

Appendix 10a

Leaflet December Meeting

Lavant's Neighbourhood Plan



Thank you to everyone for taking part in the 'Beating of the Bounds' and making sure your opinions were included.

Nearly **1,000** Observation Sheets were returned .There are strong feelings about development sites and areas that need protecting. A challenge lies ahead and the next stage is to start to make some difficult choices.

Come along to find out more and to ask questions

OPEN MEETING

Saturday 6th December

10.a.m to 3.p.m St Nicholas' Church

- Feedback talk on the hour

10.a.m, 11.a.m,12.a.m, 1.p.m and 2.p.m

- Each brief talk followed by an informal opportunity for questions.

Results will be posted on the LPC website at www.lavantpc.org.uk . Contact Steering Group directly via lavantneighbourhoodplan@gmail.com or phone 07503 637472

Appendix 10b

Chichester Observer 06 Dec 2014

I'm pleased at this move. As a veteran myself with no religious denomination it really is more representative of modern society.

Geoff Rogers

Why must everything be hijacked? It is a church based service. If the humanists and atheists of Chichester want to have their own

I'm not religious In the slightest and attend every year if possible. I have no problem with it but would also be more than happy to see it become less religious.

Nick Brown

I attended Chichester remembrance 2 years ago but was confused as to why it appeared to be largely a religious service.

Neil Holley-Williams

Great article in the @Chiobserver Talking about our @EdesHouse wedding fair

@UFWestSussex

@mid_pet_obs A great turnout. I was fortunate to chat with a veteran (died) who served on the Arctic convoys. Very moving.
@PoppyLegion

@SDB57

COMMUNITY NOTICEBOARD

LAVANT NEIGHBOURHOOD PLAN OPEN MEETING

FOLLOWING the successful Beating of the Bounds in Lavant recently, nearly 1,000 observation sheets were filled in. Now is the chance for local residents to find out what was said at a Lavant neighbourhood plan meeting on Saturday, December 6 at St Nicholas' Church, Lavant. Feedback talks being given at 10am, 11am, midday, 1pm and 2pm, followed by questions. Free refreshments.

ATUMN FAYRE

SATURDAY, November 15 from 10.30am to 12.30pm in the Residents' Lounge, Nyetimber Mill, Pagham Road, Bognor Regis, PO21 3TD. On sale will be cakes, preserves, gifts, scarves and jewellery, books and bric-a-brac, and a tombola and raffle. Free entry, coffee and cake £1.

MORE TALES FROM A SENIOR CONCORDE CAPTAIN

CAPTAIN Terence Henderson will give more firsthand stories, pictures and videos in a talk on Monday, November 25. At the Chichester Park Hotel, Chichester. PO19 7QL. From 7pm for 7.30pm start. Organised by the Arun & Chichester (Air) Enthusiasts Society.

CAKE & COFFEE MORNING

CHICHESTER Harbour Rotary Club is holding a cake & coffee morning (plus craft stalls and tombola) at The Assembly Rooms, North Street Chichester on Saturday, November 22. From 9.30am to 1pm in aid of the Women's Refuge, the Men's Hostel and families in need in Chichester.

SELSEY CANCER RELIEF FUND CHRISTMAS FAYRE

Grand Christmas fayre on Saturday, November 29 in the Methodist Hall, Selsey between 10am-midday. Gifts, bric-a-brac, toys, jewellery, books all on offer, donations of unwanted gifts very welcome. All enquiries to Penny Hesp on 01243 604339.

CHRISTMAS COFFEE MORNING AND BAKE SALE

SAVE the Children Christmas Coffee Morning and Bake Sale, Saturday, November 15. Runs from 10am-midday at Felpham Methodist Church, Felpham. All welcome.

AUTUMN FAIR IN BOGNOR

ST Wilfrid's Parish Church Autumn Fair takes place on Saturday, November 15.

Event runs from 11.30am to 3pm at the church, Ellasdale Road, Bognor Regis, PO21 2SG.

Free entertainment!

Appendix 10c

Neighbourhood Plan 6th December Boards



SUMMARY RESPONSE FROM *BEATING the BOUNDS* SURVEY

06 December 2014 NP.06dec.boards.01 E+OE

OP1 (Behind the School)

60% for 28% against partial development of the site – i.e. east of old Roman Road only. Shop/community hub, shared car park with school, extra classrooms for the school, community recreational facilities (e. g Football pitch). Landscaping important – screening of new development from the Downs. Footpaths to link into Centurion Way. Traffic – safe access onto A286, plus traffic calming. Design to be in keeping with Downland village, plus adequate individual residents parking provision.

OP2 (Alongside Centurion Way at South end of village)

26% for 48% against. Limited scope, small site, not central for community facilities. Village sprawl, fear of gap erosion with Chichester. Traffic issues, site access onto A286 etc. Potential Allotment *overspill* site. Footpath maintenance and improved signage.

OP 3 (Football Pitch)

19% for 61% against. Rejection driven by communities' strong desire for quality recreational facilities to be available somewhere in Lavant. Traffic issues particularly along Pook Lane. Extension of Footpath from A286 down to Memorial Hall, maybe inside the current hedge boundary, not narrowing Pook Lane.

OP 4 (Barns – East Lavant)

48% for 23% against. Re-development of existing brick barns, not flatten and start again, existing footprint only. Footpath, inside field boundary, to link up footpath network to the east of site. Traffic issues, site lines, and junction with Fordwater Road and Pook Lane.

OP5 (Marsh Lane)

58% support for footpath link to Churchmead. “Re-claim” village pond area. Restore the water meadow.



SUMMARY RESPONSE FROM *BEATING the BOUNDS* SURVEY

06 December 2014 NP.06dec.boards.01 E+OE

OP6 (Near Old Railway Station)

30% for 49% against; because of risk of flooding. Only suitable for small development (flooding & traffic) along east side of road. Footpath to Marsh Lane, protect the water Meadows. Extend the play area. Potential site for shop / community centre but traffic and parking issues would need to be resolved. 20mph speed restrictions.

OP7 (Eastmead Industrial Estate)

72% for 6% against. Majority in favour of mixed development of Industrial / Business Park / Start Up quality premises and community housing including elderly and disabled. Community centre inc. village shop. Site must be properly landscape to fit in to overall environment. Traffic issues of great concern; proper roundabout at entrance to site on A286 to slow traffic down; Car parking must be adequate.

OP8 (Lavant Down Road)

23% for 58% against. Northerly sprawl into green space, extending village, and remote from and for village facilities. Traffic calming required.

OP9 (West of A286)

25% for 53% against. Village sprawl, westward extension into green space. Great concern about traffic issues along A286, traffic calming. Traffic alleviation would be needed.



PUTTING IT ALL TOGETHER – PLANNING OUR WAY AT A TIME OF CHANGE

06 December 2014 NP.06dec.boards.01 E+OE

There are no general housing targets within National Parks and the **expectation is that new housing will be focussed on meeting affordable housing requirements**, supporting local employment opportunities and key services.

The NP process provides the opportunity for residents to exert real control over what is built and where it is built. The alternative is simply to abandon the wishes of the majority of residents and surrender more land to development over which the Parish Council would have little or no control.

Within the current Lavant settlement boundary there is insufficient land available to meet all of the local need for 75 affordable, 1-2 bedroom dwellings and “exception” sites will inevitably have to be considered.

However, housing is not merely a numbers game – the environment and the setting is equally important. The adjacent plans start to illustrate the integration of potential development sites for housing, community facilities, open space and other amenities asked for by the community as well as suggesting related changes to manage the traffic flows through the village.

The Draft Neighbourhood Plan driven by the residents will not only create a vision for the future of Lavant but will also have to be balanced with the restrictions of current planning laws. Conflicting requirements will need to be reconciled.



WHAT NEXT....?

06 December 2014 NP.06dec.boards.01

Create a Pre-submission Draft Plan

- Commission environmental and other supporting studies.
- Consult those living and working in the NP area and those affected by the proposals
- Talk to Landowners and the development industry
- Identify and assess options
- Prepare proposals and write the Draft Plan

Pre-submission publicity and consultation

- Publicise the draft plan and invite representations
- Hold further meetings and consultation with the community and the Local Authorities.
- Amend Plan if appropriate

Submission to the Local Planning Authority

- 6 week publicity after checking and inviting representations
- Appoints an independent examiner in agreement with the LPC

Independent Examination

- Decision as to whether to go to a village Referendum

Referendum

- Subject to result, Local Planning Authority makes the Order to bring the NP into force



LAVANT 2015 TO 2024 - HOUSING TO MEET LOCAL NEEDS

06 December 2014 NP.06dec.boards.01

LNP CORE PRINCIPLES

- Within Lavant, housing development should be for **local need** (mainly 1&2 bedroom), irrespective of national housing targets. This is consistent with SPNPA Policy.
- Future **planned development** will ensure that new dwellings will remain in perpetuity for local people.
- **Affordability for both rental and ownership** (shared or full) will be at the centre of the Lavant's development philosophy.

Note

- Planned open market development falls outside LNP core principles and as such is not part of Lavant's Neighbourhood Plan
- Windfall open market developments (proposals to build 4 or less dwellings) will be subject to the normal planning scrutiny, but as *windfall developments* they fall outside the scope of LNP.

KEY RECOMMENDATIONS

1. No planned open Market development
2. Planned development should concentrate on one and two bedroom dwellings.
3. Plan to build affordable housing for both rent and shared ownership.
4. Through (eg) "exception" sites and or Community Land Trust (CLT) make dwellings available for sale, but retain control over future ownership.
5. The "exception" site and/ or CLT approach will reduce the land cost and allow a more affordable selling price.
6. Plan for 75 dwellings 2015 -2024



N.B. This proposal will have to go through several stages of public consultation before being incorporated into the final plan.

- Assumes Windfall developments at the rate of 2-3 a year
- Windfall should be within the settlement boundary



AFFORDABLE HOUSING FOR LOCAL PEOPLE – The Issues to be considered

06 December 2014 NP.06dec.boards.01

- Currently affordable housing provision is typically provided as part of an open market development
 - Meadow Close 35 houses of which 14 (40%) are affordable
 - To provide 45 affordable houses, an additional 68 open market houses would need to be provided
- Other ways have to be found to meet the needs of Lavant if the area is not to be swamped by new housing , but these will involve the community in hard choices
- The high cost of land is a key driver in making houses unaffordable. Low cost (or even virtually free) land may be found from:
 - Land the community already owns
 - “Exception sites” which is land not currently available for building and is outside but connected to the Settlement Area
- New ways of holding land in perpetuity for housing and community facilities have recently become available
 - Community Land Trust (Currently there are 175 CLTs in England)
 - CLTs require strong community leadership but have a good track record
- Housing developments produce funds for the local community (£106 or the new Community Infrastructure Levy)
 - Open market developments will produce the most
 - Affordable the least – if any
- A Community Centre / Shop is a widely held aspiration
 - We will have to work even harder to raise the funds without any contribution from developers

Appendix 10d

Neighbourhood Plan 6th December Take Away Handout



SUMMARY FEEDBACK FROM *BEATING the BOUNDS* SURVEY + THE WAY FORWARD

06 December 2014 E+OE

NP.6thdecfinalversiontakeaway

On Saturday 06/September many residents of Lavant took up the opportunity to participate the *Beating of the Bounds* exercise and expressed their views for the future development of Lavant. Residents were also encouraged to complete the course independently and three escorted walks were offered.

ANALYSIS OF COMMENTS

There was an encouraging response with 937 Observation Sheets returned. During October and early November these many comments were entered onto spreadsheets and quantitative and qualitative assessments were made.

Where people did not record (perhaps by mistake) that they lived in Lavant, efforts were made to trace the author. Where this was not possible, only in a few cases the Observation Sheets had to be discarded. Where residents contributed further more detailed suggestions or comments these too were recorded and included in the feedback.

CLARIFICATION (There are opportunities for residents to comment on these clarifications)

There were some problems with the questions asked about **OP5 (Marsh Lane)**. Residents were being asked about a potential footpath linking the Village Green to Churchmead Close and not built development.

Many **OP6 (next to Old Station)** responses assumed that the whole site flooded. Flood mapping shows that this is not the case next to Churchmead Close.

The **football field at OP3** is seen as a vital Lavant facility and many responses indicated that this facility should be retained – not necessarily at this site. If relocated this site is potentially available for development.

WHAT NEXT?

Thanks to the significant response to the *Housing Needs Survey* and the *BtB* exercise the Neighbourhood Plan will now:

- Review **WHAT** is being proposed by the Community, **WHERE** it is being proposed and **WHY** it is being proposed
- Where appropriate, present **Draft Neighbourhood Plan options** for further comment by the residents...these options will include a vision for combining housing, community facilities, footpaths and roads.
- Check with SDNPA and CDC that the draft proposals fit with the National Planning Policy Framework as well as Local Plans
- Undertake an appropriate environmental assessment, traffic study and other supporting studies.

PROGRAMME:

The Steering Group remain fully committed to completing a **pre-submission Plan** by the end of March 2015 in readiness for Third Party review and subsequent amendments before independent examination and a Village Referendum. This is a challenging timeframe but until the **Neighbourhood Plan** is in place the village will remain vulnerable to development proposals that are outside our control.



SUMMARY FEEDBACK BY OBSERVATION POINT

OP1 (Behind the School)

60% for 28% against – partial development of the site – i.e. east of old Roman Road only. Shop/community hub, shared car park with school, extra classrooms for the school, community recreational facilities e. g Football pitch. Landscaping important – screening of new development from the Downs. Footpaths to link into Centurion Way. Traffic – safe access onto A286, plus traffic calming. Design to be in keeping with Downland village, plus adequate individual residents parking provision.

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Appendix 10e

Presentation 6th December



How this session works

- Short presentation (repeated on the hour)
- Walk around - read all the boards
- Ask questions to LNPSG members (Wearing Badges)



How this session works

- Short presentation (repeated on the hour)
- Walk around - read all the boards
- Ask questions to LNPSG members (Wearing Badges)

AND

Tell us your views



Beating-the-Bounds Feedback & project update

6th December 2014

B-t-B

- 937 Observation sheets submitted
- Over 2,000 comments / observations
- Clarification ref. Observation Points 3, 5 & 6
- Strong unanimity of views

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**Detailed results by OP on display
Including Footpaths and Traffic**

Housing Numbers

- Driven by local need not government dictate
- Focus on 1 & 2 bedroom property
- Affordable key driver
- Mix of rented, shared ownership & market for local people in perpetuity

**2015 to 2024 - 75 dwellings
plus “one off” individual developments**

Community Aspirations

The Dilemma

- Lavant bypass
- Footpaths
- Shop
- Community centre
- Landscaping
- Recreational facilities
- Extended play ground
- Traffic calming



Community Aspirations

The Dilemma

- 
- Lavant bypass
 - Footpaths
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 - Recreational facilities
 - Extended play ground
 - Traffic calming

....are typically funded by contributions from open market housing

**Please go round view the boards and
share your views and ideas with us**

YOUR OPINION MATTERS





Appendix 10f

Neighbourhood Plan 6th December Glossary



GLOSSARY – What does it all mean?

06 December 2014 NP.06decglossary

Open market housing = housing which has no occupancy restriction or legal tie and that can be bought by anyone (i.e. the majority of existing housing within the National Park).

Restricted Market (or Local Housing) = housing only for local people. For instance who have lived in Lavant for 10 years or more but who may not need affordable housing e.g. an elderly person who wishes to downsize or, a couple/family in a flat who wish to move to a family home. A local tie requirement would be likely to reduce the value of the home compared to an open market home.

Affordable housing = housing for people who can demonstrate that they are in housing need, have a local connection, and are unable to afford housing on the open market. These homes would typically be rented through a housing association

Shared ownership = a lower cost way of gaining a foothold into property by purchasing between 25% and 75% of the market value of a property with a mortgage, and paying rent on the remaining share of the property, which is owned by the local housing association.

Planned development = the process by which future (normally) house building location and type is agreed to by the local authority.

Windfall = Windfall housing sites are those that have come forward unexpectedly (not identified for housing through the plan preparation process). They are generally small (1-4 units) sites normal infilling, within a development boundary.

Exception Sites = is a plot of land on the edge of (or “well situated” in relation to) the defined development boundary of the settlement but which may not have been allocated for housing development in the Local Development Plan. These may be suitable for small schemes of affordable housing to meet identified local needs.

Community Land Trust = a non-profit distributing community-based organisation run by volunteers that develops housing and other assets at permanently affordable levels for long-term community benefit.

Dwellings = containing a single household space or several household spaces sharing some facilities

S106 agreement = The council can enter into a Section 106 agreement, otherwise known as a 'planning obligation', with a developer where it is necessary to provide contributions to offset negative impacts caused by construction and development

Community Infrastructure Levy = a fixed levy on new development, its purpose is to contribute towards the cost of local infrastructure requirements

Appendix 10g

Neighbourhood Plan 6th December Comments Received



06 December Public Meeting

Comments received

NP.06dec.commentsrecd

Ref Nr	LOCATION	COMMENT RECEIVED
FROM DENSITY BOARD		
01	Near to school	This is a bottle neck... no parking for school or allotments... so improvements welcome
FROM FOOTPATH BOARD		
02	re footpath marked as 2	The proposed path floods
03		There are already adequate links between Green and Churchmead Close
04		Great to link 2 parts of Lavant .. safer!
05	From Footpath board re footpath marked as 3 and 4	Make real sense for pedestrian safety
FROM LONG TERM STRATEGY BOARD		
06	Op3	Very bad idea .. it will increase road problem .. it should be for sport
07	Field next to OP4	Why not develop this field as well? ..
08	Response to above	No... access on to road vvv busy rat run
09	In field area E of Gate house/Oakwood etc.	Good place for some houses .. edge of village
10	West of Centurion Way Opposite Oldwick Meadows	Why not here as well?
FROM LARGE COMMENTS MAPS		
Comments about 286 ‘north’ Lavant Road		
112	Either side of A286	White ‘gates’ either side of A286 when entering village “you are now entering the Southdowns National Park or “Gateway to the SDNP”
102	A286 offset road	Roundabout or chicane at start of Lavant Down Road. Offset A286 to west (on edge of (parking bays outside houses) traffic to slow down. Roundabout or chicane at start of Northside
8		Roundabout at junction of industrial estate would be very useful to cure excessively dangerous speed along this stretch of 286
	Area between two Barns lane and A286	Original Lavant by pass plan was costed at 23£million when it was thrown out some years ago. this slightly truncated version shown on map would cost 10£million now and not address the problem north of two Barns Lane
	Relief Road to west	<ul style="list-style-type: none">By Pass: lived in village for 55 years. Was spoken about 50 yrs ago. Don’t think it will happen!!Bypass starting at 2 Barns Lane the most congested part of this stretch of the A286 immediately north of 2 Barns Lane (due to parking on A286/pavement)
104	St Nics/ A286 junction	If roundabout added at junction need to think of pedestrian access across road. Lights?
		<ul style="list-style-type: none">
<ul style="list-style-type: none">Comments about East Lavant		
101	Memorial Hall	<ul style="list-style-type: none">Build village shop next to Memorial HallNo...shop needs to be nearer centre of village
108	War memorial	Traffic signs indicating no through road need re-siting at entrance to Sheepwash Lane from east
	Land east of St Mary’s close and East View Close	This area should be retained as a flood plain. Definitely no building!
21	East Lavant	Dame School Field – seldom maintained – no housing but? Play area for children
15	Pook Lane	A footpath up from Memorial hall to A”*^ would enable a big increase in use of Public Transport.. Pook lane currently too dangerous to walk up/down wd probable need to be within the hedge
	East of Earl of March	Creative development on field east of Earl of March wd be central for all of village
109	Sheepwash Lane	Traffic in Sheepwash La needs calming....cars speed at 60mph down it
106	Close to OP3	<ul style="list-style-type: none">Footpath must be provided from mini roundabout to Memorial HallFootpath (from mini roundabout to Memorial Hall)
15		
Other sites / areas of Lavant		
111	Allotments	<ul style="list-style-type: none">Why weren’t the allotments on BtB?Shift Allotments to west and release land
5	Allotment	The allotment site wd be a good area for housing and community centre / shop etc
	West Lavant	Where is their share?
Footpaths, Parking and roads		
10		What is the matter to considering the field opposite the industrial estate on the edge of Two Barns lane? This is a large area for a sensitive development of a large commercial site to include community facilities
	General Parking	Remove grass verges, make laybys, easier for traffic in housing areas and emergency vehicles

	General comment	Be wary of making people who have moved into Lavant from out of the area feel like they shouldn't have!
	Footpath from Roughmere to Memorial Hall	Replace style
18	OP4	Extend footpath inside field (as safe link from East Lavant)
105	Properties between Garage and Little Manor	Currently v difficult to exit properties (Elm Cottis, Burches Barn, The Pightie, Brookfield. Needs to be considered re traffic calming. If other housing please take into account 20mph other traffic calming
17	OP5	Footpath from the bridge (over the river) into the field alongside the R.Lavant to join footpath across field
	Next to Lavant Down Road	Better access to Centurion Way
	Next to Lavant Down Road	Plan enough off road parking !
	Yarbrook	Stop car parking on road. Make front gardens parking
OP1 comments		
	Op1	If op1 is used there would be a precedent to fill the whole area. His would mean enlarging school, thus encouraging further western development and spread southward and westward. Bad idea!
		Please not on OP9 OP1 .. fields precious ..keep them
3	OP1 (and land to the south)	I think these two areas should be the place
	OP1	next to school large enough for development housing and community
	OP1	Using OP1 would create exclusive enclave and separate village. Bad idea!
Op8/9		
	Op8/9	Don't start sprawl N and w into green space.. it will only increase
13	Op8	Op8 why not a row of houses here?
110	OP8	No development here
Op7 comments		
7	Op7	Ideal on industrial estate as would be the heart of the village, safe for young and old. Roundabout would be calming measure also from village. Village to be divided if anywhere else
12		Industrial estate demolished and redevelopment into smaller units an housing
	Op1	Development of greenfield site when there is so much other available land wd be a mistake prefer op7
20	Op7	Demolish industrial estate for some housing. shop Po café and link with Centurion Way for walkers – cyclists
9	op7	Industrial again!.. bad flooding problems here
		Concentrate on developing brown filed sites / farm building areas not green field sites
11		Agree possibility of some housing developing industrial estate. Not so convinced only ½ bed . Some 3 seems better to encourage families to stay in Lavant . but maybe already we have lots ?
7		Watch out for flooding (bad) on Eastmead industrial estate
	Op7	Logical location for development
	OP7	Shop/Community Centre on Industrial Estate
14		If the industrial estate has to be redeveloped then do as a whole with a plan to incorporate parking / landscape etc
6		[please use brown field site –industrial area not green Op1
	OP7 Industrial Estate	Reduce size of industrial occupancy... put in village shop
21		<ul style="list-style-type: none"> Use industrial site to incorporate houses / hub into the village. (Do) not create satellite 'south Lavant' on farm land Foot path sign posted better as edge of filed and crops being trampled down

Appendix 10h

Additional Site Suggestions

	Additional Sites mentioned in returns either on OP sheets or in notes / letters submitted
OP9!	
1067	Using the land to the west of the A286 (2 Barns Lane) opposite OP9 would give easy access to residents and would cause less congestion than OP1
1068	Suggest land opposite OP9 (Two Barns La) would be appropriate
1009	Consideration for another option 10 as shown on map, on left leaving Lavant on Midhurst road between last house and Three Barns Lane
9039	The site, bounded by the lane from A286 to the west and then south to the west Stoke road, would provide enough for many, many years development and could be built as a 'new village' - not separate from but part of the existing village + shop + sports hall + playing field.
9053	I know this hasn't previously been considered but maybe the field that is between Two Barns Lane, Downs Road and the A286 should be considered. It's a good space, doesn't encourage sprawl and could accommodate the building that needs to happen?
Free format	West of A286, opposite OP9 {so OP9?} Strip along A286
	"Big solution" whole field opposite OP9 from A286 to Two Barns Lane.

Allotments

1078	Alternative site for housing could be allotments and allotments could be positioned here
1024	Further thought should be made for using the allotments site for housing shops etc.and possible shop. Community Hub

Between OP1 & OP2

Free format	Field to west of Centurion Way between OP1 & OP2
	Field between OP1 & OP2

Earl of March

3043	Fields behind Earl of March a possibillitiy leaving football field as it is
3044	Low density. Field dehind the Earl of March, small field behind football field (3Houses)
3045	Field at back of Earl of March down to green ideal for housing and shop.

St Mary's

5073	Area in front of St Mary's Church -consider area for shop or turn into car park for use by church or people using village hall/green.
Free format	"field" in front of St Mary's - very well landscaped car park for church / village hall over flow.
	Area in front of St Mary's - Considered for Village shop and car parking

East Lavant

Free	Several in-fill sites in East Lavant, one or two dwellings in each only.
	East Lavant opposte OP4.