



rogate neighbourhood

PLAN How Rogate Parish will look in 2030

Sunday, 12th October –

This evening's agenda

- Update
- Process
- Draft Neighbourhood plan
- Evidence base
- **Policies**
- Next steps
- Time table





rogate neighbourhood

PLAN How Rogate Parish will look in 2030

Overview from July 2014

- Develop a shared vision for the neighbourhood;
- The Parish as a sustainable Community;
- Identify and protect important local green spaces, landscape and natural resources;
- Addressing the needs of the most vulnerable in the Community;
- Greater provision of local facilities, workplaces;
- Choose where new homes and other development should be built;
- Influence the type and look of new buildings;
- All constituencies involved.



rogate neighbourhood

PLAN How Rogate Parish will look in 2030

Update, October 2014

- Evidence base
- 1st draft document
- 2nd draft document
- Towards a 3rd draft document
- Precedents
- Filtering and editing....

- 1. Executive policy document**
- 2. Ancillary document**
- 3. Appendices**



“The Rogate Plan can only be written if you, the residents,
tell us what you are thinking”



rogate neighbourhood

PLAN How Rogate Parish will look in 2030

Questionnaire review....

- Website, on-line submission
- Database emailing
- Physical mail-box drop
- Collation of data, Mitchell & Co
- Topic heads and Steering Committee
- Editing and version control
- Compliance process and referendum
- Qualitative and quantitative feedback
- Evidence base





rogate neighbourhood

PLAN How Rogate Parish will look in 2030

[home](#) [your plan](#) [process/communications](#) [questionnaire](#) [what's new](#) [important dates](#) [contact](#) [interesting links](#)

Questionnaire

- How best to conserve and enhance the scenic beauty, natural environment, wildlife and cultural heritage of the Parish?
- How to promote opportunities for enjoying the special qualities of the Parish?
- Land use changes in the Parish? Infrastructure and transport?
- What concerns you most about living in our Parish now and in the future?
- What aspects of our community require our support and protection?
- What changes would you like to see in our Parish?
- New building and development?
- What could be done to help our community become more sustainable?



"The Plan is intended to develop a shared vision for our neighbourhood."

Every resident in the Parish is encouraged to fill in this questionnaire. It has been devised with the help of the comments already gathered and analysed by external consultants, Studio LK, during the Enquiry-by-Design and the several public meetings and is really the start of our local process to write a Neighbourhood Plan. Any views you express will be kept confidential. Your completed questionnaire will be used to establish a community-wide view on a variety of issues that will then be reflected in the forthcoming Neighbourhood Plan to be based on the views of the Parish as a whole. There will be further opportunities to communicate your views at additional Public Meetings to be arranged in March and April.

The questionnaire has been produced and approved by the Neighbourhood Plan Steering Committee and has been distributed throughout the Parish as economically as possible. If you need any more space for comments and/or suggestions please include these on a separate sheet of paper. Further copies, if required, can be obtained from the Rogate Village Store or Rake Village Store or by emailing info@rogateandrakeplan.co.uk.

Please complete the Questionnaire by 9th March 2014. This can be done on-line using the form below or by placing the filled-in hard-copy document in a post-box located for this purpose inside the Rogate and Rake shops. Use one Questionnaire per household. Our preference is that you complete the Questionnaire on line where you can post your answers electronically. We certainly encourage you to answer all questions but feel free also to answer only those sections in which you are interested or have an opinion....

Email address*

Area of the Parish (ie Rogate Village, Habin, Rake, Terwick Common etc)

Section One – Character Analysis of Rogate & Rake Parish

1. How important are the following characteristics of the Parish to you?	Not important					Highly important				
	1	2	3	4	5	1	2	3	4	5
Rogate Conservation area (i.e. the village centre) with its mix of historic buildings	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Access to public/green spaces, footpaths and woods in the Parish	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Working farms and surrounding settlements	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
The open countryside, varied fauna in woodland, wetland and heathland habitats	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Less populated landscape/small settlements	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Quiet, small country lanes	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dark skies, limited amount of public lighting	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Key views of the Downs	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Field patterns, hedgerows	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Woodlands	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other - please state:

When you have completed all sections, don't forget to click the Submit button at the bottom of the page!

2. How important are the following items to your enjoyment of life in the Parish?	Not important					Highly important				
	1	2	3	4	5	1	2	3	4	5
A distinct identity	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
A sense of belonging to a community	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Activities and groups in the Parish	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tranquillity and quiet	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Well-connected access to transport and towns	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Easy access to the country side	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Service offered by local shops and businesses	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Accessibility of public facilities and services	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

1

Rogate and Rake Questionnaire for the Rogate Parish Neighbourhood Plan, January 2014



rogate neighbourhood

PLAN How Rogate Parish will look in 2030

ROGATE & RAKE QUESTIONNAIRE

- How best to conserve and enhance the scenic beauty, natural environment, wildlife and cultural heritage of the Parish?
- How to promote opportunities for enjoying the special qualities of the Parish?
- Land use changes in the Parish? Infrastructure and transport?
- What concerns you most about living in our Parish now and in the future?
- What aspects of our community require our support and protection?
- What changes would you like to see in our Parish?
- New building and development?
- What could be done to help our community become more sustainable?

Every resident in the Parish is encouraged to fill in this questionnaire. It has been devised with the help of the comments already gathered and analyzed by external consultants, Studio LK, during the Enquiry-by-Design and the several public meetings and is really the start of our local process to write a Neighbourhood Plan. Any views you express will be kept confidential. Your completed questionnaire will be used to establish a community-wide view on a variety of issues that will then be reflected in the forthcoming Neighbourhood Plan to be based on the views of the Parish as a whole. There will be further opportunities to communicate your views at additional Public Meetings to be arranged in March and April.

The questionnaire has been produced and approved by the Neighbourhood Plan Steering Committee and has been distributed throughout the Parish as economically as possible. If you need any more space for comments and/or suggestions please include these on a separate sheet of paper. Further copies, if required, can be obtained from the Rogate Village Store or Rake Village Store or by emailing info@rogateandrakeplan.co.uk.

Please complete the Questionnaire by 9th March 2013. This can be done on-line on the Plan's website, www.rogateandrakeplan.co.uk, or by placing the filled-in hard-copy document in a post-box located for this purpose inside the Rogate and Rake shops. Use one Questionnaire per household. Our preference is that you complete the Questionnaire on line where you can post your answers electronically. We certainly encourage you to answer all questions but feel free also to answer only those sections in which you are interested or have an opinion....

If you would like any assistance with completing this questionnaire, please email info@rogateandrakeplan.co.uk, visit the Rogate Post Office Neighbourhood Plan office, ask Committee members at forthcoming Public Meetings (Sunday 23rd February at 4pm in Rogate Hall AND Sunday 2nd March at 4pm in Rake Village Hall) or attend teach-in sessions that will be publicized and held in February in the village pubs...

Thank you!



rogate neighbourhood

PLAN How Rogate Parish will look in 2030

Policies - summary

1. Background
2. Priorities
3. Change in the Parish
4. The environment
5. Preserving Parish assets
6. Employment and economy
7. Planning
8. SHLAA and specific sites
9. Design
10. Traffic





rogate neighbourhood

PLAN How Rogate Parish will look in 2030

1. Policy background

- No requirement to deliver new housing;
- But also **not a blanket ban on development;**
- **Role of CDC Housing Needs Register;**
- **Mix** of social housing and market housing;
- NB alternative methods to deliver a mix of new buildings;
- Foremost, **compliance** with statutory documents:
 - **National level policy**
 - **SDNPA policy**
 - **Leading to our own NP policies**
- **Vision.**



rogate neighbourhood

PLAN How Rogate Parish will look in 2030

2. Policies - priorities

- Over-arching presumption of **sustainability**;
- The three characteristics of **sustainability, quality and rural character** shall inform Parish's policies and its approach to all Parish change and development;
- In addition, the Parish and NP recognise that **transport, housing and traffic** are the three key themes arising from feedback during the NP process.



rogate neighbourhood

PLAN How Rogate Parish will look in 2030

3. Policies – change in the Parish

- Policy of **maintaining the current character of the Parish;**
- Presumption of “**status quo PLUS**”;
- Policy of **preventing significant impact to the Parish;**
- Any change must be **demonstrably sustainable, demonstrably enhancing** to the character of the Parish.





4. Policies - environment

- Given that there is little protection to the Parish's environment, **special weight should be given to preserving environmental assets** before support is offered to any new development or land change;
- There should be a presumption where appropriate to **increase access** to the Parish's environmental assets;
- The key Parish assets are its **views and rural character**.



rogate neighbourhood

PLAN How Rogate Parish will look in 2030

5. Policies – preserving key Parish assets

- The NP **should define and protect its Green Spaces** (the Rogate Rec, the Church and environment, Garbitts Wood, Fyning lane pond, Terwick Common, St Peter’s Wood et al, Rogate and Rake public houses, both village halls et al);
- A key policy is to **respect the current local vernacular**;
- The Parish’s **heritage assets** shall be protected.



“The Plan will be based entirely on what you,
the residents tell us”



rogate neighbourhood

PLAN How Rogate Parish will look in 2030

6. Policies – economy and employment

- There should be a **presumption to enhance the Parish's economy**, albeit subject to maintaining the existing rural character of the Parish;
- Policy to increase broadband speed throughout the Parish;
- Additional work is required to establish reasons behind the generally anaemic feedback in the questionnaire to **new Community projects** in the Parish.





rogate neighbourhood

PLAN How Rogate Parish will look in 2030

7. Policies - planning

- All planning applications should, where appropriate, demonstrate how the request **contributes to the Community** and this should be a factor in any Parish support to the proposal;
- New development in the Parish should **only be located where it will enhance or maintain the vitality** of the overall Parish community;
- Replacement or extension of existing residential properties **to be in balance with current unit size and mass.**



rogate neighbourhood

PLAN How Rogate Parish will look in 2030

8. Policies – SHLAA and specific Parish sites

- Including SDNPA SHLAA (Strategic Housing Land Availability Assessment) sites in the NP does not give these sites, or any other sites, any formal status;
- The NP will object to certain SHLAA sites (additional work required)



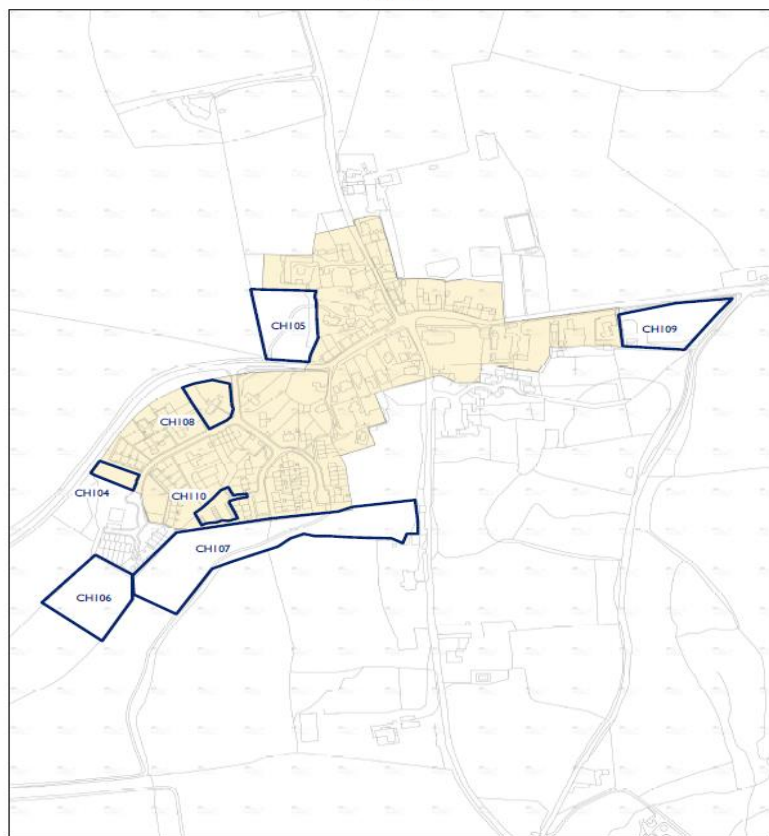


rogate neighbourhood

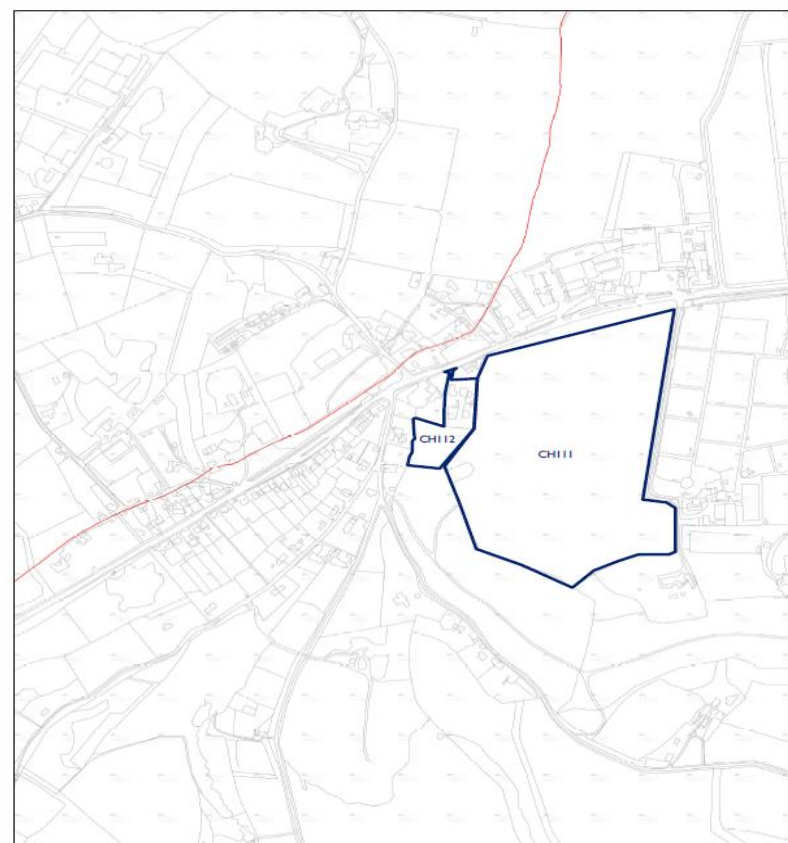
PLAN How Rogate Parish will look in 2030

SHLAA

Sites being considered in the SHLAA
Rogate



Sites being considered in the SHLAA
Rake





rogate neighbourhood

PLAN How Rogate Parish will look in 2030

9. Policies - design

- **Guidance on design** matters will be included in the NP in order to preserve the Parish's current character.





10. Policy – traffic and parking

- An acknowledgement that **traffic matters should be given an enhanced sensitivity and importance** in any application for change or development;
- The NP will support all measures for **traffic-calming** in the Parish;
- Any development shall give particular weighting to parking and access (further work required on specific parking initiatives).



rogate neighbourhood

PLAN How Rogate Parish will look in 2030

Policies - other

- The NP will include policies to **encourage reduction in energy usage**;
- The NP will include policies to **encourage sports and well-being** (cycling, riding, walking policies);
- The NP will encourage better use of woodland within the Parish including rotation coppicing and management;
- The NP will recognise the **ecological, amenity and rural character value** of the Parish's woodlands;
- New Parish assets; sports pavilion initiative, Parsonage/Rec footpath



rogate neighbourhood

PLAN How Rogate Parish will look in 2030

Comments, questions, alternatives and next steps.....?