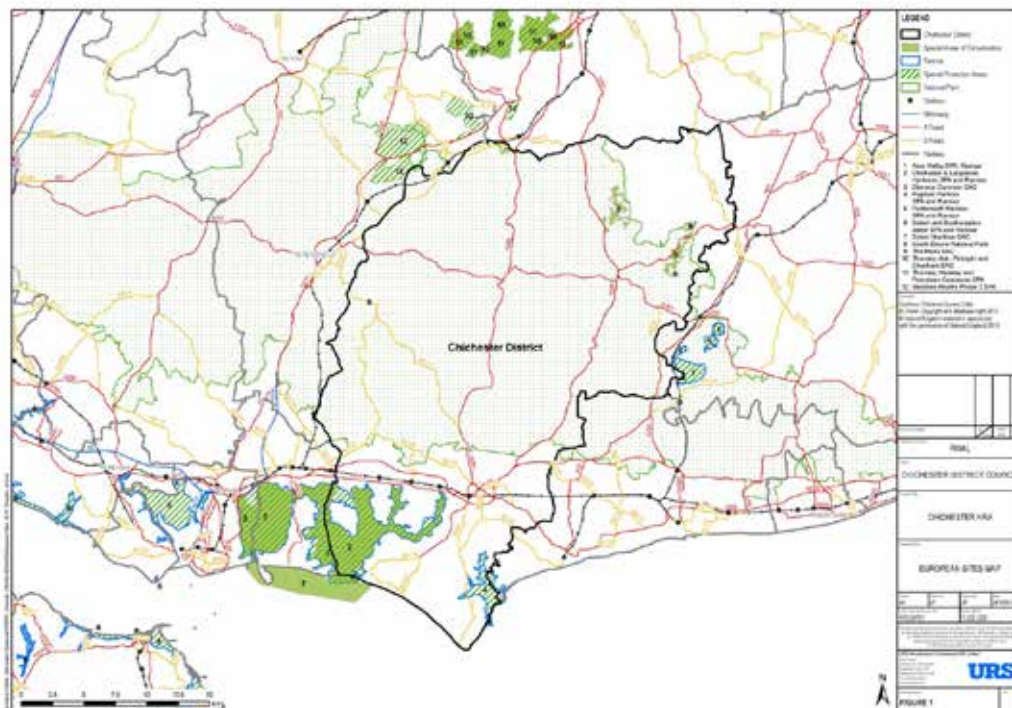
- Solent Maritime SAC
- Chichester & Langstone Harbours SPA and Ramsar

However in the Chichester Local Plan HRA paragraph 4.5.15 states: *“The area identified for housing at East Wittering/Bracklesham is over 5km from the SPA/Ramsar site at the east of the settlement and the nearest land parcels identified as being of value for waders and Brent geese are over 1.5km away on the western side of the settlement.”*

“...Neighbourhood Plans will consider potential impacts on high-tide foraging/roosting habitat and set requirements for individual planning applications that seek to deliver their housing requirements once those sites are determined.”

“...Since no likely significant effect will arise from the Chichester Local Plan there is no mechanism for a likely significant effect to arise ‘in combination’ with other projects or plans.”

3.20. As a precautionary measure an HRA screening assessment is being undertaken in conjunction with the Strategic Environmental Assessment.



Plan D: Chichester District European Sites Map



4. Community Views on Planning Issues

- 4.1. The Parish Council has consulted with the local community during the course of the Plan preparation process, and the NP is based upon the results of these consultations, which have included meetings, open days and community surveys and the use of social media. The Neighbourhood Plan Survey Report is available on the Parish Council's website.

During 2014, a number of community engagement events and activities took place:

12th April – A public meeting at the Bracklesham Barn, with presentations running throughout the day on Neighbourhood planning, and exhibition stands manned by the focus groups showing the work done to date.

17th July – A stand at the Fun Day, where about 140 people visited and had the opportunity to look at literature, and ask questions about the Neighbourhood Plan, as well as give their views..

1st August - A household survey, sent to all residents, and promoted via social networking, posters, newsletter article, and drop boxes placed around the village. 1850 copies of the survey were delivered and a further 100 collected from the parish office and library or downloaded from the parish council website. 403 copies of the survey were completed and returned for analysis.

- 4.2. The results of the household survey and Fun day can be found in the Neighbourhood Plan Survey Report, available on the Parish Council's website.
- 4.3. Three groups, Housing, Business and Environment met during 2014 to discuss the issues facing the Parish and the output of these discussions together with the Stage One Report Part B are available on the Parish Council's website. Also on the website are the minutes of the Council meetings and the Annual Parish meeting on which the NP was an item on every agenda.

Consultation summary

- 4.4. There is a large population of elderly people in the parish. 1449 out of the 5117 residents were over 65 according to the 2011 census. Demand for sheltered accommodation and bungalows in the area are high. Both East Wittering and Bracklesham have age-exclusive developments for older people. The greatest proportion of respondents to the NP survey identified bungalows and warden-assisted dwellings as most needed, with smaller 1-2 bedroom properties for first time buyers.



East Wittering School



- 4.5. The main barrier to attracting business to the area is the remoteness from the A27 trunk road and the resulting costs which makes deliveries or commuting to the area via an “8 mile Cul-de-Sac” prohibitively expensive. The overwhelming majority (88.1%) of respondents to the NP survey indicated that an improvement to the road network (particularly access to the A27) would encourage businesses to locate in the Parish and strengthen the economy of the area.
- 4.6. The roundabout at Stockbridge bears the brunt of traffic exiting the peninsula and there are frequent tailbacks at peak times. As a large proportion of workers use a car to commute (71.8%) the traffic situation on the peninsula is a significant issue to daily life.
- 4.7. At times of heavy rainfall, the rain overwhelms the infrastructure and overloads the network. This then causes water to back up and means that many residents in Bracklesham cannot flush their toilets or have showers, because the water cannot drain away. Further development will only contribute to this problem unless the network is upgraded. 40% of respondents to the NP survey identified flooding as a problem which should be addressed through the Neighbourhood Plan.
- 4.8. The Parish has four green spaces for public enjoyment and this facility is viewed as very important by 77.6% of respondents to the survey. These are Booker Green, Downview Recreation Ground, Bracklesham Park and the Kosy Kot site.
- 4.9. The beach provides a very important natural facility to the villages, enjoyed by surfers, windsurfers, kite surfers, dog walkers, fossil hunters, bathers and tourists. The results of the NP survey show that most respondents wished to protect the beach and enhance its use. Better access is certainly a desire of the community although this is a difficult problem to solve with the large quantity of shingle now performing its role as a sea defence. A promenade or boardwalk from East Wittering to Bracklesham is also an aspiration of 79.3% of the survey respondents, but the practicality of providing such a feature requires further consideration.
- 4.10. The shops at East Wittering give the area its vibrancy. Mostly independent retailers, the village has retained 2 butchers, 2 greengrocers, two stationers, a florist, a sweetshop and more besides. Considering the village is also home to two small supermarkets, this is an unusually successful village centre, kept alive by residents who prefer to shop at smaller retailers and by tourists who appreciate the chance to ‘buy local’. 75.6% of respondents’ shop at least twice a week in the villages.



- 4.11. During the holiday period, the population of East Wittering and Bracklesham swells hugely in number. This adds to the congestion, particularly on sunny days when the beaches at West Wittering attract hundreds of day visitors. All the extra traffic has an adverse impact on the residents of East Wittering & Bracklesham who have to modify when and where they make journeys in order to avoid the traffic with 79.8% of respondents to the NP survey citing congestion due to holiday traffic as significantly important.
- 4.12. Cycling is to be promoted, particularly in the flat landscape of the peninsula, but there are no dedicated cycle routes out of East Wittering & Bracklesham towards Chichester. More than two thirds of residents who completed the NP survey aspire to improved cycle routes within and out of the parish. The direct route out of the villages is via the main roads which are narrow with tortuous bends, but the ride is only a 30 minute journey to Chichester, or via the indirect route through the roads to Birdham and then to Salterns Way, which takes upwards of 50 minutes. Currently 10.6% of respondents to the NP survey cycle to work, but this could greatly increase with upgraded cycle routes up to Chichester. A new cycle route to Selsey via Medmerry is now in place, but this is via remote unlit cycle paths which are not suitable for schoolchildren or users in the hours of darkness.



Aerial view of East Wittering & part of Bracklesham



Evening sunset in East Wittering & Bracklesham



5. Vision, Objectives & Land Use Policies

Vision

5.1. The vision for East Wittering & Bracklesham Parish in 2030 is:

“The settlement will have retained its distinctive character with the quality of the landscape and the seafront continuing to define its identity.

Housing growth in East Wittering & Bracklesham will have been contained by clearly defined settlement boundaries that have preserved the quality of the setting.

A new mixed use hub will have been established in the East Wittering village centre to support local employment. The improved access to the Medmerry Realignment and the rest of the Manhood Peninsula will have also led to an increase in visitors and tourism.

Community facilities will have expanded to meet the growth needs of tourists and the local community.

Whilst having retained its rural character and setting the parish will have accommodated growth in housing numbers to meet the needs of its residents, and to provide a balance of dwelling types to serve the community over the long term.

Accessibility to and connectivity between the existing network of footpaths, bridleways, cycle ways, public open spaces and other outdoor recreational and leisure assets will have been improved across the parish.”

Objectives

5.2. To achieve this vision a number of key objectives have been identified as follows:

- **Spatial Strategy**
To retain the seafront village identity and the character of the parish through protecting and providing better access to the surrounding countryside and seafront.
- **Retail, Services and Community Facilities**
To strengthen and redefine the existing shopping areas by protecting the assets and amenities of the parish including the library, school and local green spaces.
- **Green Infrastructure**
To encourage the provision of Local Green Spaces as part of creating a wider green infrastructure network of rural landscapes, open spaces, the seafront, footpaths, cycle routes and bridleways.
- **Employment**
To safeguard and support the existing employment areas and uses.
To support an employment hub to provide support for the local community, start-ups, growth of small businesses and to provide a showcase for local businesses.
- **New Homes**
To plan for residential development in the parish provided it is in a location that will not harm the character of the village and is a type that meets local needs.



Monitoring & Review Policies

- 5.3. The NP will be monitored by Chichester District Council and the Parish Council using data collected in planning monitoring reports. The objectives will form the core of the monitoring activity but other data collected and reported at a Village level relevant to the Plan may also be included. It is expected that the NP will be formally reviewed on a five-year cycle or to coincide with the development and review of the development plan for 2029.

Land Use Planning Policies

- 5.4. Land use policies are used to determine planning applications made for development proposals. They can establish the principles for retaining or changing the use of land in settlements and in the countryside. They can also set out the conditions against which development proposals will be judged in terms of their design, access etc.
- 5.5. The purpose of these policies is to either encourage planning applications to be made for things the local community wants to see happen or to discourage applications for developments that they do not want to happen. Policies must be clearly written so they can be easily applied when considering planning applications.
- 5.6. The plan deliberately avoids repeating existing national or local planning policies. The proposed policies therefore focus on a relatively small number of key development issues in the area. For all other planning matters, the national and local policies of other planning documents: The National Planning Policy Framework (NPPF) and the policies of the Chichester District Plan will continue to be used. The NP will also look to the reasoning of the policies and the evidence base of the emerging Chichester Development Plan.
- 5.7. Set out below are the proposed policies of the NP. Each policy has a number and title and the policy itself is written in bold italics for ease of reference. There is also a short statement explaining the intention of the policy and any other relevant background information. At the end of this document are the Policies Map, where a policy refers to a specific site or area then it is shown on the Map.



Bracklesham Post Office



Policy 1: A Spatial Plan for the Parish

The Neighbourhood Plan will support future housing, economic and community- related development proposals located inside the Settlement Boundary of East Wittering and Bracklesham, as shown on the Policies Map, to enhance its role as a resilient and sustainable community and providing proposals in accordance with other provisions of the Neighbourhood Plan and Development Plan. Development proposals outside the Settlement Boundary will be required to conform to development plan policy in respect of the control of development in the countryside.

- 5.8. This policy establishes the key spatial priority for the NP, within which context all its other policies are based, and defines the East Wittering and Bracklesham Settlement Boundary (EWBSB). Policy 2 of the CLPKP states:

‘There is a presumption in favour of sustainable development within the settlement boundaries which will be reviewed through the preparation of Development Plan Documents and/or Neighbourhood Plans, reflecting the following general approach:

1. Respecting the setting, form and character of the settlement
2. Avoiding actual and perceived coalescence of settlements, and
3. Ensuring good accessibility to local services and facilities’

- 5.9. For this purpose, the policy defines the EWBSB on the proposals map as a means of establishing the furthest extent and direction of development growth planned for the period to 2030 to encourage future development on land within the settlement boundary whilst reflecting the general approach set out in Policy 2.

- 5.10. Proposals will be generally supported provided they meet other requirements of the NP and the CLPKP. Beyond the boundary the provisions of Policy 2 and Policy 45 of the CLPKP will apply in constraining development to that which is appropriate to a countryside location only.

- 5.11. The Settlement Boundary shown on the Policies Map makes provision for the housing and ancillary uses allocated in Policy 2 of the NP and thereby modifies and supersedes the boundary shown on Map 13.2 ‘East Wittering and Bracklesham Strategic Development’ of the CLPKP (Plan C).



Nappers - Shore Road



Policy 2: Housing Site Allocation

Development proposals including at least 50 dwellings on land to the West of Bracklesham Lane including proposals to incorporate B1 business use and other community facilities, as shown on the Policies Map, will be supported, provided that:

- i. Proposals comprise mainly of 1, 2 and 3 bedroom terraced and semi-detached homes and bungalows suited to first time buyers, young families and older households wishing to downsize**
- ii. The site is comprehensively masterplanned in accordance with Policy 7 of the CLPKP**
- iii. The buildings should be no higher than existing properties in the immediately adjacent area;**
- iv. The main access to the site to be off Bracklesham Lane**
- v. It demonstrates by way of a site specific flood risk assessment that the proposed development would be acceptable incorporating Sustainable Drainage Systems (SuDS) to prevent increase in surface water flood risk**
- vi. A significant landscape buffer is provided along the boundary to the north comprising structural and ecological landscaping to soften the transition from built up area to open countryside, and,**
- vii. It meets informal open space requirements**

Development proposals on the site will be resisted, unless;

- viii. The schemes provide a minimum of two off-street car parking spaces per dwelling, unless the occupation of the dwelling is restricted to households with demonstrable lower car ownership**
- ix. It allows for the provision of the Green Infrastructure Network as set out in Policy 4 and a new cycle/pedestrian link from Stocks Lane to Bracklesham Lane; and,**
- x. Roads are built to an adoptable standard and of at least the width of the development at Shalbourne Crescent**
- xi. A financial contribution will be sought towards the maintenance and upkeep of the green spaces listed in Section 6**
- xii. A financial contribution will be sought towards implementation of the green infrastructure proposals in Policy 4.**

The proposed allocation will be expected to deliver affordable housing in accordance with the policies of the development plan and to provide financial contributions to meeting the infrastructure requirements and other provisions of the Neighbourhood Plan,

5.12. This policy will implement Policy 24 of the CLPKP by allocating land for housing development in a sustainable and acceptable location in the Parish, as defined by Policy 1 of the NP. The allocation results from a site and options assessment and is intended to meet the requirements and principles of the CLPKP policy and be considered acceptable to a majority of the local community. The Concept Masterplan (Plan E) provides an initial indication of the development strategy for the site. The proposal will deliver at least the housing requirement set out in Policy 24 and contribute to meeting the specific housing needs in the area.



Plan E: Concept Masterplan for Land West of Bracklesham Lane

5.13. The local community and CDC (in its Policy 24) expect that development of this cumulative scale will provide investment in the local public infrastructure. Such investment may be secured through planning obligations, the Community Infrastructure Levy and other public and private sources. The NP includes a number of improvement projects that will ensure its development provisions are acceptable to the local community, which has expressed considerable concern that the past growth of the village has not been properly planned.

An option was considered which would combine an urban infill/brownfield land approach concentrating new housing development within the existing settlement boundary, combined with opportunity and previously assessed sites beyond the settlement boundary. The 'call for sites' identified a number of previously developed sites and empty or underused buildings some of which have been considered for housing. (see Map Plan F) This includes the potential re-allocation of some employment and other land uses (Cobham and Co-op sites for example) for residential use, where it was felt land was no longer required or appropriate for the original purpose.



A review of the site marking exercise indicated that a large proportion of sites falling within this option are either unavailable or are likely to be treated as windfall already have planning consent or have little or no potential because they are stand-alone sites isolated from the main settlement. Taken as a whole the sites are unlikely to yield the housing number set out in Policy 24.

More importantly relatively small individual sites have limited potential to deliver either the NP vision or objectives, or the strategic development principles, housing numbers or infrastructure as set out in Policy 24 or to maximise both affordable housing or CIL.



Plan F:

5.14. The policy acknowledges, however, that planning for the details of these provisions at this stage is not possible. Some of the proposals will be necessary to make development schemes acceptable in planning terms and will be directly related to the scheme. In which case, this policy ensures that on the one hand, land is safeguarded for future provision once the project finances are secured. On the other, it also provides CDC and the land owner with a clear indication of the community's aspirations to ensure this important proposal is not planned in uncoordinated increments.

See Lepus Report, page 34 to 35 Paras 5.3.2 to 5.3.12 (Land West of Bracklesham Lane)



Kingfisher Parade - East Wittering



Policy 3: Design

The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect and enhance the rural and seaside nature of the Parish. In particular, such proposals should reflect the coastal architecture and historic character of the area.

Development proposals must be able to demonstrate they will not increase the risk of flooding on or adjoining the proposals. Developers will be expected to have early discussions with Southern Water (or other equivalent water company) to ensure there is sufficient capacity and pressure in the foul drainage system to service the development.

- 5.15. The employment land review indicated that commercial demand for further employment space at East Wittering and Bracklesham is likely to be largely restricted to a very locally based SME market offering small office and workshop units on flexible terms. Employment options will continue to be explored on this site and the concept masterplan offers sufficient flexibility to accommodate this use should the need be justified.
- 5.16. East Wittering and Bracklesham Parish is a rural area and seaside holiday destination. There are a very large number of holiday caravans and other holiday accommodation in the parish and in adjoining parishes. Part of the area's character is that it does not have much in the way of industrial estates nor business parks. Many shops and food outlets only survive because of the very large number of holidaymakers. It is essential that this character is maintained to safeguard the economy of the area.
- 5.17. The development plan and NPPF policies will continue to require development proposals to meet national design standards in respect of heritage assets, energy efficiency and water management. However, it is important that the NP emphasises the value of these requirements, especially regarding design details such as the use of rainwater recycling, permeable materials on hard surfaced areas and green roofs to dissipate run-off.

See Lepus Report, Page 35 to 36 Paras 5.4.1 to 5.4.3



Church of the Assumption - East Wittering



Cliffords Cottage - Bracklesham



Policy 4: Green Infrastructure

Development proposals that provide an opportunity to sustain, enhance or create a section of the Green Links across the Manhood Peninsula, as shown on the Policies Map, by way of their access, layout and landscaping schemes, will be supported. Proposals that will result in the loss of an existing section will be resisted.

- 5.18. The CDC Open Space/Sport/Recreation Facilities study 2013 (see part 3) indicates the Parish has significant shortfalls in provision. Some of this shortfall might have been made up by Bracklesham Barn or other proposals since the study was produced so this needs to be checked.

- Route 1: Bracklesham Lane to Stocks Lane via Stubcroft Lane (cycle, foot, bridle)
Route 2: Stubcroft Lane to Downview Public Open Space (cycle, foot, bridle)
Route 3: Bracklesham Lane to Earnley via Clappers Lane (cycle, foot, bridle)
Route 4: Clappers Lane to Woodborough Close (foot)
Route 5: Downview Public Open Space to Church Road (cycle, foot, bridle) For the long term.

See Plan G: Concept Masterplan for Land West of Bracklesham Lane



See Lepus Report, page 36. Paras 5.5.1 to 5.5.6



Bracklesham Park playground

Policy 5: Open Spaces and Sea Front

The Neighbourhood Plan notes Local Green Spaces in the following locations, as shown on the Policies Map:



- 1. Booker Green /Tamarisk Walk**
- 2. Downview public open space**
- 3. Kosy Kot**
- 4. Bracklesham Park**

Proposals for development in a Local Green Space will be resisted, unless they are ancillary to the use of the land for a public recreational purpose or are required for a statutory utility infrastructure purpose.

Within the defined Seafront area, as shown on the Policies Map, development proposals, including the extension buildings, on open land that provides sea views and access to the seafront will be resisted.



- 5.19. This policy will protect important local green spaces which have been defined with the help of the NPPF (Para.76 and 77). Other open spaces have also been identified as important to the character of the village and should therefore be protected. The Seafront is also identified as an important open space as it is one of the most important natural assets of the area and it is the main contribution to its character. Therefore the Seafront, the access to it and its views must be protected.

The CDC Open Space/Sport/Recreation Facilities study 2013 (see part 3) indicates the Parish has significant shortfalls in the following provision:

Allotment = 1.77ha deficit (EWB has no allotments)
Amenity Open Space = 1.23ha deficit
Parks/Recreation Grounds = 1.72ha deficit
Play space = 0.47ha”

See Lepus Report, page 37. Paras 5.6.1 to 5.6.2

Policy 6: Natural Environment

Development proposals must seek to avoid having any significant environmental effects on designated environmental and landscape assets in close proximity such as Chichester Harbour Area of Outstanding Natural Beauty (AONB), the Bracklesham Bay Site of Special Scientific Interest (SSSI) and Medmerry Realignment. Where effects are unavoidable and their impact may be less significant to the surrounding locality, then the proposals must show how these effects will be mitigated to the satisfaction of the Parish Council. In addition, any development proposals must contribute to and enhance the natural environment by ensuring the protection of local biodiversity value.

- 5.20. This policy emphasises the importance of all development proposals avoiding harmful impacts on the many national and European and International designated natural assets in and near the parish..
- 5.21. The spatial and allocation policies of the NP have sought to avoid any significant effects on these assets and this policy expects that all other small scale development proposals in the parish will meet the same objective.

See Lepus Report, page 37, Para 5.71

Policy 7: Schools

Development proposals for the provision of a larger primary school to serve the village and for a new secondary school to serve the Manhood Peninsula will be supported, provided the schemes:

- i. Are conveniently located to encourage walking and cycling***
 - ii. Are appropriate in design terms; and***
 - iii. Deliver the necessary supporting infrastructure, including ancillary services and car parking***
- 5.22. This policy will support new primary and secondary school provision in the village to serve the needs of the local area. It recognises that the new housing development planned for the area and across the Manhood Peninsula as a whole are likely to increase the demand for school places. Over the longer term, the existing education capacity on the Peninsula may be insufficient to meet this demand and, given its geographical constraints, it is important that provision is made either in the village or in close proximity to it.
- 5.23. WSCC, the Local Education Authority, has a statutory duty to secure sufficient education provision within its area. Their most recent statement on school places across the District 1 indicates that there are currently no significant issues on the Manhood Peninsula but they will continue to monitor the effects of proposed housing development.



- 5.24. East Wittering Community Primary School is one of 5 primary schools that serve the peninsula. The Academy Selsey, the only secondary, a journey of approximately 30 minutes by bus from the Parish. Based on WSCC capacity data both schools currently have spare capacity. However, forecast pupil growth across the whole District over the lifetime of the plan indicates a need for 842 additional primary places (an increase of 12%) and 979 additional secondary places (an increase of 19%).

See Lepus Report, page 37 to 38, Paras 5.81 to 5.8.3

Policy 8: Employment / Service Hub

Development proposals for as shown in the Policies Map, for additional community uses and for new B1(a) office uses will be supported, provided:

- i. They will not result in a need for a significant increase in car parking spaces; and***
- ii. There is no detrimental impact on the amenities of local residents as a result of the opening hours***

- 5.25. This policy will encourage the extension and broader use of the village library as a resource centre for training, meeting rooms and/or IT help centre. This will increase the viability or vitality of the library as it is essential it is retained as a valued community asset. However, the policy does recognise that there are constraints on the scale of the proposal in respect of car parking and local amenities.

See Lepus Report, page 38, Para 5.9.1

Policy 9: Local Employment

Proposals that result in the loss of an existing employment or business use, will be resisted, unless it can be demonstrated that its continued use is no longer viable. Proposals to expand an existing employment or business use will be supported, provided their impact on flood risk, local amenity, traffic and landscape can be satisfactorily mitigated.

- 5.26. Outside of the tourism and retail related economy, East Wittering Business Centre (Hilton Park) provides industrial premises and is the key local employment area. This policy will protect important local employment land from a change of use to another purpose. Encouraging the continuing use of land for employment to provide local job opportunities and therefore to reduce the reliance of the local workforce on commuting out of the parish.
- 5.27. Encouraging the extension and broader use of the village library as a resource centre for training, meeting rooms and/or IT help centre will increase the viability or vitality of the library as it is an essential and valuable community asset. However, there are constraints in respect of car parking and local amenities.
- 5.28. The CDC Employment Land Review Update 2013 (ELR) concluded that in addition to any strategic employment land allocations that may come forward across the District, there may be circumstances where small scale employment development including extensions to existing sites in rural areas, would be appropriate where evident demand exists.
- 5.29. The study identified East Wittering/Bracklesham and Southbourne as having the potential for modest B1 employment provision as part of any major residential development schemes that may come forward.
- 5.30. The ELR indicated that commercial demand for further employment space at East Wittering/Bracklesham is however likely to be largely restricted to a very locally based SME market offering small office and workshop units on flexible terms.

Employment options are being explored as part of Policy 2 .

See Lepus Report, page 38, Para 5.10.1



Policy 10: Medical Service Centre

Proposals for the development of a medical facility in the Bracklesham area of the parish will be supported, provided:

- i. Sufficient off-street car parking spaces are provided; and**
- ii. There is no detrimental impact on the amenities of local residents as a result of the opening hours**

- 5.31. This policy will encourage the establishment of a new health facility to serve the Bracklesham area, either as a new development scheme or resulting from a change of use of an existing building. It reflects the issues facing health provision at the existing medical centre in East Wittering, where there is already a high proportion of the patients from Bracklesham and with development likely to come forward to the proposed in that part of the parish in the coming years. The new facility may operate as an annexe to the existing centre.
- 5.32. The Witterings Medical Centre in Cakeham Road provides care for nearly 10,000 patients in the Witterings and the surrounding area – about double the resident population of the Parish. It has recently had a new extension to provide additional capacity for the area and the CDC Infrastructure Delivery Plan considers it offers sufficient capacity for the foreseeable future. However, Primary Care across the Coastal West Sussex Clinical Commissioning Group (CWSCCG) area is under significant pressure from rising demand and reducing workforce.
- 5.33. Further discussions will take place with the Coastal West Sussex Clinical Commissioning Group and the Witterings Medical Centre to determine their plans for establishing a satellite practice in the east of the parish or plans for the location of other community healthcare services which are acknowledged as under pressure across the CCG area. In the meantime, flexibility has been built into the Policy 2 of the pre-submission plan should a subsequent need be identified.

See Lepus Report, page 39. Paras 5.11.1 to 5.11.3



Witterings Medical Centre - East Wittering

Policy 11: East Wittering Village Centre

The Neighbourhood Plan designates an East Wittering Village Centre, as shown on the Policies Map, for the purposes of applying other development plan policies to manage applications for new development and changes of use.

Within the centre, proposals that will result in the loss of any A1-A5 retail/commercial frontage to a non-retail/commercial use will be restricted. Proposals for new retail/commercial development in the centre will be supported, provided the scheme:

- i. Makes provision for additional car parking spaces; and**
- ii. Either makes provision for, or makes a financial contribution towards the betterment of the village centre, and the seafront**



- 5.34. This policy is intended to refine Policy 29 of the CLPKP by defining the East Wittering village centre on the Policies Map and by setting out more detailed requirements to sustain and enhance the viability and vitality of the centre. This includes maintaining the existing mix of retail and other commercial uses and encouraging new development that is well suited to the village centre.
- 5.35. The shops at East Wittering give the area its vibrancy. Mostly independent retailers, the village has retained 2 butchers, 2 greengrocers, two stationers, a florist, a sweetshop and more besides. Considering the village is also home to two small supermarkets, this is an unusually successful village centre, kept alive by residents who prefer to shop at smaller retailers and by tourists who appreciate the chance to 'buy local'.
- 5.36. The figures from the NP survey are impressive, with 75.6% of respondents shopping at least twice a week in the villages. A 2010 survey of the East Wittering Centre confirmed that for its size the centre has a strong convenience and comparison goods offer and fairly strong services offer, confirming the high proportion of independent retailers. Of the 48 A1-A5 retail units located in the East Wittering centre, 70% were A1 uses (15% A1 Convenience; 40% A1 Comparison; 5% A1 Retail Services; 15% A2 Financial Services and 17% A3-A5 Food and Drink premises - and no vacancies)²
- 5.37. The retail centre also serves the holiday makers from adjoining parishes. The policy is intended to maintain the balance and number of retail services.

Currently there are the following facilities in the parish:

Banks	2	Holiday rentals	4
Bars	1	Pharmacies	3
Beauticians	1	Post Offices	2
Cafes	8	Public Houses	4
Caravan Parks	5	Restuarants	11
Care homes	3	Retails outlets	40
Charity shops	1	Services	27
Churches	3	Social Venues	1
Parish Council	1	Solicitors	2
Doctors	1	Supermarkets	2
Dentists	1	Takeaways	6
Fire Station	1	Taxis	1
Hairdressers	4	Vacant Premises	1

See Lepus Report, page 39. Paras 5.12.1 to 5.12.4

² Ibid 2



East Wittering - Village Centre



Policy 12: Bracklesham Village Centre

The Neighbourhood Plan designates a Bracklesham Village Centre, as shown on the Policies Map, for the purpose of applying other development plan policies to manage applications for new development and changes of use.

Within the centre, proposals that will result in the loss of any A1-A5 retail/ commercial use will be resisted. Proposals to expand an existing tourist use will be supported, provided the scheme makes provision for additional car parking spaces.

- 5.38. This policy is also intended to refine Policy 29 of the CLPKP by defining the Bracklesham village centre on the Policies Map and by setting out more detailed requirements to sustain and enhance the viability and vitality of the centre. This includes maintaining the existing mix of retail and other commercial issues and encouraging new development that is well suited to the village centre.
- 5.39. Local village facilities include a convenience store, post office, shops, pubs and a children's nursery which supplement the wider range available in East Wittering centre some 1.5km to the west. The loss of such facilities would increase the need to travel, and whilst the distance is not too great, for many retired residents and in the summer months this would make the journey even more challenging.

Policy 13: Tourism

Proposals resulting in the loss of an existing tourism use will be resisted, unless it can be demonstrated that its continued use is no longer viable. Proposals to expand on an existing tourist use will be supported, providing that the impact on flood risk, local amenity, traffic and landscape can be satisfactorily mitigated.

- 5.40. This policy supports the maintenance and growth of the tourism economy as the major local employer while improving the Parish's self-sufficiency by reducing dependency on neighbouring villages and Chichester.
- 5.41. The Tourism sector is the major employer in the area especially related to the coast and water based recreational activities. The beaches of the Manhood Peninsula, particularly those adjacent to East Wittering and Bracklesham, are extremely popular amongst the surfing fraternity and businesses servicing the needs of this group and others utilising the coastline and landscape form a core of those located in East Wittering. Its popularity as both a holiday and visitor destination means that there are large numbers of static and mobile caravans in the Parish and in adjoining parishes.
- 5.42. Due the number and popularity of the beaches and holiday camps, the population more than doubles during the holiday season, which is essential

for the local economy and for the survival of many local shops and businesses. However, all this leads to increase pressure on the infrastructure of the parish and beyond e.g. roads and sewage.

***See Lepus Report, page 40,
Paras 5.14.1 to 5.14.2***



Sea view from Bookers Green



6. Implementation

- 6.1. The NP 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 infrastructure proposals contained in the plan.

Development Management

- 6.2. Most of the policies contained in the NP will be delivered by landowners and developers. In preparing the NP, care has been taken to ensure, as far as possible, that the policies are achievable.
- 6.3. Extended bus service to include later evenings. Due to lack of employment in this Parish it is necessary to travel to Chichester. Buses finishing early means no shift work. Also no evening entertainment in Chichester. West Manhood has population of at least 10,000 who cannot get to Chichester on a bus in the evening. Cost of taxi is prohibitive.

Infrastructure Projects

- 6.4. East Wittering & Bracklesham parish council proposes some or all of the following projects for investment of future community infrastructure levy funding allocated by the local planning authority and to the Parish Council:
- 6.5. Improved Youth Club facilities – WSCC has failed to provide an acceptable lease for these facilities. The club now has no premises and is looking for alternatives.
- 6.6. Visitor experience at East Wittering and Bracklesham. This is cited in the Local Plan as being supported by CDC and has received no support. It is our main economy.
- 6.7. Steps, handrail and retaining wall in East Wittering. These are old, rusty and poorly maintained. The retaining wall is cracked and leaning over towards the road. The street scene is in need of work. This appearance is detrimental to our visitor experience.
- 6.8. Extended bus service to include later evenings. Due to lack of employment in this Parish it is necessary to travel to Chichester. Buses finishing early means no shift work. West Manhood has population of at least 10,000 who cannot get to Chichester on a bus in the evening. Cost of taxi is prohibitive.
- 6.9. Sewage system improvement – this is repeated as a need on every substantial planning application. Some homes regularly cannot flush their toilets when it has been raining.



Youth Club - East Wittering



- 6.10. Doctor's surgery in Bracklesham. Bracklesham is now twice the size of East Wittering. Accessing the doctor when ill is a car journey and parking is difficult the other end and appointments are not easy to get.
- 6.11. School Safety Zone East Wittering. The entrance in Church Road is a hazard with the parked cars and children being dropped off because of the layout and bend in the road. The parking in Stocks Lane at school drop off and pick up times causes large traffic jams. Both of these have a significant impact on safety.
- 6.12. Increased parking in East Wittering and Bracklesham. This is a seasonal problem, April – September. With the influx of tourists parking is a major problem and should not be ignored.
- 6.13. Mobile phone coverage improvement. There are still areas with very poor reception. As a major tourist destination good coverage is vital especially now public phone boxes are not available and it is the only way to call emergency services in public areas.
- 6.14. Speed reduction, Piggery Hall Lane. This road is not wide enough for the large lorries and buses that use it. They straddle the centre line and break down the verges and dolly posts. There are blind bends and the hedging needs cutting back on eastern side.
- 6.15. Cycle paths and bridleways around Medmerry. These are listed as important because of our tourism and should be developed. This includes the delivery of missing links in the 'Green links across the Manhood Peninsula'. In addition we need more cycle paths in the village e.g., along Longlands Road and up Stubcroft Lane to the Bell Public House and eventually leading to Birdham Pool.
- 6.16. Parking restrictions Longlands Road. We have been requesting this for years. The current parking forces cars to take the bend on the wrong side of the road with no forward view.
- 6.17. A Promenade between East Wittering and Bracklesham
- 6.18. Safe and easy access to the beach
- 6.19. A pedestrian crossing in Bracklesham between the Beech Avenue junction and the convenience store
- 6.20. A section of Bookers Green kept green and free of stones.
- 6.21. Better access to the beach for people with disabilities e.g., better ramps and existing steps being kept free of stones.
- 6.22. Better access around East Wittering centre for people with disabilities _
- 6.23. The drainage of the Cakeham Road outside Travis Perkins and along the Parade improved to avoid flooding every time it rains
- 6.24. Notices to deter dog fouling in Bracklesham Park and other areas
- 6.25. Better signage to Medmerry from Bracklesham / East Wittering.
- 6.26. Improved footpath between Bracklesham and Earnley.
- 6.27. Better guides for visitors/tourists: e.g., leaflets setting out local walks or gardens open to the public, leaflets promoting the fossil beds in Bracklesham.
- 6.28. This series of local infrastructure projects will be prioritized for investment from Section 106 agreements and, if implemented in the future, Chichester District Community Infrastructure Levy (CIL). A minimum of 25% of the levy collected from development in the Parish will be passed to the Parish Council for investment in the Parish. This provides the local community with an indication of the priorities for investing the fund to improve local infrastructure as a result of new development in the parish.

- 6.29. In addition, other policies of the Neighbourhood Plan require some planning obligations to be entered into as part of planning consents to finance and deliver specific infrastructure projects relating to the development scheme in order to make the scheme satisfactory in line with paragraphs 173 and 204 of the Nation Planning Policy Framework (NPPF).



7. Assessment of in-combination effects

See Lepus report, page 41, Paras 5.15.1 to 5.15.3

8. Significant effects and mitigation

Below is extracted from the Lepus report and can be found together with Table 4.1 on page 44 of their report

6.1 Introduction

6.1.1 The following further explores uncertain and negative effects identified in the policies.

6.1.2 These are presented under the relevant SEA Objective. The following objectives are not discussed as no uncertain or negative effects were identified against them:

- SEA Objective 3 (Waste);
- SEA Objective 4 (Pollution);
- SEA Objective 5 (Climate Change Minimisation);
- SEA Objective 8 (Landscape);
- SEA Objective 9 (Cultural Heritage);
- SEA Objective 10 (Housing);
- SEA Objective 11 (Rural Barriers);
- SEA Objective 12 (Health and Wellbeing); and
- SEA Objective 13 (Economy).

6.2 Significant effects, mitigation and uncertainty

6.2.1 This chapter considers significant potential adverse effects that have been identified through the assessment process and recorded as uncertain using the assessment classification in Table 4.1. Where possible, mitigation has been prescribed. The effects are described as potential adverse since any policy categorised as uncertain may also have positive effects and the nature of the effects might be only partially known.

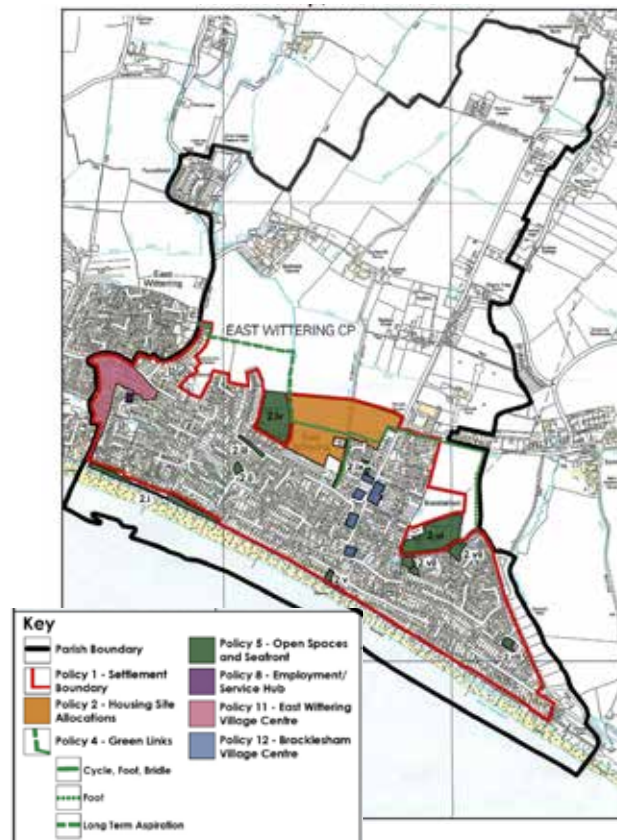
6.2.2 The mitigation hierarchy is a sequential process that operates in the following way: firstly, if possible, adverse effects should be avoided. Failing this, the nature of the effect should be reduced, if possible, so that it is no longer significant. If neither avoidance nor reduction is feasible, mitigation measures should be considered. Mitigation prescriptions might include changes to policy wording, advocating design guides, offsetting biodiversity effects or provision of new supporting green infrastructure. In the case of this SEA Report, mitigation has been supplied to help address negative effects so that, if possible, no residual affects remain.

6.2.3 A summary of the results of the appraisal of policies, as presented in Chapter 5, is shown in Table 6.1.”



Policies Map

East Wittering and Bracklesham Neighbourhood Plan Policies Map. November 2015



Appendix A: Evidence and List of documents used

EWBPN Stage 1 Report – Part A (2014)

EWBPN Stage 1 Report – Part B (2014)

AiRS Neighbourhood Plan Survey Report (2014) – Update

EWBPC Site Assessment Report (2015)

WSCC Local Transport Plan 2030

CDC Lepus Consulting SEA/SA Report of the EWBPN (March 2016)

CDC Local Plan: Key Policies 2014-2029 (CLPKP - 2015)

CDC Neighbourhood Plans and Adoption of the Chichester Local Plan (July 2015)

CDC Transport Study (2013)

CDC Ecology Network Mapping (2014)

CDC PPG17 Open Space, Sport and Recreation facilities study (2013-2029)

CDC Infrastructure Delivery Plan (2013)

CDC Habitat Regulations Assessment (2014)

CDC Sustainability Appraisal (2014)

CDC Employment Land Review Update (2013)

CDC Settlement Capacity Profile Update (Oct 2013)

CDC Landscape Capacity Studies (2009 & 2011)

WSCC Planning School Places (2015)

Peninsula Partnership: Manhood Peninsula Destination Management Plan 2011 - 2015

Tourism South East: Selsey and East/West Wittering Visitor Survey 2010

Manhood Peninsula Surface Water Management Plan: WSCC July 2015

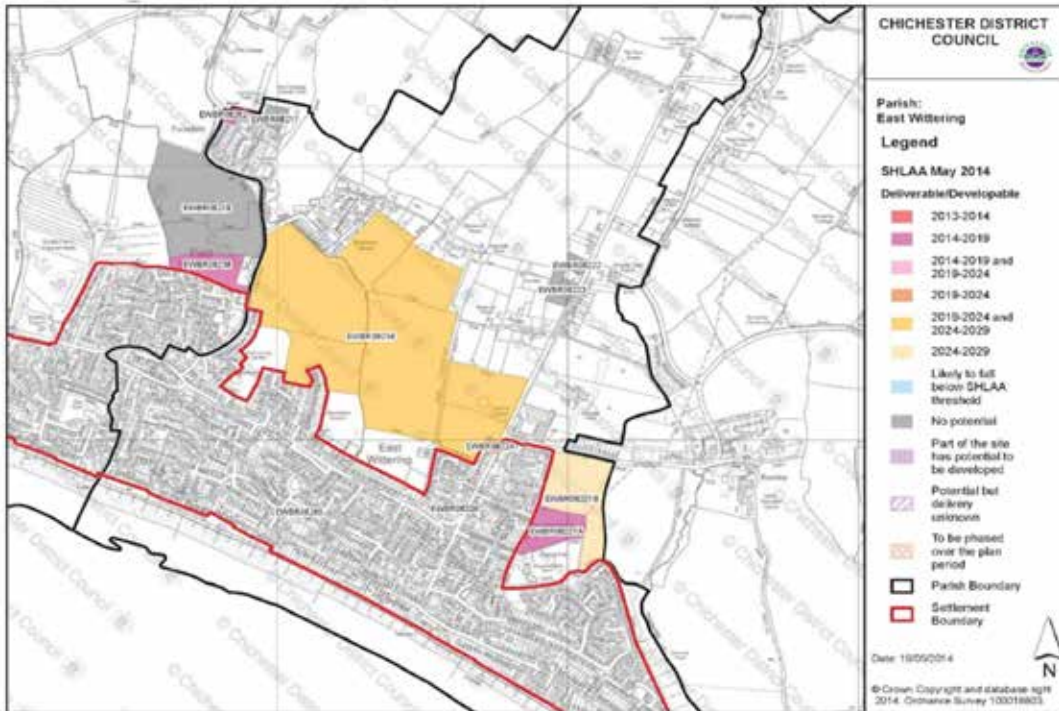
Documents available on EWBPC, CDC or WSCC websites

Appendix B:

Strategic Housing Land Availability Assessment (SHLAA)

The Strategic Housing Land Availability Assessment assesses land in the district for potential development. However, the sites identified as suitable are not allocations for development but demonstrate that the district has sufficient supply of housing land for the next 15 years as required by government.

In most recent iteration of the SHLAA in 2014, only five out of 10 sites were assessed as developable, their locations can be seen on the map in plan G.



Plan X: Chichester District SHLAA sites - East Wittering & Bracklesham

SHLAA ref.	Site Address	No. of Units
DEVELOPABLE		
EWBR08262	Former Depot Site Piggery Hall Lane 2014-2019	17
EWBR08221A	Land South of Clappers Lane 2014-2019	50
EWBR08216	Land at Bracklesham Lane 2019-2024/2024-2029	1362
EWBR08224	Sunlands 2019-2024	7
EWBR08221B	Land South of Clappers Lane 2024-2029	178
NO POTENTIAL		
EWBR08217	Land at Briar Avenue	Not within BUAB
EWBR08222	Land North of Grasmere	Not within BUAB
EWBR08223	Land North of Grasmere	Not within BUAB
POTENTIAL BUT DELIVERY UNKNOWN		
EWBR08336	Land North of Lively Lady	
LIKELY TO FALL BELOW THE SHLAA THRESHOLD		
EWBR08265	MARTLETT Peerley Road	6



GLOSSARY

ANOB	Area of Outstanding Natural Beauty
CDC	Chichester District Council
CIL	Community Infrastructure Levy
CLPKP	Chichester Local Plan Key Policies
EWBPC	East Wittering and Bracklesham Parish Council
EWBSB	East Wittering and Bracklesham Settlement Boundary
ELR	Employment Land Review
HRA	Habitat Regulations Assessment
NP	Neighbourhood Plan <i>(The Neighbourhood Plan of East Wittering and Bracklesham Parish Council)</i>
NPPF	National Planning Policy Framework
SEA	Strategic Environment Assessment
SAC	Special Area of Conservation
SME	Small and Medium Enterprises
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
SHLAA	Strategic Housing Land Availability Assessment
SUDS	Sustainable Drainage Systems
WSCC	West Sussex County Council

Ramsar

The Ramsar Convention (formally, the Convention on Wetlands of International Importance, especially as Waterfowl Habitat) is an international treaty for the conservation and sustainable utilization of wetlands, recognizing the fundamental ecological functions of wetlands and their economic, cultural, scientific, and recreational value. It is named after the city of Ramsar in Iran, where the Convention was signed in 1971.