

NEIGHBOURHOOD PLAN: DRAFT DOCUMENT FOR PRESENTATION TO PARISH COUNCIL

Working Group: Development Areas and Green Spaces

Development Areas.

Westhampnett is a rural parish in the district of Chichester. The parish includes the hamlets of Maudlin, Westhampnett and Westerton.

Currently approximately 1000 people live within the Parish. Permitted development means that this number will double within the next few years.

Over 50% of the parish lies north of New Road (known locally as the Lavant Straight), in the South Downs National Park.

Approximately 2/3 of the parish is owned or managed by the Goodwood Estate Company.

The Neighbourhood Plan proposals concentrate on the area to the south of the South Downs National Park.

Existing development comprises of:-

- Housing – of which there is a mixture of high, medium and low cost properties.
- Two Residential Care and Nursing Homes.
- Hotels and Leisure facilities.
- Businesses, both large and small.
- A primary school, which is over subscribed and needs to expand.
- A Church.

The Parish lacks the following community facilities:-

- A Community Hall.
- Community playing fields.

Objectives:

1. To maintain the rural nature of the Parish.
2. To maintain the identity of the Parish and avoid coalescence with Chichester.
3. To incorporate permitted and allocated housing development within the existing community to create a unified rather than disparate community.

Initiative	Benefit
i. To limit further development to small sites within the development area, providing small scale domestic growth during the Plan period.	To allow the existing and allocated future population growth to establish and consolidate into a unified community.
ii. To provide a Community Hall	To address the need identified by the community in the response to the Neighbourhood Plan Questionnaire. To provide a meeting and social space and develop a community spirit.
iii. To identify an area or areas, for playing fields; external recreation spaces and address parking issues in Westhampnett and Maudlin.	To provide community facilities that are currently lacking within the Parish.
iv. To maintain 400M noise buffer zone around Goodwood airfield.	Provide some protection to residential community against noise generated by activities at the airfield.

Green Spaces

The Parish benefits from mature hedgerows dividing highways from properties and between development areas. These provide green corridors and are rural in nature, mainly comprising of native species such as hawthorn.

In general, properties are set well back from the highway and as such contribute to the green corridors.

Objectives:

1. To maintain the rural nature of the Parish.
2. To maintain the identity of the Parish and avoid coalescence with Chichester.
3. To create green spaces within the settlements to reduce the visual impact of development.

Initiative	Benefit
i. Maintain visual separation between rural Westhampnett and urban Chichester by:- <ul style="list-style-type: none"> • Retaining the wide grass highways verge on the southern side of the roundabout at the junction between Stane Street and former A27. • Create green open landscaped area at southern end of development site between Madgwick lane and Stane street, east of roundabout. 	Maintain a valued, separate rural community.
ii. To retain, enhance and supplement existing hedgerows, creating green corridors within the Parish.	Maintain rural nature of the Parish. Reduce the visual impact of development. For enjoyment by humans, creating tranquillity and reducing stress. Provide habitation and corridors for wildlife.
iii. Maintain and protect existing horse paddocks:- <ul style="list-style-type: none"> • Stane Street, opposite St Peter's Church. • North of Church, between Old Place Farm development site and existing development area. 	Reduce the visual impact of development. Maintain existing equestrian activities. Create green open spaces to separate developments.
iv. Uncultivated agricultural land opposite the March CE Primary School. To be used to: <ul style="list-style-type: none"> a) Create sports pitches for use by both the School and Community. b) Provide much needed off-road parking. 	a) The playing fields would replace the existing school facilities, which are subject to flooding. The land released on the school site would then allow for building expansion, to meet current and future demands b) Address existing on-road parking problems for both the school and local community.
v. Create a nature reserve incorporating areas for public recreational use and some allotments on former land-fill site owned by W.S.C.C.	Enjoyment by the entire community. Benefit and encourage wild life. Address growing social needs for areas of peace and tranquillity to combat increasing stress created by the pressures of modern lifestyles.

Display boards from the presentation of the draft vision proposals 5/11/16

WESTHAMPNETT PARISH NEIGHBOURHOOD PLAN Parish Boundary

WESTHAMPNETT PARISH
A rural and significant historical Parish

Westhampnett is a civil parish in the district of Chichester. The civil parish includes the hamlets of Mauldin, Westhampnett and Westerton.

Over 50% of the parish lies north of New Road (locally known as the Lavant Straight), in the South Downs National Park.

Approximately 23 of the parish is owned or managed by the Goodwood Estate Company.

Currently approximately 1000 people live within the Parish. This number will double within the next few years.

The Neighbourhood Plan proposals concentrate on the area to the South of the South Downs National Park.

Significant buildings within the Neighbourhood Plan include:
St Peter's Church,
The March School,
Rolls Royce car plant.



St Peter's Church



Southern edge of South Downs National Park

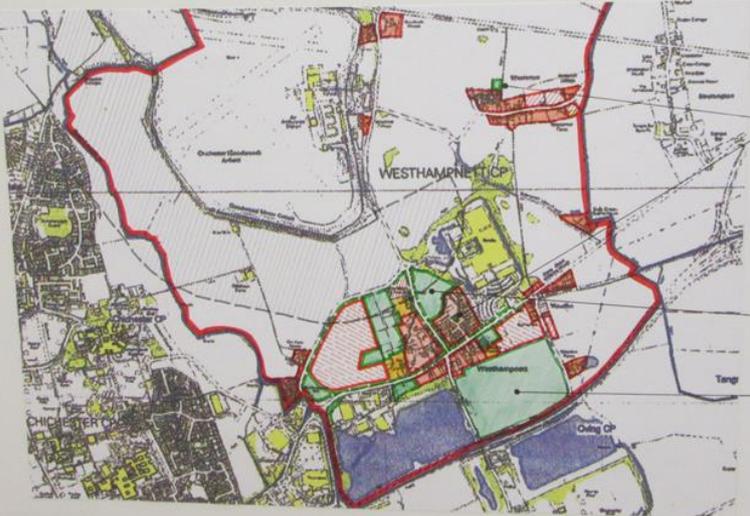


Rolls Royce car plant



The March School

WESTHAMPNETT PARISH NEIGHBOURHOOD PLAN Development Areas & Green Spaces



DEVELOPMENT AREAS

- Parish Boundary
- Existing Development
- Permitted Development
- Areas for potential small scale housing development.
- Existing 400M buffer zone between airfield perimeter and any development to be maintained.

GREEN SPACES

- GREEN CORRIDORS**
Retain and Enhance current hedgerows to provide within community with properties set-back from the highway, to maintain the rural environment.
- PLAY SPACES** for children.
Maintain the existing play spaces in Westerton and at The Grange, Westhampnett.
- OPEN SPACES.** Protect existing green open spaces within the community:
 - a. Horse paddocks:
South side of Stone Street, opposite Church.
 - a.1 North side of Church, to Madwick Lane.
 - b. Southern end of Old Place Farm east of intersection between Stone Street & Madwick Lane.
 - c. Highways verge at Chichester Park Road (southern end of Stone Street).
 - d. Land opposite March School, Clayhill Lane.
To provide sports pitches and some car parking for use by both the School and the Community.
This will free land on the school site for building expansion, to meet current and future demands.
 - e. W.S.C.C. Land-fill site.
Create a historic reserve incorporating areas for public recreational use and some allotments.