

Neighbourhood Planning
Chichester District Council
East Pallant House
1 East Pallant
Chichester PO19 1TY

Our ref: HD/P5402/
Your ref:
Telephone 01483 252040
Fax

16th July 2017

Dear Ms Dobson,

Westbourne Neighbourhood Plan Submission Consultation

Thank you for your e-mail of 12th June advising Historic England of the consultation on the Westbourne Neighbourhood Plan under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012. As the Government's statutory adviser on the historic environment we are pleased to make the following comments.

We strongly welcome the references to the over 60 listed building entries in the parish (including the grade I Church of St John the Baptist and the grade II* Westbourne House), non-designated heritage assets, the Conservation Area, the West Sussex Historic Landscape Character Assessment, the Chichester District Historic Environment Record and its records for the parish in the sub-section "About Our Parish".

This sub-section accords with the advice in the National Planning Practice Guidance "... where it is relevant, neighbourhood plans need to include enough information about local heritage to guide decisions and put broader strategic heritage policies from the local plan into action at a neighbourhood scale. ... In addition, and where relevant, neighbourhood plans need to include enough information about local non-designated heritage assets including sites of archaeological interest to guide decisions".

We welcome the reference to historic identity and character in paragraph 3.1.1, Objectives 6, 7 and 9 for identifying potential development sites in paragraph 3.3.6, the reference to character in 3. of paragraph 3.3.7, clause 3 (v) of Policy OA1, the reference to the conservation areas and listed buildings in paragraph 4.7.6 and paragraph 4.7.7, especially clause 5 .

We welcome and support Policy LD1 which we consider, together with the Village Design Statement and Conservation Area Character Appraisal and Management Plan, satisfies the requirement of paragraph 58 of the National Planning Policy Framework; "...neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated

objectives for the future of the area and an understanding and evaluation of its defining characteristics."

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We particularly welcome and support section 4.10 and Policy LD3, although we would prefer "*.....special interest, character and appearance of the Conservation Area or the significance of other heritage assets*" – the "special interest" being the reason for its designation. However, for clarity, in our opinion, the policy still meets the basic conditions.

We are pleased to note that impact on the conservation area and listed buildings and village character were two of the "key criteria" for identifying potential development sites.

As regards the proposed housing sites, Land to the West of Monk's Hill, is close to the grade II listed Monk's Farmhouse, just to the north, However, if the site is developed for just six houses as proposed, with a buffer zone to the north, we do not consider that it would be likely to have a significant effect on the historic significance of the farmhouse. We welcome the reference in paragraph 4.14.1 to potential significant archaeological interest and the requirement in Policy SS1 for an archaeological evaluation prior to the submission of any planning application. We therefore have no objection to the allocation of this site.

Land adjacent to Chantry Hall is not far from the Conservation Area but we note that the Conservation Area Character Appraisal does not identify the site as being important to the setting of the Area or in views to or from the Area. Our records show that the development of this site would not affect any other designated heritage assets. We welcome the reference in paragraph 4.14.5 to potential significant archaeological interest and the requirement in Policy SS3 for an archaeological evaluation prior to the submission of any planning application. We therefore have no objection to the allocation of this site either.

As a general point, we still feel that the Plan could perhaps more clearly identify the issues affecting Westbourne that the Plan's policies and proposals are intended to address. In our experience Neighbourhood Plans usually include a section on issues that have been identified through the community consultation process, which then inform and justify the Plan's policies and proposals. We would expect to find this in Section 3 of the Plan but sub-sections 3.2 and 3.3 really only consider future development in the village.

Otherwise we are pleased to commend the Westbourne Neighbourhood Plan and consider that it meets the basic conditions as regards the historic environment.

Thank you again for consulting Historic England.

Yours sincerely,

Martin Small
Principal Adviser, Historic Environment Planning
(Bucks, Oxon, Berks, Hampshire, IoW, South Downs National Park and Chichester)
E-mail: martin.small@historicengland.org.uk

