1. Introduction

1.1. This note sets out the thinking of the South Downs National Park Authority (SDNPA) in relation to the former Syngenta site near Fernhurst. It seeks to make use of work that was done prior to work commencing on the Neighbourhood Development Plan. It does not represent a formal policy position.

1.2. The purpose of this is to provide Fernhurst’s emerging Neighbourhood Plan with any contextual information that may inform the development of ideas.

2. Summary

2.1. The key messages of the advice note are summarised as follows:

Environment

2.1.1. Major development should not take place within a National Park except in exceptional circumstances;

2.1.2. The development must conserve and enhance the natural beauty, wildlife and cultural heritage of the area and enhance its special qualities;

2.1.3. It should be fully integrated with the natural environment through ecological design;

2.1.4. The scheme should attain the highest level of environmental sustainability;

2.1.5. There is a presumption that existing buildings should be retained and retro-fitted;

2.1.6. The development should achieve the highest standards of design;

Landscape & Heritage

2.1.7. It should be fully integrated with the landscape and cultural heritage of the area;

Biodiversity

2.1.8. Wildlife and connected habitats should be fully integrated into the ecological design of the development;

Employment

2.1.9. The SDNPA expects a vibrant, mixed, working community with a strong identity (relating to the historic and ongoing relationship between people and the land) that is used to create economic value;
Housing

2.1.10. Any new housing should be focused on meeting local affordable housing requirements, support local employment and key services;

Community Facilities

2.1.11. Development is expected to contribute to the provision of community facilities in Fernhurst Parish;

Leisure and Countryside Access Uses

2.1.12. There is potential for the development to support the second National Park Purpose;

Transport & Access

2.1.13. Transport and access arrangements should support the environmental sustainability of the development;

Water

2.1.14. The use and disposal of water should achieve the highest standards of sustainability; and

Broadband

2.1.15. Access to broadband should be improved;

3. National Park Purposes and Duty

3.1. The site lies within the South Downs National Park, the designation reflecting the highest quality of the landscape in which the site sits. The purposes of National Park designation are:

▪ To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.
▪ To promote opportunities for the understanding and enjoyment of the special qualities of the Park by the public.

3.2. In delivering National Park purposes, the SDNPA has a duty:

▪ To seek to foster the economic and social well-being of the local communities within the National Park.

3.3. It is essential, therefore, that the redevelopment of the site is only permitted if it would achieve these National Park purposes.
4. Policy Context

4.1. In addition to the National Park’s purposes and duty, referred to above, the development of the site is governed by national, regional and local planning policies. Proposals should be influenced by the English National Parks and the Broads UK Government Vision and Circular 2010. It addresses Major Developments as follows: “Major development in or adjacent to the boundary of a Park can have a significant impact on the qualities for which they were designated. Government planning policy towards the Parks is that major development should not take place within a Park except in exceptional circumstances.” And “Applications for all major developments should be subject to the most rigorous examination and proposals should be demonstrated to be in the public interest before being allowed to proceed.” And “The Government expects all public authorities with responsibility for the regulation of development in the Parks to apply the test rigorously, liaising together to ensure that it is well understood by developers.”

4.2. Government policy relating to National Parks, as set out in the National Planning Policy Framework states “Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.”

4.3. Development must be in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area in the South East Plan and the Chichester District Local Plan (Review) 2006.

4.4. Housing policies are cited as residential uses could potentially be justifiable if it is demonstrated that it substantially contributes to the social and environmental sustainability of a scheme. The inclusion of housing policies here in no way suggests that the principle of housing has been accepted.

4.5. The South East Plan was adopted by the Secretary of State on 6th May 2009 and supersedes the Hampshire County Structure Plan and RPG9. The Coalition Government’s revocation of the Plan in July 2010 has been found to be unlawful so the document remains part of the development plan at this time but the intention to revoke it is a material consideration. The following strategic policies are relevant to this application:

- C2: The South Downs - states that the purposes of designation must be a material consideration in the making of any planning decision that would affect it.
- CC1: Sustainable development - states that the physical and natural environment of the south east is conserved and enhanced
- CC4: Sustainable Design and Construction
- CC6: Sustainable Communities and Character of the Environment - requires new development to respect the character and distinctiveness of landscapes
- SP3: Urban Focus and Urban Renaissance - states that the prime focus for development in the South East must be in urban areas.
- NRM5: Conservation and Improvement of Biodiversity
- T4: Parking
- W2: Sustainable Design, Construction and Demolition
- C4: Landscape and Countryside Management
4.6. Chichester District Local Plan 1999 policies relevant to this application are as follows:

- Policy RE1 provides for a presumption against new housing in rural areas
- Policy RE8 requires refusal of permission for development which would adversely affect sites of nature conservation importance.
- Policy RE14 allows for the conversion and change of use of buildings in the rural area subject to certain criteria.
- Policy RE15 relates to major institutions and requires proposals not to have an unacceptable effect upon the site, its surroundings or adjacent settlements.
- Policy BE11 requires that new development will not detract from its surroundings.
- Policy BE12 requires that additions, alterations or conversions will be required to meet appropriate standards of design, construction and layout.
- Policy BE14 advises that development that would have an adverse effect on wildlife species protected by law will not be granted permission.
- Policy BE16 encourages energy conservation and energy efficiency.
- Policy B5 relates to new buildings and extensions for business, industry and warehousing in the rural area.
- Policy B6 allows the redevelopment of authorised uses in the rural area providing there is no expansion of floorspace or site area and no change of use to residential.
- Policy B8 relates to safeguarding business floorspace unless there is an adequate supply.
- Policy R2 advises on the development of new countryside recreational activities in rural areas.
- Policy T1 permits the development of additional tourist accommodation and facilities, subject to no demonstrable harm and appropriateness.
- Policy T3 permits the development of small scale additional tourist accommodation and facilities in rural areas.
- Policy T4 relates to tourism development in the former South Downs AONB.
- Policy TR6 states that planning permission will be refused for proposals which would adversely affect highway safety or overload the highway network.
- Policy TR8 states that development will be refused unless cycle parking, safe access for cyclists and pedestrians, and links to the safe cycle network are provided.

Housing Policies (refer to 4.4 above)

- Policy H3 relates to residential development on or close to polluted sites.
- Policy H4 advises on the size and density of dwellings.
- Policy H5 sets out the open space requirements for new housing development.
- Policy H6 requires adequate arrangements for the maintenance of open space.
- Policy H8 advises on the provision of affordable (social and low cost) housing on large sites.
- Policy H9 advises on the provision of social housing in rural areas.
- Chichester District Council’s Interim Statement on planning for Affordable Housing (effective 28 September 2007)

5. Site History and Description

5.1. Any Development Brief for the site should be accompanied by a comprehensive site analysis and description including a constraints map. Identify elements of value, views from Blackdown, cycle links etc.

5.2. The site is located approximately two km south of the village of Fernhurst, adjacent to the A286 Midhurst Road between Haslemere and Midhurst.

5.3. It is previously developed land that has been partially occupied by a number of businesses since it was sold by Syngenta in 2001. Prior to its first development it was part of one of the farms of the Verdley Estate but was commandeered in WW II as an army camp. It was then sold to a subsidiary of ICI, which built offices and a workshop on the site. At the ICI demerger in 1993, it passed to Zeneca, then astrazeneca. Syngenta was formed by the merger of Novartis Agribusiness and Zeneca Agrochemicals in November 2000. Since Syngenta vacated the site, it has been occupied by a number of small businesses. The larger building has been left largely vacant.

5.4. The site contains a number of buildings built during the 1980s, including the very large brick-built three storey Highfield office building and four storey Conference Centre (ziggurat) which are both built of red brick and connected by a covered walkway. There are also a number of smaller buildings including some apparently temporary buildings to the north of the main office block and a single storey workshop building towards the north western corner. Near to the latter, within the western part of the site is a modern commercial building housing a manufacturing and storage/ auction business, which is proposed for retention. This part of the site is known as Longfield. There are substantial landscaped car parking areas across much of the site.

5.5. The site is set below the surrounding mature tree groups, which contain and frame the site. At the southern boundary, existing deciduous and coniferous tree planting reach approximately 15 metres and, due to rising ground, provide additional screening from the south. Along the northern boundary existing tree belts also reach up to approximately 15 metres, with several specimen trees to the north-eastern area of the site reaching over 20 metres in height, providing a substantial screen and distinct green framework.

5.6. The northern boundary of the site lies adjacent to a belt of mainly coniferous tree planting followed by open pastureland, which forms part of the Cooksbridge Meadow Local Nature Reserve. A public footpath runs east to west along the southern boundary of the Nature Reserve, just outside the site. Courts Farm and associated pasture land lie adjacent to the site’s eastern boundary, whilst to the southeast the mature woodlands of Ash Reeds Copse and Dawes Highfield Copse (designated as an Ancient and Replanted Woodland) contain the site.

6. Major Development Issues
6.1. The site offers a unique opportunity for a sustainable business community of exemplary ecological design in the South Downs National Park. It has potential to be enhanced to accommodate business uses in ways that preserve and enhance the natural beauty, wildlife and cultural heritage of the site and its surroundings. To this end the future site will be expected to address the following:

6.2. Environment

6.2.1. Employ an ecological design approach. By placing ecology at the forefront of design, it provides specific ways of minimizing energy and material use, reducing pollution, preserving habitat, restoring ecosystems, inventing landscapes, and fostering community, health and beauty. Ecological design goes beyond many streams of environmentalism, which often merely call for a minimization of human impacts on the natural world. Ecological design thus can be defined as a careful and deliberate form of human intervention with the natural environment that attempts to improve natural conditions or reverse environmentally destructive impacts.

6.2.2. An Energy Strategy should demonstrate how the carbon footprint of the whole lifecycle of the development is to be minimised. This will include energy efficient design, on-site renewables and generation from an on-site Energy Centre. Consideration must be given to wood fuelled/dual fuelled Combined Heat and Power (CHP), enabling potential harvesting of the National Park's timber resource, on and off site. Any residual emissions need to be off-set by other activities, such as growing plants for fuel or planting trees. The energy strategy should address lighting and the potential for light pollution, which must be designed out. The design should be informed by the Institute of Lighting Engineers (ILE) guidance notes for the Reduction of Light Pollution.

6.2.3. The retro-fit of existing structures, particularly the Highfield and 'zigurat' buildings. It must be considered how the existing structures could contribute to the sustainability of the new development. A large amount of energy and finite resources have been used in the construction of the existing buildings and to ensure that this is not wasted the clear preference is that they should be upgraded and re-used. It should not be assumed that the redundancy of buildings is due to lack of demand. The demand for such business space should be thoroughly investigated with reference to records of applications/expressions of interest for business space.

6.2.4. The achievement of carbon neutral status. The construction and use of new buildings over their lifetime should aim to result in no net zero carbon emissions. This involves measuring the emissions likely to be created and ensuring there are measures in place to reduce and offset them.

6.2.5. The minimisation of embodied energy in construction materials

6.2.6. Recycling of building waste

6.2.7. An analysis of the sustainability and carbon footprint of the development must take into account the sustainable sourcing of materials from accredited local suppliers, energy of manufacture, transportation and use. Development must seek to use locally sourced materials and labour to enhance its sustainability and contribute to the local economy.

6.2.8. The provision of a place with exceptional qualities of public space and opportunities for social interaction and recreation.
6.2.9. The incorporation of long-term stewardship that engages users and protects the quality of the development and its environment with successful integration into the protected landscape of the South Downs National Park

6.2.10. Consider the design and construction process of any new residential buildings as an opportunity for learning, experimentation and the skilling of unemployed or under-employed residents.

6.2.11. Improve/mitigate against any existing elements which have negative environmental consequences (such as large areas of hard-standing). Opportunities for environmental enhancement must be thoroughly explored and form a central pillar of proposals.

6.2.12. To follow the “Considerate Construction Code” with respect to minimising noise, dust, transport movements and encouraging recycling on-site where possible. A site waste management plan will be required.

6.2.13. The highest level of sustainable design will be expected. Any major development within the SDNP would be considered by the SDNP Design Review Panel.

6.3. Landscape & Heritage

6.3.1. To achieve integration and enhancement of the landscape, preventing adverse visual impacts of development.

6.3.2. Establish a design approach which responds to the local cultural heritage, the green villages of the Western Weald, and is responsive to its natural setting.

6.3.3. The redeveloped site must enhance the distinctive landscape qualities of the South Downs National Park and the surrounding designated Ancient Woodland. This part of the South Downs National Park needs to be conserved and enhanced in the long-term.

6.3.4. A Landscape Capacity Assessment, including this area, is being carried out by consultants on behalf of Chichester District Council and the SDNPA. Any conclusions of that assessment must be taken into account in the development proposals;

6.3.5. Reference should be made to the South Downs Integrated Landscape Character Assessment and to the West Sussex County Council Land Management Guidelines (Sheet WG4, North Western Ridges, Wealden Greensand and LW1 North Western Ridges, Low Weald).1 The Low Weald Landscape Description (Type O) identifies deciduous woodland copses as a feature, including ancient, species-rich and ecologically important woodlands. These form part of a deeply rural, tranquil and enclosed landscape with an essentially medieval pattern. The overall management objective for the Low Weald is to conserve the rural tranquil, “medieval” character of the landscape created by historic fields, hedgerows, shaws and ancient woodland and dispersed settlement. Planned development for the site will need to be undertaken in the context of the wider management objective for the Low Weald. West Sussex County Council Land Management Guidelines WG4 identifies a key negative issue in the “gradual loss of locally distinctive building styles and materials,” and a landscape and visual sensitivity being the impact of new development on “long views from high

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1www.westsussex.gov.uk/living/planning/the_county_plan/west_sussex_character_project/land_management_guidelines.aspx
ground.” It is also noted that, in order to conserve the remote and tranquil character of the area, it is necessary to “ensure any development respects historic settlement patterns, form and building materials.”

6.3.6. A landscape and visual character assessment of the site should be undertaken that should comment on the potential merits for retention of existing buildings for reuse. This will need to take into consideration the impact that the development will have upon “covenanted” views from Blackdown Hill.

6.3.7. Trees and hedges are essential to the distinctive character of Fernhurst not only because of their attractive appearance, but also because of their function as wildlife corridors and their ability to absorb noise and hide development. In order to ensure the development does not become a dominant feature in the landscape, the height of buildings should be restricted to two storeys.

6.3.8. English Heritage’s Sussex Historic Landscape Characterisation: West Weald Landscape Analysis should prove useful. See also Settlement in the Western Weald by Spencer Thomas, published in Fernhurst Furnace, Chichester District Archaeology 2, Chichester District Council 2003 (pp. 9-26).

6.3.9. Potential archaeological constraints should be thoroughly researched and impact avoided as far as possible and mitigated if not avoided.

6.4. Biodiversity

6.4.1. To enhance biodiversity and natural habitats rectifying existing and preventing any new adverse environmental impacts.

6.4.2. To have carried out a contaminated land site investigation and risk assessment, and implemented any required mitigation measures, in order to ensure ground conditions are suitable for development. Possible sources of contamination to consider include boiler houses, above and below ground fuel tanks, informal or formal areas of landfilling or burning, sub stations, areas of made ground and areas used for laboratories or chemical storage. Materials containing asbestos may be present at the site, which are likely to need specialist waste disposal.

6.4.3. An assessment of the biodiversity of the site and its ecological importance needs to integral to any development plan. Relationships with the surrounding and adjoining natural environment will need careful consideration in order not to result in conflicts. Wildlife corridors and areas will be required within and across the site. The extreme east of the site borders a feeder stream of the River Rother. Noting that remnant strips of cleared woodland provide an important wildlife corridor linking blocks of woodland it is important that any development plans take into consideration the broader ecological significance of the site and its immediate environs, particularly as a wildlife corridor. An ecological assessment will be required.

6.4.4. There is scope for an ecological approach to open green space, enhancing existing features and providing and creating corridors/green links between and around the development and the National Park. Development must include the creation of high quality habitats, particularly BAP habitats, referring to the adjoining Cooksbridge Meadow Local Nature Reserve and to Snapes Copse and Verdley Wood Biodiversity Opportunity Area, with the addition of buffer areas adjacent to existing woods. See (http://www.biodiversitysussex.org/landscapes/chichester-district)
6.4.5. The ponds, indigenous trees and water features must be enhanced and integrated into the design of the site. There must be no negative impact upon woods surrounding the site.

6.5. Employment

6.5.1. The site is currently in business use. The South Downs National Park Authority wishes to support the most sustainable employment use of the site.

6.5.2. To provide a mixed balance of business space, reflecting existing use, potential for growth and identified needs.

6.5.3. Establish a working community that is truly representative of the range of social groups in the National Park, providing a mix of employment and business accommodation options.

6.5.4. Retain existing commercial development and provide opportunities for new business creation and employment that draws upon the cultural heritage and renewable resources of the South Downs National Park.

6.5.5. The Neighbourhood Plan should define the work that needs to be done to explore the viability of business uses. If a mixed business use is not viable on its own, what other uses would contribute to the viability and sustainability of the mix? Housing should not be regarded as the default second choice.

6.5.6. Non-residential buildings must achieve the highest possible rating under BREEAM assessment and also for any refurbished units under the Ecohomes Standard.

6.5.7. The provision of office accommodation within homes should not be used to justify a housing-led development. Flexible workspace options must be incorporated into this site, so that small business use is retained and expanded. Any live/work accommodation should be primarily for business, integrated within an environment that is clearly commercial/business oriented. Offices and workshops should clearly be commercial or business premises. The model of living ‘over the shop’ seems relevant. Small live/work business units have the potential to enhance the central part of the community and provide a focus for social interaction. Any live/work accommodation must be occupied by functioning businesses.

6.6. Housing

6.6.1. A key piece of guidance for National Parks is The ‘English National Parks and the Broads’ UK Government Vision and Circular 2010. Paragraph 78 of this states that; ‘The Government recognises that the Parks are not suitable locations for unrestricted housing and does not therefore provide general housing targets for them. The expectation is that new housing will be focused on meeting affordable housing requirements, supporting local employment opportunities and key services’.

6.6.2. In addition to the above, a housing focused development could potentially upset the balance of the local community and the focus of Fernhurst for the village. A commuter settlement would also increase traffic on the A286 through Fernhurst and create additional strain on parking facilities at Haslemere that are already insufficient to meet current demand.

6.6.3. Local Fernhurst residents generally do not support additional housing but concede that if housing is to form part of the mix it must be affordable and accessible to key
workers and first time buyers. Affordable housing should be restricted to residents with a local connection.

6.6.4. There is an expectation that any new housing would have controlled occupancy. Any residential use may only be justifiable, therefore, if it consolidates the social and environmental sustainability of the proposed business uses and meets affordable housing requirements. The National Park would expect to see reliable mechanisms to ensure that the link between the business uses and associated housing is not broken.

6.6.5. As housing development would not normally be permitted in such a location, any housing must attain levels of sustainability that exceed those usually required of development. Any housing should meet the highest possible level of the Code for Sustainable Homes and seek to meet Zero Carbon and Passivhaus standards.

6.6.6. Opportunities for self-build must be thoroughly explored. Local sustainable building experts should advise on ecological and community-led build projects.

6.6.7. Any housing should contribute to a healthy and sustainable business and living community. All tenures must be indistinguishable, include a balanced range and mix of tenures and be integrated throughout the development. Any housing should be integrated with business uses, the site should not be zoned according to use. Employment functions must be fully integrated into the development and not relegated to a peripheral zone.

6.6.8. The cumulative effects of both King Edward VII Hospital and any proposed housing for Syngenta should be assessed in the context of how this will change the existing balance of population distribution throughout the parish (Fernhurst village centre vs. Outlying settlements).

6.7. Community Facilities

6.7.1. Fernhurst residents have expressed a need for improved recreation facilities, e.g. A recreation ground, swimming pool facilities for young people (provision of a skate park). 86% of respondents to the Fernhurst Village Action Plan 2005 agreed that the recreation ground should be developed to provide additional facilities; tennis courts, a multipurpose court, a bowling green, and improve the drainage of the football pitch.

6.7.2. If residential uses are to be included, some community facilities must be incorporated into the site to provide facilities for local people. However, the nature and extent of these must take into account the need to encourage integration with Fernhurst and this may be combined with a contribution towards the improvement of facilities there. Further information is included in Appendix 3 regarding Section 106 contributions.

6.7.3. Development will need to consider the potential impact on the capacity of services and facilities in Midhurst and Haslemere, particularly the health services, education and Fire and Rescue.

6.7.4. Children’s play facilities, and a contribution towards outdoor recreation and sports facilities, will need to be provided in accordance with saved Local Plan Policies H5 and H6 or any replacement for these policies.

6.8. Leisure and Countryside Access Uses
6.8.1. The site may provide an opportunity for leisure and countryside access uses that support the second purpose of the National Park: “To promote opportunities for the understanding and enjoyment of the special qualities of the Park by the public.” These may include tourist accommodation (of an appropriate scale), interpretive and educational facilities, bicycle hire or other services to enable access to the Park by sustainable modes, small scale retail and other visitor services.

6.9. Transport and Access

6.9.1. A Transport Assessment that analyses the impact of traffic generation/use on existing accesses and on the surrounding road network. A Travel Plan should show how reliance on the private car should be reduced and how the sustainability of the site can be further enhanced. Traffic or other activities, must not disturb the tranquillity of the South Downs National Park.

6.9.2. Fernhurst is poorly served by way of public transport although there is a bus link service along the A286. It is difficult to visit nearby towns except by car due to insufficient public transport. Public transport facilities need to be improved and promoted.

6.9.3. The local community of Fernhurst has concerns over the speed of traffic through the village and would like to see traffic calming measures. Other issues include the low level of public transport provision. Many thought that the buses should run earlier and later and link up with other bus and train services.

6.9.4. The site has good access from/to the A286 Midhurst Road. The main vehicular access must be in approximately the same position as the current main access to the site. It may be possible to upgrade the access from the northern edge of the employment site to allow another access point onto the main highway. However this would need to be developed through discussions between the applicant’s highways consultant and the Highways Authority.

6.9.5. The way the sustainable business community is designed must design-out dependence on the private car. The community must be able to function independently of the private car. An electric car club or car-sharing scheme could be beneficial, as would contributions to local bus services and/or the provision of a shuttle bus to take residents into Fernhurst village. The developer must investigate the scope for enhancement of the existing hourly bus service to provide better links to Haslemere Station and Midhurst, including the potential for combining such provision with that for development of the site at King Edward VII hospital, should that proceed. The benefits of these services must be made apparent to residents. Electric vehicle charging points must be provided.

6.9.6. Any development of the site would need to consider and integrate well with nearby rights of way and the opportunity for good green links to the South Downs National Park must be investigated. There is potential to use contributions to provide links to and upgrade local footpaths enabling good pedestrian access into Fernhurst. The development must include proposals for safe cycle routes to Fernhurst, Haslemere and Midhurst.

6.9.7. Development must be subject to the implementation of a Travel Plan to include the above and other measures. A Travel Plan Coordinator must be appointed, potentially shared with the King Edward VII development.
6.10. Water supply and disposal

6.10.1. A Sustainable Water Strategy will be required, including a strategy for the disposal of foul water which is compatible with a whole-system ecological design approach. This should include elements of on-site management such as reed beds and composting.

6.10.2. Development will need to demonstrate that an adequate water supply can be provided that is not at the expense of worsening water supply issues for adjoining sites and properties in Fernhurst village. A strategy for the disposal of foul water, including consideration of linking the site to mains drainage, will be required. Upgrading of the sewer network and Fernhurst Waste Water Treatment Works may be required.

6.10.3. Sustainable drainage systems (SUDS), Swales and rainwater harvesting/grey water re-use systems must be incorporated. These can form a key part of sustainable developments by reducing the impacts that might otherwise occur to surface water runoff, off site flooding and consumption of water resources.

6.10.4. The Environment Agency’s (EA) Flood Maps indicate that the site lies within Flood Zone 1, which is categorised as having a low risk of flooding. However, due to the site size, a flood risk assessment must be undertaken and a drainage strategy for the site developed to assess and mitigate the impact of surface water.

6.10.5. The drainage strategy must examine the existing impermeable surfaces as there is a need to reduce the area of impermeable surfaces on the site and ensure any discharge of surface water is to on site ponds, swales or directly into the ground. The drainage strategy must seek to reduce the flow rate of surface water run off to adjacent water courses to achieve an optimal condition.

6.10.6. Provision needs to be made for the storage and discharge of water from any development at the northern end of the site. If the existing discharge goes out of the site or into a watercourse then this needs to be substantially reduced or halted and the amount of surface water runoff must not be increased by the development.

6.11. Broadband

6.11.1. The development must support/improve accessibility and connection to Broadband.
7. **Appendix 1**

8. **Section 106 Agreements/ Planning Conditions**

9. Matters required to be included in Section 106 (S106) Agreements or planning conditions for all of part of the Development Brief area will include:

10. Development will only take place in accordance with Chichester District Council’s Design Principles Document.

11. Affordable Housing provision.

12. Implementation of an agreed Travel Plan.

13. Retention and maintenance of main open spaces and ponds.

14. Required infrastructure contributions, including Chichester District Council sports and play contributions, TAD (defined in West Sussex County Council’s SPG adopted in 2003) and Chichester District Council Community Facility contributions.

15. Where on-site provision is determined to be unsustainable or undesirable, off-site mitigation through funding improvements to facilities in the village of Fernhurst, e.g., Youth Centre, Sports Pavilion and the sports field, following consultation with the community and Parish Council of Fernhurst.

16. Minimisation of light pollution

17. Maintenance proposals for existing trees in accordance with a survey to be included in the planning application.

18. Strategic landscape planting and maintenance in accordance with Chichester District Council’s Design Principles Document.

19. Management and maintenance of SUDS and swales.

20. Mitigation of contaminated land and buildings.

21. Any archaeological investigative work which is revealed by consultation. This needs to provide for circumstances where potential nationally important archaeology is discovered, which should not be excavated but retained in situ. Any findings should be published.
22. Appendix 2

23. Summary of Key Outputs of the Design Development Process

24. A Design and Access Statement must follow CABE guidance and cover the following:

25. Introduction - Objectives of proposal
26. Use - What the buildings and spaces will be used for
27. Amount - How much will be built on the site
28. Layout - How building and public and private spaces will be arranged on the site
29. Scale - How big the buildings and spaces will be (height, width and length)
30. Landscaping - how open spaces will be treated
31. Appearance - What the buildings and spaces will look like – including materials and architectural details

32. The planning authorities wish to ensure that the development is founded on the soundest principles of sustainability and design quality and suggest an equivalent standard of supporting documentation:

33. Masterplan, addressing layout, massing and building heights
34. Spatial and building type Pattern Book
35. Spatial and building design code
36. Landscape/topographic analysis and sustainable landscaping strategy
37. Tree Survey
38. Archaeological/historic environment assessment
39. Environmental Impact Assessment and enhancement strategy
40. Contamination assessment and mitigation strategy
41. Sustainable transport strategy (public transport, motor vehicle, cycle, horse, bike, pedestrian)
42. Social sustainability and health strategy
43. Sustainable food strategy
44. Sustainable employment strategy and economic viability assessment
45. Housing type and tenure mix strategy
46. Sustainable water, drainage and waste water strategy
47. Sustainable energy strategy
48. Sustainable building strategy
49. Long term stewardship strategy which ensures the protection of the quality of the development and its environment
51. Proposed Development Framework Methodology

52. Stage 1: Establishing the Design Context
53. Development proposals should demonstrate that they are founded on a thorough assessment and understanding of local character and its various components. Although it will be a requirement of the developer to provide detailed site and contextual analysis, this section is intended to help direct investigations.

54. The contextual analysis should assess the context for development at various levels of scale:

55. Large scale: comparable settlement patterns, topography, geology, landscape characteristics

56. Medium Scale: spatial characteristics of comparable village streets, lanes and spaces. Building typologies and spatial relationships to streets and public spaces.

57. Small Scale: architectural characteristics of buildings in nearby villages, building groupings, position within plot, plot size, building massing, scale, proportions and character.

58. Regard should be paid to the Fernhurst Village Design Statement, which describes design aspirations for the locality and Conservation Area Character Appraisal, which defines the special characteristics of the area.

59. The size of the site and its potential to accommodate domestic and economic functions make it comparable to a village. The morphological characteristics and growth patterns of historic villages of the western Weald should be understood and reinterpreted when planning new development. These are often referred to as ‘green villages’ as they are invariably organised around a common or large village green. Green villages are still a relevant settlement pattern as the green provides public space, opportunities for community events, social interaction, sport and community gardening.

60. The relationship between settlement size and the space allocated to the village green or common needs to be understood and related to the planning of this development. The green and associated buildings will also need to demonstrate characteristic patterns in relation to primary, secondary, tertiary and pedestrian circulation routes.

61. The contextual analysis should describe the characteristic ways in which traditional settlements of the western Weald relate to their landscape setting. This could include an analysis of the appearance of the settlement from the distant countryside, from approaches to it via highways and footpaths and views across the site area.

62. Nearby Listed buildings contribute much to local character and should be studied. It should, however, be appreciated that to a large extent the character of places is made up of relatively low-key ‘background architecture.’ Defining the qualities of the local vernacular and the relationship between this and more prominent, higher status buildings will contribute to the correct interpretation of locally characteristic building patterns.

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2 The analysis of ‘green villages’ will be assisted by Settlement in the western Weald by Spencer Thomas, published in Fernhurst Furnace, Chichester District Archaeology 2, Chichester District Council 2003 (pp. 9-26).
63. Stage 2: Facilitated Stakeholder Design Workshops
64. The size, significance and sensitivity of this site justify additional developmental work to inform the preparation of a more detailed planning framework. This should involve active engagement with local communities and other stakeholders, employing the use of planning tools such as the Prince’s Foundation’s Enquiry by Design (ebd) process or comparable Charrettes enabled by independent design professionals.

65. This process will bring key stakeholders together to consider the constraints and potential of the site from every relevant perspective. The design proposal should be developed in relation to the preliminary contextual research and as a response to this dialogue between stakeholders.

66. Stage 3: Detailed Design Framework
67. Building upon the outcomes of Stages 1 and 2, it will be possible to define the range of spatial conditions, building types and characteristics that the development will be expected to exhibit. These may then be described in a Design Code or detailed design framework.

68. The code or framework will address settlement-wide issues such as street design, landscape structure, building height and land use, through to more architectural elements such as the massing and layout of individual buildings, their relationship to the street and the way in which buildings are grouped in blocks.3

69. This work may then be used to coordinate the work of the architects that will be selected for individual buildings or groups of buildings. The selection of a range of different architects will add to the variety and interest of the scheme and bring it into an affinity with nearby villages that have developed incrementally over many hundreds of years.