Oving Neighbourhood Plan

Plan period 2014 - 2029

Published by Oving Parish Council for Pre-Submission consultation under the Neighbourhood Planning (General) Regulations 2012 as amended.

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1. Introduction

This section explains the background to the Neighbourhood Plan and how you can take respond to the consultation.

2. The Neighbourhood Area

This section describes the designated area covered by the plan.

3. Planning Policy Context

This section relates the plan to the National Planning Policy Framework and the planning policies of Chichester District Council as the local planning authority.

4. Community Views on Planning Issues

This section explains how the community has been involved in the process of developing the plan.

5. Next steps

This section describes what happens after the consultation is completed and the process that is followed to enable the plan to be ‘made’ and start to carry weight in planning applications.

6. Vision, Objectives & Land Use Policies

This is the core of the plan. It includes the Vision and Objectives which were consulted on in the spring of 2021. And it provides details of the policies (in bold type) which are proposed to address the objectives and other related issues.

7. Appendices to the policies

8. Maps

9. Evidence base

10. How to respond to the consultation

This consist of the feedback form to enable you to comment on the overall plan and the individual policies.

1. Introduction

In November 2020 Oving Parish Council decided to take advantage of the Localism Act 2011 and make a neighbourhood plan. In developing the plan we have followed the procedure set out in the Neighbourhood Planning (General) Regulations of 2012 (as amended).

The purpose of a neighbourhood plan is to give local communities such as parishes, the opportunity to influence the quality of development in their areas. Many parishes in the district have developed neighbourhood plans.

A steering group was formed of volunteers from the village and hamlets of the parish, from different walks of life, some in employment, some retired, but all sharing a desire to help shape the future of the parish over the next seven years.

As chairman I should like to pay tribute to all members of the group who, drawing on their knowledge of the parish, many of them long term residents, have contributed so richly to the research and decision making that has underpinned the policies of the plan.

We have greatly benefited from the encouragement and guidance of Chichester District Council at the different stations along the way.

Stephen Quigley
Vice Chairman, Oving Parish Council
Chairman, Oving Neighbourhood Plan Steering Group

May 2022

Members of the Steering Group

Katie Akerman (Shopwhyke)
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Rod Hague (Oving village)
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Stephen Quigley (chairman) (Merston)
John Pitts (Woodhorn)
Clive Sayer (Oving village)

Paul Kopecek (Merston) For part of the time

2.The Neighbourhood Area

A neighbourhood plan has to cover a defined geographic area. It can be a whole parish or just part of one. It can cover part of an adjoining parish. Oving Parish Council considered the option of just one part of the parish but decided at its meeting on February 11, 2021 the best result would be obtained by covering the whole. Accordingly the parish council applied to the District Council with arguments in support for the whole area of the parish to be designated the Neighbourhood Area. This designation was registered on March 8, 2021. See Evidence Base.

Profile of the parish

Oving parish consists of the villages of Oving and Merston and the hamlets of Drayton, Colworth, Woodhorn and Shopwhyke. It occupies 14 square kilometres. It is bounded in the north and west by the A27 trunk road. The southern part is traversed by the A259.

At the March 2011 national census it had a population of 1051. An estimate in June 2018 increased that figure to 1386. The breakdown by age: 0-17, 268; 18-64, 917; 65+, 201.

There have been a number of major new developments in the last 20 years in the centre of Oving village and at Shopwyke.

The parish is situated in a coastal plain that in places is subject to flooding. A feature of Oving village is that it is surrounded by green space. The landscape is characterised by large open arable fields with straight drainage ditch systems, and a

low density of hedgerows and hedgerow trees.

Gravel extraction in the western part has left a number of lakes inaccessible to the public. Many parts of the parish enjoy views of Chichester cathedral and the South Downs. Part of the parish boundary is the WWII airfield at Tangmere.

The area is crossed by the line of the former Chichester to Arundel Canal, the Chichester Flood Relief Channel and the railway line between Chichester, Brighton, Portsmouth, Southampton and London. Access to the railway stations at Chichester and Barnham is poor.

The parish's economy is predominantly farming and salad based horticulture using polytunnels. In some places farm buildings have been converted into business units hosting SMEs and a range of services including a veterinary surgery. There is a multi storey crop research facility in the south west of the parish. The Environment Agency has a depot and office at Shopwyke.

The parish's assets include a modern village hall, a public house converted from a period cottage, two 13th century churches, one in regular use, the other closed but maintained by the Churches Conservation Trust. The parish's principal green space is the recreation ground on the east side of the village.

Oving village is located on the north east side of the parish. It has three main streets, the High Street that serves as the main road running through the village, Church Lane that is bordered in places by belts of trees and hedges, and Gribble Lane that is adjacent to open fields with views of Chichester Cathedral and the South Downs. The village's principal open spaces are the 19th century graveyard along Church Lane and the recreation ground to the east of the village.

Drayton is located to the west of the parish and is split in half by the railway line. There is a small cluster of one and two storey houses on the road to Oving village and other houses with long driveways along Drayton Lane. Also on Drayton Lane are the offices and buildings of West Sussex Highways. The hamlet has water features with ponds to the west of Drayton and ditches to the east.

Woodhorn is in the east of the parish off Oving Road. It lies within the Low South Downs Farmland character area. The business centre hosts around 20 SMEs. Buildings are spread along Woodhorn Lane and the cul de sac leading to Woodhorn Farm. Both lanes are bordered with rich vegetation, hedgerows and trees. There is a railway crossing that gives access to Reeds farm and a footpath south of the hamlet runs along the railway line towards Aldingbourne.

Colworth is a small hamlet to the north east of the parish. There are several houses spread along the rural road, some facing on to the street road, others concealed by vegetation. The rest of the houses are set along a cul de sac street with irregular set

backs and building plots. The rural street is bordered with low flint walls and hedgerows. There are two farms and a public footpath crosses the northern boundary.

Shopwyke lies to the north west of the parish bordering Chichester but separated by the A27. The oldest part in the east has a group of houses along a cul de sac with no pavements, bordered by green verges with irregular building lines. There is a cluster of listed buildings and there are very large recent developments to the west including linear developments along Shopwyke Road. These developments have a very different character from the older part. There is a long established day/ boarding preparatory schools with a nursery department for boys and girls.

Merston village is located to the south west of the parish. Houses include converted barns and other farm buildings and a number of red brick former farm houses with small frontages. There is a pond and a Grade I listed church. There are open views of the countryside and part of the Chichester to Arundel canal. Public footpaths lead towards Colworth. The village lies in the flood risk zones 2 and 3. At the north west a high rise employment building dominates the flat landscape and creates a negative impact.

The parish is served by two bus services, one (85) providing a regular if infrequent service directly from the village to Chichester, Tangmere and Arundel, the other (700) a frequent service along the A259 to Chichester and Bognor Regis. There is one maintained cycle path, alongside the A259 from Merston to Chichester and another to Tangmere. There is a bridleway along Green Lane to North Mundham.

The nearest state primary school is at Tangmere but the parish, apart from the east half of Shopwyke, is in the catchment area of March primary school at Westhampnett, two miles to the north. The parish is within the catchment area of three secondary schools, one academy, one free school and one faith school in Chichester, three miles to the east. There is a private preparatory school at Shopwhyke that takes children from 3 to 14.

The nearest doctor's surgery is at Tangmere.

Planning issues as perceived by the community

Three issues threaten the future of the parish and which the neighbourhood plan is designed to address:

The design of new major developments needs to be in sympathy with the rural and historical character of the parish. Recent developments have been urban, threatening the separation from Chichester city.

The growing population of the Shopwhyke hamlet will in the next few years more

than double the population of the parish. The result is creating two parishes within a parish, the new and the old, with too little physical and communal connectivity between them.

The road network, consisting in many places of narrow winding lanes with narrow if any verges, is quite inadequate to cope with the increasing amount of traffic, cars, vans and lorries, and is poorly maintained. There is increasing risk to residents whose houses have no frontage. Access from the parish to arterial roads is slow and unsafe. There is no network of footpaths or cycle paths.

Planning issues outside the scope of the plan

The key issue is the A27 and waste water treatment and the need for improvements to both to support recent and any additional strategic allocations. The allocation of 600 on site AL3, for example, is being tested against highways modelling of traffic on the A27 and improvements in waste water treatment.

3. Planning Policy Context

The parish lies within the Chichester Local Planning Authority (LPA) in the county of West Sussex.

National Planning Policy

The National Planning Policy Framework (NPPF) is an important guide in the preparation of local plans and neighbourhood plans. A revised Framework was published in July 2021 and the following paragraphs are considered especially relevant:

- Neighbourhood Planning (§28 - §30)
- Rural Housing (§78 - §80)
- Promoting health and safe communities (§93)
- Local Green Space (§101 - §103)
- Promoting sustainable transport (§104)
- Achieving well-designed places (§127)
- Planning and flood risk (§159)
- Conserving and enhancing the natural environment (§174)
- Conserving and enhancing the historic environment (§189)

Strategic Planning Policy

The Neighbourhood Plan must be in general conformity with the strategic policies of the LPA. The plan period of the adopted plan is 2014 to 2029. Its key policies applying to the parish are to be found at https://www.chichester.gov.uk/newlocalplan

There are other made neighbourhood plans in the vicinity, namely Tangmere and Boxgrove, and one is in the process of being prepared at North Mundham. These parishes are being invited to take part in the consultation.

Sustainability Appraisal & the Habitats Regulations (TO BE CONFIRMED)

The LPA confirmed in its screening opinion of DATE that the Oving Neighbourhood Plan is in accordance with the Environmental Assessment of Plans & Programmes Regulations 2004.

The screening opinion also confirmed that the plan is in accordance with the Conservation of Habitats and Species Regulations 2010.

4. Community views on planning issues

A requirement of a neighbourhood plan is that it should be based on successful engagement with the community. To date we have done much to satisfy this requirement. We have kept residents informed about the purpose of the plan and how we have gone about making it. We have used the channels of the parish newsletter (the Oving and District News (ODN)), the parish website www.ovingcommunity.org, leaflet drops and parish notice boards. In April 2021 we did our first consultation which was on the draft vision and objectives.
In October 2022 we are in the processing of testing the waters by means of an informal consultation of residents and employers on the draft policies. A feature of the process is the holding of two open sessions at which residents will be invited to review the policy summaries and submit their support and concerns. We will document all feedback received and consider what changes to make to the draft plan.

In broad terms we want any new housing to be sympathetic in design and style to the existing built environment. We want provision to be made for affordable housing to meet local needs. And we want to have infrastructure funds used to improve connectivity across the parish with new networks of footpaths and cycle ways.

The next step will be to conduct a more formal six week consultation termed Regulation 14.

5. Next steps

Once the Regulation 14 consultation exercise is complete, we will review the comments made and prepare a final version of the Plan. We submit the plan to the District Council that then appoints an independent examiner to assess whether we have successfully engaged with the community in preparing the plan and whether it meets what are known as the basic conditions. These are

- Is the plan in compliance with national planning policy?
- Is the plan in general conformity with local planning policy?
- Does the plan promote the principles of sustainable development?
- Has the process of making the plan met the requirements of European law?

If the examiner is satisfied that we have successfully engaged with the community and considers the plan meets the above conditions, then the District Council arranges for the plan will go to a referendum of the local electorate.

If a simple majority of the turnout votes in favour of the plan, then the plan becomes a statutory part of the development plan for the area and will carry significant weight in how planning applications are decided.

6. Vision and objectives

Vision statement

In the period of the emerging local plan, Oving parish will be a resilient, thriving, well knit community. It will be an agreeable place to live for adults and children, families, people in work, the retired and elderly. It will have a separate and distinct identity with a clear gap with other settlements and no annexation to Chichester.

Its character and fragile beauty will be preserved from excessive development. Its historic assets and its high quality farmland will be safeguarded.

Its infrastructure will include access to schooling, medical facilities, adult social care and local retail. It will be sustainable with good public transport, efficient and safe road traffic management and a network of cycle paths and footpaths providing access to all parts of the parish and Chichester.

There will be protected green open space, trees and verges with wild flowers. Its housing will include a mix of market and affordable housing, developer and self built, with good size individual or communal gardens.

It will have a strong rural economy based on farming, horticulture, services and other types of business, supported by gigabit broadband and a multi use business hub. It will have the ambition to create higher value jobs in for example technology to match expensive new housing.

It will play its part in seeking to combat climate change: in housing design using renewable energy, low emissions, air/ ground source heat pumps, in private transport using electrically and other non fossil fuel powered vehicles, in community behaviour eg single use plastic, and waste recycling. By these and other means it will progress

to a carbon neutral parish.

Oving parish will work with neighbouring parishes to achieve mutually beneficial outcomes.

Objectives

Development policies to support:

Housing

Example: Proposals for new housing must deliver a range of house types, sizes and tenures. Developers should demonstrate how the proposal will meet local needs. Housing will be required to meet or exceed the energy efficiency standards set out by central government or Chichester District Council.

Environment and heritage

Example: New development should not increase the risk of flooding elsewhere and wherever possible, reduce overall flood risk.

Example: Local heritage, landscape, buildings and history to be respected.
The unique setting of the Oving Conservation Area is to be preserved and development proposals that would negatively impact on its setting will be refused.

Any designated wildlife corridors that pass through the parish linking the South Downs National Park to the SSSI of both Pagham and Chichester Harbours will be protected and enhanced where possible. Development that would lead to increased pressure on these corridors from recreational use will be refused.

Employment and enterprise

Example: Development proposals to upgrade or extend existing employment sites or start new business ventures eg in light engineering and technology, and small companies attracting young people, will be supported provided that the impact on the amenities of surrounding properties, landscape and wildlife heritage is acceptable and subject to the other policies in the plan.

Leisure and community

Example: Proposals for establishment of new medical facilities or access by bus to improved existing facilities eg at Tangmere, will be supported within the parish settlement boundary subject to the other policies in the plan.

Example: Community facilities that support the social integration of major new developments will be supported.

Example: Depending on population size, provision of walk-to local shop/ café will be supported.

Getting about

Example: Support will be given to proposals that improve and extend the existing footpath and cycle path network subject to compliance with other development plan policies. The loss of existing footpaths and cycle paths will be resisted. Access to Chichester by cycle and electric bike should be supported.

The extension of bus services will be supported to enable a genuine alternative to private car use for the mostly rural nature of the parish. The significant housing proposals will be expected to facilitate this extension or re routed bus routes via an initial funding scheme to be incorporated into S106 or equivalent negotiations.

Climate change

Example. Proposals for energy-generating infrastructure using renewable or low carbon energy sources to serve individual properties or groups of properties will be supported.

Mitigation of the impact of climate change such as effective ditch maintenance and improvement as well as increased shading through tree planting will be supported.

Land use policies

Policies map (to come)

Enterprise and Employment

EE1 Employment

Environment

EV1 Local Green Space
EV2 Nature Recovery

Getting About

GA1 Active and Sustainable Travel
GA2 New Bridleways

Heritage and Landscape

HL1 Heritage assets
HL2 Important views
HL3 Dark skies

Housing

H1 High Quality Design
H2 Oving Conservation Area
H3 Tall buildings
H4 Affordable Housing

Leisure and Community

LC1 Local services and Community Facilities
LC2 Village shop/ Community Hub

The policies

Enterprise and Employment policies

EE1 Employment

A. Development proposals that enhance the operational effectiveness, efficiency and appearance of existing employment sites and facilities, or redevelop existing employment sites to provide modern commercial premises and flexible workspace will be supported subject to the following criteria:

1) **the impact on residential development and public amenities are minimised;**
2) **the impact on environment, wildlife and any heritage assets is minimised;**
3) **all proposals will be strongly encouraged to have a net zero carbon impact;**
4) **proposals should support a sustainable local economy by using land efficiently and be in locations that do not undermine landscape character or important views.**

B. Proposals that will result in the overall loss of employment floor space will be resisted unless it can be demonstrated that any replacement will achieve a higher employment density and offer a wider range of higher skilled local employment.

Introduction/ objective

Oving Parish has 13 employment sites of which the largest is the Glenmore Business Park. The recently completed Bartholomews site is the next largest. Drayton House, Littlemead business centre, Shopwyke industrial centre, Woodhorn and Madam Green Farm are the other principal areas of economic activity and the best operated. The remaining sites are characterised by mostly low density, inefficient use of land with low tech, and low value economic activity.

The parish is mainly rural with a significant number of people employed in agriculture and horticulture.

As an overriding principle, priority will be given to building critical mass in the better managed and located centres and not creating new economic space.

Supporting text

If the businesses accommodation and use of land is supportive there would be scope for a progressive rural economy, eg light engineering, machinery maintenance, technology, waste management, veterinary services and other businesses that drive improved productivity, value and average wage growth.

The aim of this policy is to ensure there is no overall loss of existing business or commercial facilities in the parish and, as a result, no corresponding loss of local employment. The policy is intended to act as a catalyst for the regeneration of existing employment land which might serve a more sustainable and higher wage local economy by encouraging a higher employment density. This in turn will reduce the pressure to find new employment land on the edge of the urban area.

The policy encourages existing business locations to develop further through a combination of support for a change of use of existing buildings and increasing employment density. The policy reflects the district wide evidence of the changing employment practice that is evident in many areas across the country.

Paragraph 11.38 of the Chichester Housing and Economic Needs Assessment (Jan 2018) confirms “changing operating practices and increasing levels of automation have meant that there is a changing relationship between manufacturing jobs and industrial floorspace: the amount of floorspace required per manufacturing worker (i.e. the employment density) has been increasing, influenced by productivity improvements.”

The policy supports proposals that enhance the operational site efficiency and provide an attractive place to work, park and access, especially by cycle. In terms of landscape sensitivity, it is also acknowledged that locations that are less sensitive in the landscape are more likely to be near major roads. This includes the area along the A259, from Bartholomews Agri Food Ltd at the Chichester Food Park to the junction

with the A27 Chichester by-pass.

In its contribution to the CDC 2018 edition of Housing and Economic Needs Assessment Oxford Economics has indicated a maximum need for 32 additional hectares of space for glass houses/ polytunnels and services in the period to 2035 across the district.

The provisions of policy OVH3 should be applied to proposals for buildings and structures over three storeys.

References

Chichester Housing and Economic Development Needs Assessment (January 2018)
West Sussex 2018-2023 Economic Growth Plan

Environment Policies

EV1 Local Green Space

Proposals for inappropriate development in a Local Green Space will only be supported in very special circumstances.

This policy designates eight Local Green Spaces in accordance with paragraphs 101 – 102 of the NPPF.

Introduction/ purpose

The NPPF states that ‘‘the designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them.’’ In addition: The Local Green Space designation should only be used where the green space is:

(a) in reasonably close proximity to the community it serves;
(b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and is
(c) local in character and not an extensive tract of land.

A designation has the policy effect of the equivalence of the Green Belt in terms of the definition of ‘inappropriate development’, consistent with paragraph 103and 147 of the NPPF and of the ‘very special circumstances’ tests in the NPPF when determining planning applications located within a designated Local Green Space.

Background

Oving Parish Council engaged consultants *terra firma* in June 2021 to undertake a parish study to establish if there were areas that could be proposed for designation that met the NPPF criteria. The study concluded that there were eight such areas and these are accordingly included in the Oving Neighbourhood Plan. See Appendix EV1 and associated LGS Analysis Sheets.

References

The Terra firma Consultancy Limited reports on Local Green Space and Oving Landscape Capacity (December 2021)

EV2 Nature Recovery and Climate Change

A. The Parish contains a variety of green and blue infrastructure that provides an environmental support system for the community and wildlife. The Neighbourhood Plan designates this as a network, as shown on the Policies Map, for the purpose of promoting nature recovery and for mitigating and adapting to climate change. The network comprises two of the proposed routes (2018 and 2021) for the Westhampnett to Pagham Harbour Wildlife Corridor.

B. Development proposals that lie within or adjoining the network are required to have full regard to maintaining and improving the functionality of the network in the design of their layouts and landscaping schemes, and deliver a minimum 10% net gain in biodiversity value.

C. Proposals that will lead to the loss of land lying within the network and that will undermine its integrity will be resisted. Development proposals that will lead to the extension of the network, will be supported, provided they are consistent with all other relevant policies of the development plan.

Background

Wildlife corridors have been identified as key habitats for nesting, foraging and transportation routes for wildlife. The LPA is in the process of determining wildlife corridors running through the parish from Westhampnett to Pagham Harbour.

Supporting text

This policy will support the development of a nature recovery plan to increase biodiversity, connectivity and functionality to protect Schedule 1 species and European Protected Species.

The recovery plan would seek to provide a suitable habitat to accommodate the effects of climate change and the resultant changes in species movements. The main objectives should include:

a) enhancing and improving woodland and riparian zones (ditch habitats);
b) addressing and reducing the effects of night-time lighting issues;
c) improving the connectivity of these habitats along the corridor;
d) increasing the buffer zones around these corridors to protect against the harmful effect of human interaction and development have on nature
in order to create a habitat to increase the prevalence of Schedule 1 and European protected species, but particularly protecting and increasing already identified species along these corridors including but not limited to otters, bats (list species), water voles, door mice and hen harriers.

The plan would include a programme of small discrete stages for habitat creation or improvement over a ten year period as follows:

a) Complete baseline survey data (static surveys, ornithological surveys, bat tagging survey, photographic evidence to feed into Sussex Biodiversity Record Centre)
b) Develop an enhancement and management plan consisting of the improvement of connectivity between habitats; water management plan to include junction ponds and coir rolls to increase wetland habitat, especially during periods of drought; enhancement of buffer zones through increased planting.

There would also need to be a system using baseline data as above and continual recording (survey, static cameras and photograph evidence) to maintain and monitor these habitats and the wildlife that lives in them.

Getting About policy

GA1 Active and Sustainable Travel

A. The Neighbourhood Plan identifies the existing Active and Sustainable Travel Network, as shown on the Policies Map, for the purpose of supporting active and sustainable travel in the Parish.

B. Development proposals on land that lies within or adjacent to the Network should retain, and where practicable, enhance the functionality of the Network by virtue of their layout, means of access and landscape treatment.

C. Proposals that will harm the functioning or connectivity of the Network will

not be supported.

D. Bus shelters need to be designed to comply with their setting. Shelters in a conservation area will differ from those in or close to a modern housing estate.

Introduction/ purpose

Oving parish consists of the village of Oving and the hamlets of Drayton, Merston, Shopwhyke, and Colworth. There is also the recent large development at Shopwhyke Lakes to the north of Shopwhyke Road and a new development under construction to the south.

Communication among these population centres and with Chichester consists of mostly and often narrow unclassified roads. There are no cycle or pedestrian paths, paved or otherwise, to speak of and public transport except for the 700 that runs along the A259 is minimal.

Improved connectivity within the parish and with nearby settlements including Chichester, Tangmere, Barnham and Bognor Regis is the top priority of the neighbourhood plan.

Background

Critical connections

Chichester city centre. A27 to the North and West is a significant barrier
Chichester bus station
Railway stations at Chichester and Barnham
Places of employment
Leisure, eg Everyone Active at Westgate, Goodwood etc
St Richard's hospital
Nearest major food retail and post office: Portfield (Sainsbury, Lidl, Aldi);
Tangmere (Coop)
Other cycle paths, eg South coast cycle path and Centurion / Salterns Way.
Schools: The March C of E Primary School at Westhampnett, Boxgrove C of E Primary School, and Tangmere Primary Academy
If a cycle route into Chichester can be created, access to the city's secondary and primary schools can be safe.
Medical and dental surgeries in Tangmere

Current status of facilities for people movement

Over 98% of journeys are currently undertaken by car.
The only useable cycle path/ footpath connects Oving village with Tangmere.
There are a number of official footpaths for walking, but none provide a connection

to core activity areas within or outside the parish. Most are impassable during winter or wet weather.

There is an infrequent bus service with uncovered stops.
There are two cycle paths (National cycle route 2) via the A259 and one via Maudlin that can be used to access Chichester but with many unsafe interruptions and significant extra distance. WSCC cycle routes include minor single track roads used as rat runs and unsafe for cycling.

Supporting text

The overall policy is to provide easy, convenient and safe connectivity between key areas. This is to be read in conjunction with the map. This will be achieved by:
1. A network of dual purpose foot/cycle paths of all weather capability.
For these to be used they have to connect safely with the Critical Connections. This will entail working with CDC and other parish councils to ensure joined up connectivity.

This will also involve working with landowners and may call for compulsory purchase if needed.

Marsh Lane and Colworth Lane will be closed to through traffic and gates will be used to enable resident and emergency service access.
The parish will work WSSC and CDC as they prepare their update to the 2016 to 2026 Sussex Walking and Cycling strategy.

2**.** Bus stops and routes will be sited at strategic locations including junctions of footpaths where feasible.
Bus shelters will be designed to be in compliance with their environment eg conservation area, protected setting, major new urban type development.
Stops will be covered.

The parish would work with bus companies, other transport providers and other parishes, eg Tangmere, to provide a more frequent service. There may be a case for commissioning private minibus operators in conjunction with other parishes.
Bus routes to be altered, in particular no.55 to no longer terminate in Tangmere but continue to Shopwyke via Longacreas Way and then north.

3. The parish will support the installation of electric charging points and appropriate car parking for electric cars, as well as basic bicycle charging/maintenance facilities. The policy will require development proposals to ensure that schemes do not harm the functioning or connectivity of the network but sustain and where possible, enhance it.

The policy will also seek contributions for public realm improvements and traffic mitigation measures.

The Policies Map will enable applicants to determine if their proposals should take this policy into account. Where proposals include provision for landscaping, new means of access or new layouts, there may be an opportunity to relate the land better to the network and/or improve the attractiveness of rural routes. At the very least, the policy requires that proposals that will undermine the existing value of the network will be refused permission.

GA2 New Bridleways

Developments to provide new bridleways to connect with other parts of the parish through CIL, S106 contributions or whatever community financial contributions may follow will be supported.

References

https://www.westsussex.gov.uk/about-the-council/policies-and-reports/roads-and-travel-policy-and-reports/west-sussex-walking-and-cycling-strategy-2016-2026/

AECOM Oving Design Guidelines and Codes Final Report January 2022, (page 23 Access and Movement)

Heritage and Landscape policies

HL1 Local Heritage Assets

A. The Neighbourhood Plan identifies 21 non-designated Local Heritage Assets as included in the Local Heritage Asset List (See Appendix HL1), by way of their contribution to the character and heritage of the parish.
B. Proposals should identify the significance of local heritage assets and seek to conserve and enhance their special interest.

Introduction/ purpose

Oving parish has a rich heritage dating back to pre-history both in terms of structures, buildings, landscape, views and landscape features. There are notable medieval, Georgian and Victorian buildings, industrial archaeology, distinctive landscape details and views of the South Downs and prominent buildings. The Neighbourhood Plan provides the opportunity to draw attention to this heritage, encourage awareness and stimulate ways in which these assets might be further promoted, supported and

protected.

HL2 Important views

A. The Neighbourhood Plan identifies Important Views as illustrated in the Design Code and on the policy map. Development proposals that are located within or immediately adjoining an Important View will only be supported if it can be demonstrated that the key features of the view can continue to be enjoyed including views of Chichester Cathedral, areas of landscape and the juxtaposition of the village edge and surrounding countryside.

B. Proposals will not be supported which comprise buildings or other structures, the height and/or mass of which will obstruct or undermine an Important View.

Supporting text

It is important that all new development is well designed, in order to protect the existing character of the parish. The Design Code identifies a series of views from public vantage points within the parish that are considered especially important by local people in defining the relationship between the village and the surrounding countryside. Particular note has been taken of a number of long distant views as well as views within the parish.

The policy requires that proposals recognise and take account of these Important Views in their design, and where appropriate accord with the requirements of Local plan Policy 47 and 48 which require that development successfully integrates into the landscape.

HL3 Dark skies

A. All development proposals should be designed to minimise the occurrence of light pollution. The Parish Council will expect such schemes to employ energy-efficient forms of lighting that also reduce light scatter and comply with the current guidelines established for rural areas by the Institute of Lighting Professionals (ILP).

B. Proposals for all development will be expected to demonstrate how it is intended to prevent light pollution. Information on these measures must be submitted with applications, and where a development would potentially have an impact on light levels in the area, an appropriate lighting scheme will be secured by planning condition.

Supporting text

Oving and the hamlets have never had street lighting installed. As a result, the undeveloped parts of the parish enjoy relatively low light levels. These enable residents to appreciate the night sky and the darkened landscape and to control, to a large extent, the amount of light that illuminates their properties at night. Low light levels are an important benefit to wildlife because there is minimal disturbance to the regular patterns of nocturnal insects, birds and mammals.

The darkest skies are those farthest from Chichester city, the glasshouses areas in the Horticultural Development Area and the A27 and A259 corridors. The rest of the parish is relatively dark (1-4 nano watts/cm2/sr). The remainder of the parish is equally dark.

It is important that lighting in new developments is strictly controlled especially when it would affect the quality of listed buildings or Conservation Area, the wildlife corridors or the setting of the South Downs National Park, an International Dark Sky Reserve.

There are three common sources of light pollution. The first is glow which emanates from settlements. Sky glow from Chichester and Tangmere is visible in the parish. The second is glare, which is caused by bright light viewed against darkness. The third is light intrusion which is light spilling beyond the property being lit this is most pronounced from glasshouses where there is not light cover at night.
The use of energy efficient lighting, cowls and careful directional lighting can achieve considerable benefits. Particular care is required in the design of lighting for some types of development, for example community buildings and sports pitches, which otherwise can cause considerable pollution far beyond their immediate boundaries.

Supporting text

The part of Shopwhyke between Longacres Way and the original hamlet of Shopwhyke with hedgerows and woodland verges provides a segue between the urban conurbation of Chichester city and the rural area of Shopwhyke and Oving.

The tree corridor provides a sense of arrival at the original hamlet at the junctions of Coach Road and Drayton Lane and is the location of three listed Grade II buildings Shopwhyke Hall (listed Grade II*), Shopwhyke Grange and Shopwhyke House Lodge.

Housing policies

H1 High Quality Design

A. All development proposals in Oving Parish should adhere to the provisions of the Oving Design Code as relevant to their nature, scale and location.

B. Development proposals will be supported provided they have full regard to the essential design considerations and general design principles set out in the Oving Design Code.

C. All major development schemes with a residential component should use the 'Building for a Healthy Life' design assessment tool to inform the design proposals and should seek to achieve a score of no 'reds', design out all 'ambers' and achieve a majority of 'greens'. The completed assessment should be submitted with the application in the Design and Access Statement.

D. Developments that protect and enhance important settings will be supported

Introduction/ purpose

Oving parish has no settlement boundary. Under the Chichester Site Allocation Development Plan there have been recent large allocations in the north west of the parish which will when fully developed lead to a doubling of the population of the parish. More allocations have been identified in the emerging plan.

In January 2020 an Oving Housing Needs survey identified the need for 22 units of affordable housing.

The purpose of the Oving Neighbourhood Plan is to set the planning requirements including design codes for new strategic allocations, for the provision of affordable housing and other development in the parish.

Background

In the emerging local plan, Policy AL3 allocates 600 dwellings on a site south of Shopwhyke Road.

Pending determination of mitigation measures for the A27 these numbers could remain provisional during the life of the neighbourhood plan. See Appendix H11.

Supporting text

The part of Shopwhyke between Longacres Way and the original hamlet of Shopwhyke with hedgerows and woodland verges provides a segue between the urban conurbation of Chichester city and the rural area of Shopwhyke and Oving.

The tree corridor provides a sense of arrival at the original hamlet at the junctions of Coach Road and Drayton Lane and is the location of three listed Grade II buildings Shopwhyke Hall (listed Grade II*), Shopwhyke Grange and Shopwhyke House Lodge.

Planning Policy Context

There are major strategic allocations within and beyond the Oving Parish boundary as set out below:

- Policy 16 Shopwyke Strategic Development Location
- Policy CC4 Shopwyke Strategic Development Location
- Policy 18 Tangmere Strategic Development Location
- Policy 19 Tangmere Strategic Employment Location

The settlement of Oving also lies to the east of the Preferred Approach Local Plan strategic allocations AL2 and AL3. The settlement and hamlets are separated from AL2 and AL3 by low lying flat landscape and the proposed Strategic Wildlife Corridor which may lie either side of Drayton Lane, including the water bodies around Drayton House and associated green infrastructure which will reinforce this separation

The scale and mix of uses proposed at AL3 will have an impact on existing services and facilities in Oving village and the hamlets. The Neighbourhood Plan (ONP) has focussed on expressing the identity of the existing village and hamlets and this factor may influence future master planning of AL3 indirectly should these proposals come forward in the future.

The ONP acknowledges AL3 may help to bolster the shortfall of existing community facilities and services in the parish, such as the provision of a local shop (see LC2/3), and by providing improved active travel links between the Parish and the City Centre (see GA1).

H2 Enhancing Oving Conservation Area

A. Development proposals should preserve and enhance the special architectural and historic significance of the designated Oving Conservation Area and its setting.

B. All proposals must have full regard to the significant features identified as positive characteristics of the Conservation Area and its immediate setting as defined in the Oving Conservation Area Appraisal and the Oving Design Code (Chapter 2 and figure 13)

Background

A policy for the Chichester Conservation Area was determined by Chichester District Council in 2012. Little has changed since then apart from two small estates of affordable housing in Gribble Lane

Supporting text

This policy directs applicants bringing forward proposals within the Oving Conservation Area or its setting to the design principles and guidance contained in the Oving Conservation Area Character Appraisal and Management Proposals (CACAMP)

H3 Tall Buildings and the skyline in Oving

A. Tall building proposals must ensure they do not undermine the landscape character or heritage of the Parish. Any proposal for a building or structure over 3 storeys that breaks the existing skyline and/or is significantly taller than the surrounding built form will be considered against the following criteria:

(i). location, setting and context - applicants should demonstrate through visual assessment or appraisal with supporting accurate visual representations, how the proposals fit within the existing low lying landscape character of the Parish;

(ii). Impact on historic environment - applicants should demonstrate and quantify the potential harm of proposals to the significance of heritage assets or *other* sensitive receptors, assessed on a site-by-site basis but including impact on key landmarks, settings and viewpoints, as well as from the rural lanes and other public spaces in the village and hamlets;

(iii) architectural quality – applicants should demonstrate through accurate visual representations how the proposals will deliver a high quality addition to the Oving skyline and clearly demonstrate there is no adverse impact.

Supporting text

The parish is generally free from taller and bulky buildings over three storeys with the notable exception of the Chichester Food Park which while within an area of medium to high landscape capacity, sits in stark contrast to the low lying flat

landscape to the north of the A259 which provides the setting to Oving and the hamlets. While there has been little move to build taller buildings, any proposals for taller buildings must be carefully considered.

There are a large number of designated heritage assets within the Parish and a number of important views. Accordingly, the potential impact that a proposal for a tall building have on the significance of those assets will be a critical factor in the acceptability of a proposal. For this reason, it is very unlikely that there would be many instances or scope for introducing new tall buildings in the parish.

H4 Affordable Housing

A. The Neighbourhood Plan supports the delivery of up to a total of 22 affordable homes for people with a parish connection within and adjoining the observed settlement edge of Oving village over the plan period.

B. Proposals for residential development of 6 or more units within the observed settlement edge of the village will be required to provide 50% of the dwellings as affordable housing on-site unless it can be demonstrated that it is more appropriate to make a financial contribution towards the provision of affordable housing elsewhere in the village within the plan period.

C. Proposals for residential development comprising only affordable housing on rural exception sites adjoining the observed settlement edge of the village will only be supported if:

***(*i) The scheme comprises a mix of affordable dwellings of 1 or 2 beds type suitable for younger households and 1 to 3 bed bungalows suitable for downsizer accommodation, and of a tenure mix of affordable rent or shared ownership**
ii) The scheme design responds positively to its landscape and heritage setting, the relevant Design Codes for the area, protects the privacy of existing and future residents; and,
(iii) an appropriate means of highways and pedestrian access can be secured.

Supporting text

The policy establishes the goal of delivering affordable homes to meet local needs. In May 2019, Oving Parish Council commissioned Chichester District Council's Housing Delivery Team to assess the housing needs of the Parish. The Survey Report published in January 2020 identified a need for 22 affordable homes to benefit the Parish, both for younger households and for downsizers and of a housing type and mix as expressed in clause C (i). The Housing Needs Survey provides the evidence to justify a minor departure from the type and mix expressed in the CDC Housing and Economic Needs Assessment.

he whole of Oving Parish is defined as a 'designated rural area' under Section 157(1) of the Housing Act 1985. In designated rural areas local planning authorities may choose to set lower affordable housing thresholds and seek affordable housing contributions from developments above that threshold in line with Planning Practice Guidance Paragraph: 023 Reference ID: 23b-023-20190901. The parish is therefore exempt from the usual 10 dwelling threshold for securing affordable housing contributions and the policy reflects the lower threshold applied by Chichester DC in Clause B of Policy 34 of the adopted Local Plan and Policy S6 of the emerging plan.

The Parish Council will require affordable housing to be provided on-site, unless there are exceptional circumstances that mean off-site provision, or a financial contribution of broadly equivalent value can be robustly justified. This approach is intended to ensure the objective of meeting local housing need for those with a proven parish connection to Oving is not undermined.

References

AECOM Oving Design Guidelines and Codes Final Report January 2022 (ODGC)
Oving Conservation Area Character Appraisal and Management Proposals (CACAMP) September 2006
Oving Village Character and Heritage Analysis Figure 13 (Chapter 2 ODGC)
Oving Housing Need Survey Report 2020
National Model Design Code: https://www.gov.uk/government/consultations/national-planning-policy-framework-and-national-model-design-code-consultation-proposals/national-model-design-code-accessible-version
Health and Wellbeing: West Sussex Joint Strategic Needs Assessment 2019 https://www.chichester.gov.uk/article/30928/Supporting-evidence---Local-Plan-review
'The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)' December 2017

Leisure and Community policies

LC1 Local Services and Community Facilities

A. The Neighbourhood Plan identifies the following community facilities, as shown on the Policies Map:

i. Oving Jubilee Hall
ii. Gribble Inn pub
iii. Flip out centre
iv. High quality tourist accommodation in Oving Lodge and Madam Green Farm

v. Community Garden and Telephone Kiosk Book swap .
vi. St Andrew's Church and Burial Ground.
vii. Woodhorn football ground
viii. Diamond Jubilee Park
ix. St Giles Church, Merston

See Appendix LC1 for a brief description of these facilities and their community value.

B. Development proposals which would affect the use of these community facilities will be determined against the provisions of Policy 38 (Local and Community facilities) and Policy 54 (Open Space, Sport and Recreation) of the CLP or successor policies.

C. Proposals to change the use of part of a community facility that is surplus to requirements to provide a village shop or community hub will be supported where they will support the overall viability and importance of the community facility concerned.

D. The comprehensive masterplan for any strategic allocation within the Parish to the east of Chichester will be expected to demonstrate that the masterplan layout locates the required social infrastructure including a local shop/café/community hub in such a way to ensure that the existing settlement of Oving and the hamlets can access that infrastructure safely and securely.

Introduction/ purpose

The parish has a spread of facilities for leisure, entertainment and tourism. Use is very variable, mainly due to a lack of a core village centre and lack of connectivity of the location of these facilities.

Plans for the Shopwyke Lakes development include school, community halls, retail space and medical care. The master plan for AL3 (Drayton Water) is likely to include a similar range of facilities. Connectivity of these developments with the rest of the parish including cycle ways and footpaths is covered in the policies of Getting About. GA1 and GA2

Our policies for community and leisure will therefore be focussed on enhancing, adapting and adding to the facilities in and around the village of Oving itself with the core objective of creating a new community hub.

Supporting text

The policy supplements and refines existing development plan policies on

community, open space, sport or recreation facilities and by seeking to ensure that the long-term potential value of land or buildings in community use is not lost without good reason.

Given the small nature of the village, the loss of any of these facilities would be significantly detrimental, so even though a specific type of community use may no longer be viable. The policy supports the opportunity to repurpose a building to provide a local shop or community hub.

In addition to existing development plan policies which protect these facilities and encourages new or extended facilities, the policy also allows for a partial change of use of a facility, if this is intended to help secure its longer-term viability. This may be an important way of putting to use space that is no longer needed, but which can make a financial contribution to sustaining the facility. However, such changes must be shown not to undermine the community functions of the use.

The Use Class Order of September 2020 now deems such uses as these as either Class F2 ('Local Community Uses') or in the case of St Andrew's and St Giles Churches as Class F1 ('Learning and non-residential Institutions'). The Gribble Inn is now deemed 'sui generis' (i.e. not included in any class of uses).

Collectively, these facilities are cherished by the community and offer a valuable and vital resource to support community life, and therefore warrant the protection of policies.

The policy also takes the opportunity to make sure the social infrastructure of the nearby strategic allocation is located and connected to the village in such a way to ensure it benefits from that infrastructure.

LC2/3 Village Shop and Community Hub

A. Proposals for the development of a village shop and community hub to serve the parish will be supported, provided:
i. The land is within or adjoins the observed boundary of Oving village;
ii. The scheme meets the specification agreed by the local planning authority and Parish Council for the facility, comprising a building and ancillary outdoor operational space;
iii. The scheme has full regard to sustaining and enhancing the significance of any designated heritage assets and their setting;
iv. A safe and convenient form of highway access is provided
vi. Safe pedestrian and cycle access is made to serve the scheme;
vii. The landscape scheme improves the effectiveness of any existing mature vegetation on the site boundaries to screen the scheme from the open

countryside and protect the amenity of neighbouring properties.

This policy provides for the development of a village shop and community hub. There is more than one potential location that may be suited to this use, and hence a criteria-based approach has been adopted.

References
Appendix LC1 Local Services and Community Facilities
Appendix LC2/3 Shop and Community Hub

Appendices

Appendix HL1 Heritage Assets
Appendix EV1 Local Green Spaces
LGS Analysis Sheets
Appendix H1 AL3 Concept statement
Appendix LC1 Community Facilities
Appendix LC2 Shop
Letter to landowner

Appendix H1 AL3 Concept Statement (provisional)

The Oving Design Code and Guidelines differentiates between future development that may come forward in the parish.

Codes 7 to 26 would apply to future development on AL3. Within the AL3 site there is an expectation that Drayton Water will be developed under a master plan with some involvement of Oving Parish Council which has defined a number of policies it would like to have included in the master plan as follows:

Design (density, height, vernacular) should reflect and respect the urban/rural location of Shopwyke.

Density should reduce from west to east, with distance from City centre to rural edge, and overall site should not be denser than Shopwyke Lakes.

With the exception of blocks of flats, a general upper limit of 2.5 storeys reducing to two storey at east of site. Consider well positioned three storey flats in parts of HOV05a in order to allow higher dwelling numbers overall. Consider specifying maximum ridge/flat roof heights to avoid 2.5 storeys turning into flats in an inappropriate location.

Vernacular: Any design codes that encourage interesting facades/street design. This

could be modern or classic, just not bland red boxes.

Housing mix: Private Housing needs to include a mix of housing for the "Forgotten Middle", those who don't qualify for affordable, but can't pay £500k for a detached villa. This could be delivered with smaller terraced housing, but this should be interspersed across the site and not ''ghettoised''.

Working from home: there should be some provision of houses with space for home working.

Heritage assets, iconic buildings, and views of these assets and the South Downs should be enhanced by the design. If they cannot be enhanced, they must be protected through substantial all year-round screening.

Planting of native trees of minimum 20-25cm girth should enhance street settings. (AL3 Area TPO: O/21/00156/TPO)

Woodland on the eastern part of site should be retained as it provides biodiversity (owl and bat habitat) and acts as a natural screening and barrier between extended Chichester and countryside. It also provides a screening to the Grade 2 and Grade 2* listed buildings in the original hamlet of Shopwyke.

The lake should be retained in south east corner of site as a recreational area and provide water biodiversity/habitat.

All areas of biodiversity and new recreational areas that require further planting/enhancement should be planted before start of construction where feasible and appropriate.

Recreation Space/Public rights of way

Substantial recreational space should be provided to include woodland walks, lake walks, sport pitches, and play area.

All recreational spaces should be designed to link up with each other and also link up with existing adjoining sites (Shopwyke Lakes, Redrow etc), taking particular note of enhancing green fingers and non-linear development.

Any development of AL3 is subject to the provision of significant public right of way (PROW), pedestrian and cycle, network in order to join AL3 to adjoining sites, Chichester, Tangmere and Oving.

Provision of connectivity within the parish and with adjoining sites will be as specified in Policy GA1 Active and Sustainable Travel and GA2 Bridleways.

Given the lack of access to existing recreational areas and any PROW, all recreational areas and PROW need to be in place before first occupation of houses on the site where feasible and appropriate and as early as practicable taking into account the phasing of the site delivery.

Social Community centre

The inclusion of AL3 into Shopwyke creates an urban development of over 1400 new homes*. An urban/social community centre or community hub to complement facilities provided at Shopwyke Lakes and elsewhere in the parish.

Road network

Longacres Way was designed to accommodate traffic from c.600 new houses and the existing community (Oving and surrounding villages). Since then, a further 1200-1500 houses have been allocated to the parish, and including traffic from supporting public services.
Longacres Way is too narrow along its length to be designated a class B road though that is its designation. It is therefore not capable in our view of accommodating the existing volume of traffic never mind additional traffic generated by new allocations.

***** breakdown of the 1412 homes

Shopwhyke Lakes	585	
Redrow	147	20/02471/ful
UMA	80	o/19/02030/ful
AL3	600	
Total	1412	

Appendix HL1 Heritage Assets

- Mill House, Oving
- The remnants of the Chichester to Arundel Canal route
- Railway line
- Merston duck pond
- Early Victorian cottages, 1 -4 Merston Cottages, Marsh lane, Merston
- Gravestones in the graveyard of St Andrews Church, Oving including

the monument to Wilson Keers, Domestic Physician to the Royal Highnesses the Duke and Duchess of Kent, Queen Victoria's parents

- Gravestones in the graveyard of St Giles Church, Merston
- Memorial Burial Ground, Church Lane
- Humpback railway bridge at Woodhorn/Colworth
- Woodhorn railway crossing

- Late Bronze Age ditch at Manor Farm, Merston
- Iron Age farmstead at Copse Farm, Oving (part Tangmere)
- The Mission Room/Chapel, Colworth
- Early Victorian cottages at 23 – 27 High street, Oving
- Converted barns on corner of High street and Church lane, Oving
- Converted barns in Merston including Tapners Barn, The Granary, The Old Dairy and Stable Cottages
- Single storey brick structures with clay tile pitched roofs at Madam Green Farm
- Red telephone box (now used as community library) and post box at southern end of Highfield lane, Oving
- Oving Conservation Area
- Rushmans Cottage off Gribble Lane (attached to the listed Rushmans but not included in the listing according to the Conservation Area Character Appraisal though protected as part of the 'curtilage' of the listed building)
- Post box in wall at Merston House

Appendix EV1 Local Green Spaces

- Diamond Jubilee Park in Oving Village
- Cemetery off Church Lane, Oving.
- Narrow pasture land either side of Marsh Lane, Merston from Manor Farm in the south to the A259 in the north.
- Land further south in Merston to east of grade 1 listed Church of St Giles.
- Route of former canal in Merston and Colworth
- Land in Drewitts Mews in Oving Village.
- Duck pond, bridge and grassy bank in Merston where people stop and enjoy the setting.
- Areas of green space in Shopwyke Lakes development as shown on planning application drawing referenced below.
- Land north of Oving village high street

https://publicaccess.chichester.gov.uk/online-applications/files/E1D0E95EAEBD3441C460D65A59FE03FF/pdf/19_01983_REM-COLOURED_MASTERPLAN__A2_-2702775.pdf

Appendix LC1 Community Facilities

Oving Jubilee Hall

A modern (built 2002) multipurpose village hall with wheelchair access and facilities used by many community groups and organisations. The main hall can accommodate up to 150 seated guests (e.g. for weddings and community social events) and has a large stage with changing facilities. A separate meeting room is equipped with built-in video conferencing support. The hall has a modern, well equipped kitchen with facilities for food preparation, cooking and refrigeration, plus servery.

Oving Hall serves as the essential community hub for Oving village and the wider parish.

Gribble Inn pub

The Gribble Inn has been thriving in Oving village since 1980 when the 16th century thatched cottage, previously owned by Mrs Rose Gribble, was converted to a pub. There is a separate 'brewery tap' barn that is available for private hire for up to fifty people. The pub also has a renowned micro-brewery.

Flip out centre

Flip Out Chichester is the biggest adventure trampoline centre in West Sussex combined with various family attractions such as soft play areas and assault courses. Flip Out is part of a nationwide franchise.

High quality tourist accommodation

Bed and breakfast accommodation is offered at the 17th century Oving Lodge in the centre of Oving Village. Madame Green Farm, also in Oving village, hosts unique self-catering facilities ranging from the 18th century farmhouse to luxury 'beach' huts. Flintstone Cottages, c.1 mile east of Oving, offers self-catering accommodation in out buildings of the Victorian flint knapped Sussex farmhouse.

Community Garden and Telephone Kiosk Book swap.

Oving Community Garden is a relatively new project involving all ages in the community from the youngest to the eldest. The garden will have raised beds, a community garden shed, an orchard, a seating area with fire pit or BBQ, a compost area and water storage.
Volunteers have turned the disused telephone box in Oving into a community book swap facility

St Andrew's Church and Burial Ground

The very attractive galletted flint 13th Century Parish Church of St. Andrew's sits at the very heart of the village. Eucharist Services are held every Sunday. The burial ground is the peaceful resting place for many well loved and respectfully remembered parish residents.

Woodhorn football ground

Woodhorn football pitch is privately owned and is solely available (without charge) for young people's sport in the community

Diamond Jubilee Park

Oving village recreation ground is an important green space facility for all parish residents and is available for sporting use and community outdoor recreation. It is the site of Oving Community Garden and a children's play area.

St Giles Church, Merston

The small and charming St Giles church is generally identified as thirteenth century. The church was closed in 2010 due to safety concerns but following extensive renovation was reopened in 2017 and is now open to visitors at limited times in the summer. It is owned by the Churches Conservation Trust and remains a consecrated Grade 1 listed building.

Appendix LC2/3
Village Shop and Community Hub

Background

Many respondents to consultation about the Neighbourhood Plan have suggested a desire for a local shop. I was asked to investigate the award winning Fittleworth Stores as I had contacts there and make some recommendations as a result.

I met with Mick Foote, chair of the shop management committee, on June 9, 2021. In advance he shared with me their original business plan and other reports including one from the Plunkett Foundation ("a national charity that supports rural communities across the UK to tackle the issues they face through community business"). https://plunkett.co.uk/

Fittleworth

Prior to the meeting I did some research into Fittleworth and discovered that it had a good deal in common with Oving parish before the current and proposed developments at Shopwyke. Population similar; nice country village; parish includes other hamlets such as Bedham and Stopham. Nearby supermarkets – Tesco in Pulborough about seven minutes drive, with Sainsburys a minute further on and a large Co-op the same distance in Petworth. There is also Charlie's Farm Shop on the A29 at Bury. There are, of course, differences: there is a primary school in Fittleworth adjacent to the village hall and where the shop is sited. From Oving you can cycle across the airfield to the Tangmere Co-op in under ten minutes or even walk there in half an hour.

Staffing

Discussing their shop with Mick Foote a number of requirements became apparent: Firstly, two or three volunteers who are committed, available, and financially aware, to act as project sponsors to get the place created and established. This will include securing a suitable site, getting grants and other finance, and establishing a management structure. They must be willing to stay on after opening to see the place running well.

In addition, a large number of volunteers prepared to commit to regularly working unpaid in the shop. Training is provided.

Site

Must be visible on well used road with good parking, within walking distance of a significant proportion of the parish/village. At Fittleworth the café with windows looking out over kids playground is a great attraction. It also attracts passing trade, walkers, cyclists, delivery drivers, as well as locals, parents/grandparents picking up from school etc. Helps greatly in making the place a community hub.

Product range

Post Office. Brings people in – very popular. Earns modest fee but is run by people serving behind counter and there anyway so little extra cost. Post Office means shop/café takings can be banked immediately on site, no need to go into town to find a bank. Post Office can provide alarms and safes. Newspaper sales attract older customers.

Basics (e.g. milk) have to be sold at reasonable (i.e. low margin) prices so as to not give the impression the place is expensive. They sell all the basics plus products from local producers both food and craft. Bread tends to be from local bakers and much cheese is sourced locally too.

Finance

The building needs to be “free” (i.e. no rent or mortgage). At Fittleworth the land was provided by the Parish Council. The sponsors raised almost £300,000 to build and equip the building and provide working capital. They did so by grants, donations and sales of shares in the company (which have no resale value but can attract tax relief under SEEIS).

The store has been granted relief of business rates by the District Council as a sole rural shop serving the area. This could be more difficult to achieve in Oving village and highly unlikely in the new Shopwyke developments.

I was told that Fittleworth Stores in the summer of 2021 was trading very successfully, well ahead of the most optimistic business plan forecast. The

management committee was looking to expand. During lockdowns they arranged home deliveries and placed additional stock in the café area, moving tables and chairs outside under a marquee.
They are now (January 2022) on site with an extension costing some £90,000 to bring the café back into the building.

Conclusions and recommendations

Fittleworth is a good example of a community facility that is very popular. However, the parish of Oving is changing so dramatically with the developments at Shopwyke and potentially Drayton that it is difficult to make any predictions.

It is quite possible that a convenience store on a commercial basis will eventually be opened at either Shopwyke Lakes or AL3 and this should be supported.

It is suggested that the garden centre at Shopwyke Nurseries should be supported in developments to enable it to keep pace with the garden centre market.

For a shop to be developed in Oving village the key requirements are:

- Enthusiastic and determined project sponsors to push the project along, raise money etc
- Suitable site available at no cost. Ability to raise money to cover build cost.
- CDC to agree to grant relief from business rates.
- Site in convenient location for majority of village residents but also on main road and with good access and parking and able to act as a community hub ideally with a café of some sort
- Group of volunteers to commit to work in the shop unpaid
- Agreement to open Post Office, if not then arrangement with courier firm/ Amazon drop box etc.
- Differentiate the offer from Co-op. One Stop etc. Local produce, crafts etc as well as basics.
- If these conditions can be met, then the project should be supported.
-

Clive Sayer
Member of Oving Neighbourhood Plan Steering Group

February 22, 2022

Sample letter to landowner about the designation of local green space

Summer Berry Company
Leythorne
Vinnetrow Road

Runcton
Chichester
PO20 1QB

March 10, 2022

Dear Summer Berry Company,

This is to let you know we are in the process of preparing a Neighbourhood Plan for Oving parish and that as part of the plan we are designating some land we believe to be in your ownership as local green space.

In designating land as local green space we are following the guidance of the National Planning Policy Framework which specifies that the green space should be
(a) in reasonably close proximity to the community it serves;
(b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife;
(c) local in character and not an extensive tract of land.

The land in question is in and around Merston and Colworth as indicated in green and described on the enclosed analysis sheets.

The status of local green space from a planning point of view is equivalent to green belt on which there are restrictions on development.

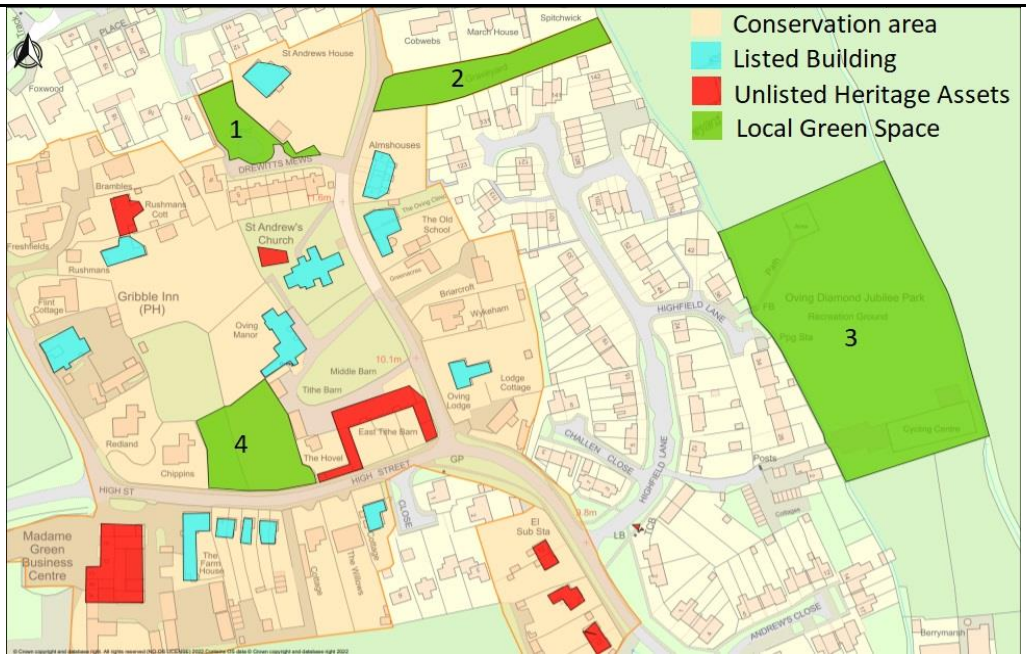
We shall be consulting the community on a formal basis on all the policies of the Neighbourhood Plan including Local Green Spaces in the first half of 2022. This will give you and other landowners the opportunity to comment on proposed designations. We shall make a point of informing you when the consultation process begins.
If there are any comments you would like to make now, including whether the proposed designations have your support, we should be pleased to receive them.

Yours sincerely

Rod Hague
Chair, Oving Parish Council

Sample Analysis Sheet

Site name	Oving 1 - Drewitts Mews Green and Pond
Site location	Drewitts Mews off Church Lane Oving OS Ref.SU900050

Landowner	Oving Place Property Management Company Limited
Description of Green Space	Area of well managed grass and an attractive pond that supports a variety of plants and wildlife. Used by local residents for quiet enjoyment and for social get togethers.
Planning Constraints/Designations	Conservation Area.
Map	
Assessment against NPPF LGS Criteria	
In reasonably close proximity to the community it serves	Yes. In heart of housing development and village.
Local in character and not an extensive tract of land	Yes. Totally local to the adjacent housing. 0.13 hectares in size.
Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquillity, recreational value (including as playing field) or richness of wildlife or historical significance	Yes. A very attractive facility designed along with the adjacent houses as a village green and pond -this was stated on planning drawings. Is well managed and has matured into a very attractive facility for local people and particularly nearby residents to enjoy.

7. Maps

Policies maps (not included)

Important views
Dark skies
Cycle ways
Green spaces
Principal employment sites
Community facilities and services
Bus routes
Oving village assets
Merston assets
Conservation area
Nature Recovery
Strategic allocations

8. Evidence base

AECOM Oving Design Guidelines and Codes Final Report January 2022
Chichester District Council Housing and Economic Land Availability Assessment September 2020
https://www.chichester.gov.uk/article/30928/Supporting-evidence---Local-Plan-review
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