

West Wittering Neighbourhood Development Plan 2017-2029

Scope of Plan



25th November 2018

Vision

West Wittering will remain a beautiful, tranquil and biodiverse part of the Manhood Peninsula through to 2035, retaining its character while promoting sympathetic developments meeting local needs. Residents and visitors to the village will benefit from a thriving economy, improved transport and infrastructure together with a better quality of life. West Wittering beach will remain an outstanding, environmentally-friendly beach.

Objectives

ASSETS AND TREASURES

- To conserve and preserve the distinct character areas, designated areas and green spaces in the village.
- To provide for a sustainable future for heritage assets and green spaces in the village by ensuring new development preserves and enhances them.
- To update the Village Design Statement to provide guidance for new developments in the Parish.

BIODIVERSITY

- To accommodate development and change without undermining the natural beauty and visual amenity of the landscape and its special character.
- To produce a Parish Habitat Map identifying vulnerable and special areas.
- To maintain riparian ditches and waterways including mitigation against impact from new development.
- To promote measures to reduce traffic, air, noise and light pollution.

LOCAL ECONOMY

- To support and encourage existing local businesses to thrive all year round.
- To encourage small scale and appropriate new business start-up.
- To promote and develop a sustainable local economy with local employment opportunities.

HOUSING

- To provide small scale affordable housing in perpetuity for local people.
- To provide suitable housing for downsizing to enable local/older people to remain in the village.
- To support the delivery of affordable housing through community led housing schemes such as a Community Land Trust.

TRANSPORT

- To promote and support sustainable transport.
- To map out cycle paths and quiet lanes for designation.

FACILITIES

- To maintain and enhance existing village community facilities.
- To maintain and improve sporting, cultural and recreational facilities.

Planning Policy Areas

Design

To have a policy that makes specific reference to the Village Design Statement (VDS) to assist developers in achieving compliance with Policy S20's requirement that a development responds positively to its site and its surroundings, cultural diversity and history, conserving and enhancing historic character and reinforcing local identity. Updated VDS to include Conservation Area Appraisal Management proposals and Good Practice Guide.

Transport

To have a policy that identifies public rights of way and quiet lanes suitable for informal recreational use and safeguards them from any development that might affect that use.

Housing

To have a policy that allocates a site or sites for 25 homes comprising a mix of open market small unit homes and affordable housing to meet local needs. The affordable housing component is to be delivered via a Community Land Trust or similar organisation that will deliver homes at a rent that local people / key workers can afford in perpetuity; and

To have a policy that allocates a site or sites for 100% affordable housing to meet local needs. The affordable housing component is to be delivered via a Community Land Trust or similar organisation that will deliver homes at a rent that local people / key workers can afford in perpetuity.

(Evidence: site selection work, housing needs assessment, local evidence of waiting lists, willing landowners).

To have a policy that only permits new build open market housing in West Wittering where there is a restriction to ensure its occupancy as a Principal Residence.

(Evidence: housing needs assessment, number of second homes in parish compared to average for Chichester district).

Visitor Accommodation

To have a policy that allocates a site or sites for additional visitor accommodation that would encourage longer term and year-round visitors who would contribute more to the local economy than the summer day-trippers.

Commercial and Economic Development

To have a policy that supports new development for small businesses such as a business hub service.

To have a policy that supports local retail facilities and identifies on the policies map local parades that are relevant for Policy S10: Local Centres, Local and Village Parades.

Coastal Enhancements

To have a policy that identifies opportunities for environmental enhancement of the coast within the parish, taking account of Integrated Coastal Zone Management strategies for the Manhood Peninsula, including upgrading of existing footpaths, cycle paths and visitor facilities at West Wittering Beach.

Biodiversity

To have a policy linking to Policy S26: Natural Environment, Policy DM29 Biodiversity and DM31 Trees, Hedgerows and Woodlands that identifies and maps areas of biodiversity interest and opportunity areas in the parish.

(Evidence: local habitat mapping, Defra MAGIC maps and Sussex Biodiversity Records Centre)

Community Facilities

To have a policy that identifies the community assets of West Wittering, including green spaces, and safeguards them against loss to redevelopment.

General Infrastructure

To identify specific community infrastructure requirements, in consultation with neighbouring parishes, including any needs for new or improved health facilities for West Wittering in an annex to the NDP and feed into CDC's Infrastructure Development Plan.

Community Aspirations

Community Aspiration 1 – Engagement and Inclusion

To continue effective engagement with all residents to achieve a highly-inclusive village community.

Community Aspiration 2 – Highways and Transport

To continue to work with WSCC, WW Estates and CDC to manage traffic and parking, especially in the holiday season and to promote and support sustainable transport.

Community Aspiration 3 – Community Led Housing

To facilitate a Community Land Trust or similar organisation to take forward a proposal for affordable housing to meet local needs.

Community Aspiration 4 – Lighting

To encourage local authorities, businesses and residents to make improvements to existing street, commercial and domestic lighting to reduce its negative impact.

Community Aspiration 5 – Community Assets

Community buildings and land identified as being of value to the community will be submitted to CDC for registering as Assets of Community Value (AVC), which offers the Community the ability to bid to purchase the AVC if an Owner wishes to dispose of it in the future.

Community Aspiration 6 - Integrated Coastal Zone Management for the Manhood Peninsula

To continue to work with CDC to ensure that the local community is fully engaged in any future plans, strategies, projects and other measures to manage the Manhood Peninsular.

Community Aspiration 7 – Watercourse Management

To encourage landowners and statutory bodies to restore and maintain riparian ditches and waterways as recommended in the Flood and Drainage Study.