

MILLAND NEIGHBOURHOOD PLAN

2015–2030

PRE-SUBMISSION CONSULTATION VERSION (APRIL 2015)





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INTRODUCTION

This document is in three sections, as shown in the Contents list. ***The most relevant part of the Plan for non-residents of Milland is Section 3***, especially its Planning Policies, its Projects and its Objectives.

Section 1 is not part of the main Neighbourhood Plan but provides essential background information and forms part of the evidence base. There is a Summary at the start of Section 1 for quick reference. The key development issues arising from Section 1 that are addressed in the main body of the Plan include the following.

- This is an area of **scattered settlements**.
- There was **no core village** of Milland until the mid 20th century.
- The largely **medieval character of the landscape** should be protected.
- Important **views** across the valley from its surrounding hills need to be protected.
- There is pressure for **leisure development**, particularly within the Greensand Hills landscape area in the north of the parish.
- The extensive network of **public rights of way** is part of the landscape character and is valued by the community and by visitors.
- There is potential **archaeological** interest throughout the parish, which requires further research to avoid unintentional site damage.
- There is an extensive **water network** and much of the valley area of the parish was formerly marshland.
- Approaches to the valley, especially from north and south, are by way of **narrow lanes**.
- There is a **shortage of smaller dwellings**.
- There is a strong **sense of place and community spirit**.

SECTION 1:

DESCRIPTION OF MILLAND AND ITS HISTORY

SUMMARY

- *Milland is a rural parish in the Chichester District of West Sussex and is wholly within the South Downs National Park; it was previously part of an Area of Outstanding Natural Beauty. It is lightly populated, with small scattered settlements, each with their own character. There are no A-roads in or near the parish.*
- *The parish comprises a broad clay valley fringed by greensand hills with extensive views. The landscape is a mixture of hangers, woodland, heathland, agricultural land and a wide network of water-courses, ponds and drained marshes. There are several important designated sites for biodiversity and conservation.*
- *There was no historical village of Milland: 'new' Milland began to develop in the mid-20th century. There was no civil parish of Milland until 1972.*
- *There is evidence of prehistoric occupation and also a Roman road and mansio at the heart of the parish. There is much evidence of Saxon and Norman settlement.*
- *Large estates previously dominated land ownership and the rural economy in the parish and contributed many of the vernacular buildings, a number of which are now listed.*
- *Access to the valley is by narrow lanes, some of them steep. There is an extensive network of foot-paths and bridleways.*
- *Agricultural land is beginning to give way to equine enterprises in some parts of the parish. Woodland coppicing persists. Other historical industries (iron making, brick making, sawmilling, building) have been replaced by small workshops, micro-businesses, self-employment and home-working.*
- *There is increasing pressure for leisure pursuits in some parts of the parish.*
- *There remains a strong sense of place and community spirit.*

1.1 THE SETTING

Location and size

Formerly classified as being within the Sussex Downs Area of Outstanding Natural Beauty (AONB), the rural parish of Milland in West Sussex (Maps 1 and 2) now lies wholly within the South Downs National Park (SDNP, which first became fully operational on 1 April 2011) and within the local government boundaries of West Sussex County Council and Chichester District Council.

Milland is at the north-western extremities of the District and of the County, both of which have their council headquarters in Chichester some 17 miles to the south and on the other side of the South Downs; hence Milland often feels remote from its local authorities. However, the headquarters of the SDNP Authority (SDNPA) are now in Midhurst (population around 5,000), 5 miles to the south of the centre of the parish along narrow lanes.

Milland's other nearest larger centres of population (*Map 3*) include the fast-growing 'village' of Liphook (East Hants, about 3.5 miles from Milland crossroads, outside the SDNP, population around 8,300 including its five hamlets), the market town of Petersfield (East Hants, 7.5 miles, within the SDNP, town population around 14,000) and the Surrey commuters' town of Haslemere (Waverley, 8 miles, outside the SDNP, population around 17,000). Milland is about 50 miles from central London.

Despite being in West Sussex, the postal address for much of Milland is Liphook, Hampshire; however, southern parts of the parish along the Iping Road have a Midhurst postal address and are shown in the Milland electoral roll as 'Iping, Midhurst'. BT landline numbers for most of Milland are coded 01428 (there is a small telephone exchange near Milland crossroads) but settlements in the

extreme south-west part of the parish are on old Rogate numbers, coded 01730 and served by a different exchange.

The parish shares its northern border with East Hampshire District. The southern boundary is more arbitrary, though in part it follows an old east/west greenway that separates Milland from the parish of Rogate. Milland is also contiguous with the small parishes of Trotton-with-Chithurst and Stedham-with-Iping to the south, and with Linch and Woolbeding-with-Redford to the east (*Map 3*).

The parish of Milland is rural, well wooded, lightly populated and extensive, covering an area of 2733ha (about 6750 acres or 10.5 square miles).

According to the 2011 Census returns (*see Appendix I*), ***the parish's total population (all ages) was 891 inhabitants***, giving an average of about 0.3 residents per hectare. ***The number of dwellings was 415***, giving an average density of 1 dwelling per 6.6ha. ***About one-third of the population is now concentrated around a crossroads in the centre of the parish, where the modern core 'village' of Milland has evolved within the past 60–70 years. There was no historical village of Milland.***

Access

Access to the core village is largely by way of narrow lanes, some of them one-track with rare passing-places and some of them also hilly. The crossroads at the heart of the village (*Map 2*) is the intersection of:

- a north/south lane (in parts a Roman road) running from its junction with the B2070 (formerly A3) in the north and the small settlement of Iping in the south and which is known within the parish as **Milland Lane** in its northern section and **Iping Road** in its southern section; and
- an east/west route that links Fernhurst (on the A286) in the east with Hillbrow (Liss) in the west and is known within the parish as **Fernhurst Road** in its eastern section and **Rake Road** in its western section.

The other main linking routes within the Valley are **Cooks Pond Road** (running due south from Rake Road towards Chithurst) and **Cinders Lane** (running north-eastwards from Fernhurst Road towards Hollycombe and Liphook) (*Map 2*). There are a number of dead-end lanes leading from these access roads to serve isolated settlements. Today, all of the roads and lanes are being eroded by a substantial increase in heavy vehicles (including those connected with construction work), to which the narrow lanes are unsuited. Midhurst is accessible only by the series of very narrow lanes leading southwards to the nearest main road, the Midhurst/Petersfield section of the A272 between Trotton and Stedham.

The more northern part of the parish (*Map 2*) is briefly traversed by the main London/Portsmouth railway line and by the old London/Portsmouth coaching road (**Portsmouth Road**) that had been the A3 trunk road but was demoted to become the B2070 in 1991, when the A3 bypass was built to the north of Liphook and Petersfield. There are no A-roads in or near the parish and the B2070 carries only light traffic. The B2070 runs along the top of the parish's northern greensand hangers and access to it is not easy from the Valley, especially in winter.

There is a distinct lack of relatedness between the northern area of the parish, which is immediately adjacent to the county border with Hampshire, and Milland village down at the Valley crossroads. The northern area includes the settlements of Ripsley and Wheatsheaf Enclosure, very close to Liphook, along with major commercial establishments such as Forest Mere (Champaneys) health hydro, Liphook Equine Hospital and Liphook Golf Club.

Natural setting

The parish of Milland comprises a broad open vale (known locally as the Valley) on Low Weald clay, dotted with an extensive network of ponds, streams and former marshes and edged to the north and south by a horseshoe-shaped escarpment of Wealden Greensand mixed-woodland

ridges or hangers, beyond which are flatter areas of woodland clearances supporting important heathland mosaics on the Hythe beds. The fine sandy soil of the extensive heathland commons supports distinctive tracts of heather, gorse, birch and pine scrub, with scattered coniferous and sweet chestnut plantations on the fringes and hanger slopes (Maps 4 to 7).

Among the 159 **National Character Areas** published by Natural England (2013) are:

- NCA 120: Wealden Greensand
- NCA 121: Low Weald.

These two profiles cover the natural landscape of the parish of Milland and are also described and assessed in SDNPA's **South Downs Integrated Landscape Character Assessment** (final report 2005, updated 2011) where, more specifically for Milland, the profiles are given as:

- Landscape Type **N1**: Greensand Hills – Blackdown to Petworth
- Landscape Type **O1**: Low Weald – Milland Basin.

The hangers of the Greensand Hills provide a prominent backdrop to the Basin, with far-reaching views across the Valley, and the overall setting is described as a ***deeply rural, tranquil landscape*** with an essentially medieval pattern. ***The visibility of the Valley from the surrounding hills needs to be borne in mind when future development of any kind is considered.***

Over the years detailed ***environmental surveys*** have been undertaken in Milland parish by private individuals and by or on behalf of a wide range of organisations such as the Environment Agency, English Nature, Sussex Butterfly Conservation, Amphibian & Reptile Conservation, Arun & Rother Connections, South Downs National Park and its predecessors (South Downs Conservation Board, followed by South Downs Joint Committee) and others.

There are several important ***registered commons*** within the parish (*Map 8*). Some parts of the parish are recognised as ***Biodiversity Opportunity Areas*** (BOAs) as priorities for the delivery of Biodiversity Action Plan (BAP) targets (*Map 7*). The BAP is the UK government's response to the 1992 Convention on Biological Diversity (Rio de Janeiro) aiming to halt the loss of biodiversity. Quite a high proportion of Milland is covered by BOAs. For example, one area is part of the Stedham, Iping, Woolbeding Crescent BOA (including the heathland of Stedham Marsh, a registered common in the west of the parish); another is part of the Weavers Down to Lynchmere BOA (including the Wealden Heath Phase II SPA which is of European importance for certain rare birds, the Chapel Common SSSI with rare plants and invertebrates, the Chapel Common Lawyer Piece SNCI, the Liphook Golf Course SNCI, and the Forest Mere SSSI with the county's only example of a shallow base-poor lake on Lower Greensand); and a third is part of the Rogate Common BOA (including Rondle Wood SNCI). Buffer zones to protect these sites radiate to include almost the entire parish.

The low-lying Milland Basin is cut by a wealth of streams that rise from the bountiful springline at the foot of the Greensand escarpment and which have carved narrow valleys into the Weald clay. The streams, feeding into the Hammer Stream that runs southwards through the southern half of the parish to join the river Rother beyond the parish boundaries halfway between the small riverside settlements of Chithurst and Iping, have in the past been dammed to form numerous ponds, several of them of considerable size. These include hammer ponds (associated with the former Wealden iron industry) and mill ponds.

The larger ponds within Milland parish (*Map 5*) are: Forest Mere's Folly Pond; Cooks Pond (now used by anglers); Milland Place's 'fishpond'; Durrants Pond (the privately owned 'village pond'); Inholms Pond; and the original Mill pond. Just over the parish's southern boundary on the same stream is the large Hammer Pond in Iping, as well as Combe Pond just over the parish's western boundary in Rogate. There are other sizeable ponds in the south-west of the parish at Borden Wood and at Keepers Farm and there are large ponds on farms throughout the parish. In addition, ponds have formed naturally after past excavations of clay for brickmaking, stone digging for building materials and mine pits dug to extract iron ore.

The main Hammer Stream (*Map 5*) passes through Wealden gill woodland in the south of the parish, where the stream has eroded quite a deep ravine through the Greensand Hills on the boundary. Within the parish along this lower part of the Hammer Stream, the sluices of old water-meadow flooding systems can still be detected. In periods of heavy rainfall the stream becomes

substantial, carrying a large volume of water collected from the entire parish, which passes under the narrow old stone bridge at Kingsham Farm and then New Bridge in Moorhouse Lane, and continuing downstream to join the river Rother at Chithurst. Milland lies within the Arun & Western Rother catchment sensitive farming area and its arterial Hammer Stream is an important part of the catchment-sensitive farming project.

Rural setting

Old names in several parts of Milland parish include the word 'Marsh'. The Basin has areas of drained marshland that are now arable and grazing land. The grassland and semi-improved grassland add to the ecological and visual diversity of the landscape; and there is an organic mosaic of predominantly pasture fields interspersed with sinuously edged woodland and shaws (narrow strips of woodland that are typical of Sussex and that have an important role as green corridors for wildlife), much of which is ancient and of ecological importance. Some of the areas of ancient woodland, albeit it mainly oak, contain numerous large holly trees and substantial venerable beech trees. The streams are often bordered by large oak and alder trees.

Much of the present arable land was grassland or ancient woodland within living memory. The Valley's small-scale to medium sized irregular fields are divided by intact dense hedgerows (mixed and thorn), with ***mature hedgerow oaks*** as features of the landscape and with specimen oak trees as remnants of old field or parish boundaries. These oaks, which also line the road verges, are a particular characteristic of Milland. Field boundary hedgerows are also interspersed here and there with lime, beech and ash. A good number of the hedgerows were lost in the 1960s and 1970s, with field sizes being increased, but many were retained and there has since been some reinstatement. There are rare examples of traditional hedge-laying continuing into the present, but most of the hedges are now mechanically flailed.

The traditional farming regime in the Milland Basin was wood pasture, dairying and cattle rearing and this is reflected in the mosaic of pasture fields interspersed with fragments of woodland (*Map 9*). ***A more recent introduction into the landscape has been fenced paddocks for equine enterprises.*** Despite small scattered areas of modern enclosure as modifications of areas of former early enclosure to allow more modern farming practices, these patches do not generally affect the essentially medieval appearance of the landscape. Minor changes that have already occurred (including modification of former early enclosures into rectangular plots or larger arable fields suitable for modern machinery and the modern infill and expansion of Milland's central built environment) have been seen as being easily absorbed into the landscape. However, if such changes continue, the effect will be detrimental to the organic landscape pattern.

The Greensand Hills that surround the broad Basin offer panoramic views across the vale. The geology of the sandstone has resulted in the characteristic deeply sunken lanes eroded into the slopes descending into the Basin from north and south and the sandy soils in this part of the parish have given rise to unenclosed heathy commons, many of which are open to public access. They include in particular the registered commons of ***Chapel Common*** and part of ***Weavers Down*** in the north of the parish and ***Stedham Marsh*** in the south-east (*Map 8*). There is an SDNPA project to link the region's fragmented heaths, including those in Milland parish, and this concept is locally supported. Detailed species surveys have been made in the past, especially on the heaths, and continue in the present under the auspices of various agencies. To quote the SDNPA report, ***'The significant amount of woodland cover, including both ancient woodland and plantations on former common and heath, contributes to the sense of enclosure, mystery and remoteness that characterises the hills.'*** These qualities are highly valued by local residents and ***there is a general feeling locally that the narrowness of the sunken lanes protects the Valley from intrusion.***

The ***Greensand Hills*** landscape is highly rural in character but also ***accessible to town populations*** in Liphook, Haslemere, Petersfield and Midhurst for informal recreation. This proximity led in the past to the development of various smallholdings and a pattern of large detached houses with gardens, especially along the B2070 that slices diagonally across the far northern corner of the parish. ***There is some concern that proximity to the towns will give rise to increasing pressure for additional***

building development in the next 20 years in the north of the parish, though Milland's inclusion in the National Park should give good protection.

There is also likely to be increased demand for leisure land uses in the north, especially golf and equine enterprises. There are already two golf courses: Liphook (the clubhouse and much of the course of which are within Milland parish) and Old Thorns, a rapidly growing complex that is mainly across the parish and county border but succeeding owners of which have been attempting for the past 25 years, against strong local opposition, to acquire planning permission to build a second 'heathland' course on open-access land on Weavers Down, including on registered commons in Milland parish. The nationally known Liphook Equine Hospital (in Milland parish) is a tenant of the owner of Home Park (also in the parish), which in July 2014 was acquired by the new owner (April 2014) of the adjacent 400-acre Old Thorns leisure enterprises (developed initially from a pair of 17th century stone cottages and a dairy farm but now including its existing parkland championship golf course, substantial luxury 160-bedroom hotel, conference centre, restaurants, 'ecopods', health spa facilities and so on). A pre-planning application was submitted in September 2014 to develop a 'purpose-built international equestrian centre' at Home Park and it would seem that this whole area north of the B2070, which includes under separate ownership the Champneys health hydro at Forest Mere (in Milland parish), is **under pressure for substantial leisure development.** Milland has an **extensive network of public rights of way (Map 10)**, several of which are narrow deeply sunken sandy tracks (ancient holloways with high sandy banks and exposed tree roots) leading up the hillsides to link with isolated farmsteads. Some of these old routes are banked by drystone retaining walls built with ironstone. These rights of way leading out of the Valley offer panoramic views of varied landscapes. In one or two places, there are ancient flights of stone steps climbing up the slopes.

1.2 HISTORY

It is important to note that there was no civil parish of Milland until 1972 and no village of Milland until the mid 20th century.

The history of the Milland area is given in full detail in *Milland: The Book*, published in 2003 by the Milland Memories Group, and in two subsequent volumes (*Milland: Living Memories* and *Milland: More Memories*). *Milland: The Book* also gives a comprehensive description of the natural environment and the development of its management for human needs.

Although it has a rich history, there has been a marked lack of methodical archaeological research in Milland and it is of concern that potential heritage sites, especially Roman, have already been lost or would be threatened by future development.

Settlement

Because there was no Milland civil parish until 1972, historical sites can only be traced in records for the northern parts of the four ancient long parishes from which the present Milland parish was carved: Chithurst, Iping, Stedham and Trotton. Research has to take into account the histories of each of these parishes, which were all centred on small settlements on the river Rother (Map 16).

Evidence of **flint working** has been found in the parish and there have been archaeological finds of Mesolithic flint tools in some quantity on the northern hangers and heaths. There is an **Iron Age hillfort** in Hammer Woods immediately over the southern border in Iping parish and this would clearly have had an influence on the local prehistoric population in the Milland Valley.

Nearly 2,000 years ago, when the area was still heavily forested and marshy, a **north/south Roman road** was built right through the centre of what is now the village of Milland and a **Roman mansio** (posting station) was established within what is now Milland parish, previously Iping (at Westons Farm). It was not until the late 1940s that aerial photography revealed the round-cornered rectangular embankment outlines of the *mansio* (86m × 112m) and it was noticed that there appeared to be a straight road bisecting the site. This was the first recorded evidence that any road

had been built linking Chichester (Noviomagus) with Silchester (Calleva Atrebatum), and as a result of those aerial photographs the road has since been traced for the whole of its length. Within the parish of Milland parts of this road are listed as a **Scheduled Ancient Monument**. It has also been suggested that another Roman road ran from the *mansio* eastwards through what is now Lyfords, ultimately to join the Chichester-to-London Roman road now known as Stane Street, and possibly also westwards towards Winchester (Venta Belgarum). Roman artefacts have been found from time to time in Milland. **There remains huge potential for further archaeological investigation, which is sorely needed before further development disrupts potential Roman sites.**

In *Saxon times* efforts were made to clear this forested area, initially for swine pasturage within the oakwoods. This may be the period in which Tuxlith Chapel (see 'Churches' below) was first built in the northern part of the parish. There is no reference to Milland as such in the 11th century **Domesday Book** but the site of its old corn mill, downstream from Milland Place and converted into a residence (now known as Agecroft Mill) when the corn mill stopped working in the late 1930s, is arguably the one recorded therein as Trotton Mill: the site is within the original long parish of Trotton. **There is scope for much more detailed archaeological research on the corn mill site.** The earliest isolated settlements were established close to water and in the main were built on sites of woodland clearances. Many of their names, persisting in those of the parish's farms today, date back to at least the 13th century (as described in *Milland: The Book*).

Milland is atypical in that it was not a historical nucleate settlement with a church, manor house, farm and associated cottages lining a village street or green. It needs to be stressed again that there was no old village of Milland. Within the Milland Basin, the nucleated settlement of Fernhurst to the east evolved rapidly as a 'dormitory town' following the arrival of the railway in the general area in 1859. Milland, despite some of its oldest buildings in the north being reasonably close to the old London/Portsmouth coaching road, had no such focus. It had always been an area of scattered farms and very small settlements, often hidden up tracks. The essence of the parish is a pattern of dispersal: isolated medieval farmsteads, widely scattered cottages and a few small clusters of homes dotted around the fringes of former commonland. There was no civil parish nor a 'village' of Milland until the mid-20th century.

The old estates

The area that now forms the civil parish of Milland is based on that scattered medieval pattern, with the gradual development of small scattered settlements serving two huge estates that developed over the centuries (Map 11).

The first was the **Milland estate**, radiating from a substantial Elizabethan house (formerly known as Milland House but now called Milland Place) built at the source of several springs on the south-facing slopes of a bowl of land on the northern hanger with views across the Milland Valley to the South Downs and situated on the Roman road (Milland Lane) that passes through the centre of the parish. It is possible that there was a much, much earlier building here and **Milland Place is another site that deserves more comprehensive archaeological investigation.** Steps (more than 70 of them) built into the steep hillside gave access from the house up to ancient Tuxlith Chapel. Milland Place has several ponds, which are the first in a series along streams that eventually run southwards into the Rother via the Hammer Stream. The main Milland Place pond, although described on old maps as a fish pond, has strong connections with the local iron industry. The next major pond downstream was at the corn mill. Thus **'Old' Milland, based on the Milland Place estate, was centred on the area that includes the corn mill, with its own farm and miller's cottage, and a scattering of farmsteads and old cottages running beside and off Milland Lane.**

The second estate, **Hollycombe**, was based on the equally grand Hollycombe House, first built in 1802 and subsequently owned and massively extended by the Hawkshaw family. The house is 1½ miles from Milland Place. From the late 19th century a third estate, on a smaller scale, was centred on **Borden Wood House** in dense secretive woodland in the far south-west of what is now Milland parish, less than 2 miles from Milland Place. The Borden Wood estate boasts a now fragmented Victorian pinetum containing **some of Sussex's largest specimens of certain tree species.** It also has

several ponds. At Hollycombe House, the grounds of which are now partly in Milland parish and partly in Linch, there are **landscape parks listed by English Heritage** and, like Borden Wood, there are numerous trees at Hollycombe that can claim to be the largest of their species in the county, as can some of the trees in the graveyard of Tuxlith Chapel.

The estates were a major source of employment for local people. In addition to improving their land, the two largest were responsible for building **numerous sandstone cottages**, in singles and pairs, throughout the area for estate workers. These cottages began to **develop into small settlements**, especially along **Milland Lane** (part of the Roman road) for the Milland estate and, for the Hollycombe estate, around **Wardley Green**, where the estate eventually built a **village school** (now Hollycombe Primary School). **The Wardley area became a focal point in the Valley in the 19th century**, with its own smithy, large grocery and general stores and various other small shops and trades as well as the school. Its central green remains a registered common.

The Milland Lane area fell out of favour once the Hollycombe estate had taken over and the old Milland estate was reduced to a fragment of its original acreage, but its older stone cottages remain a valued vernacular feature, as do several **stone farmhouses** (Milland Farmhouse, Mill Farm, Maysleith) and the **old stone watermill** (Agecroft Mill).

Milland Lane is the most direct route out of the Valley up to the B2070 and thence to Liphook and the A3. **However, a major feature of Milland Lane is its narrowness and, in its northern section, its steepness, where it is confined between high banks as a sunken lane, all of which factors play an important role in considering the further development of Milland.** Milland Hill, where the lane passes under a fairly low and narrow private bridge to Milland Place, is often impassable in winter and is narrow enough to cause severe problems in any weather when used by larger vehicles such as horse boxes and lorries, or even by wider pick-ups and delivery vans. Passing places for wider vehicles are almost non-existent, yet despite warning signs many HGV drivers trying to approach Milland from the B2070 fail to appreciate the problems and scrapes and near-misses are all too common. **There is a need to restrict such vehicles more forcibly from using Milland Lane.**

During the 19th century the Hollycombe estate extended eastwards into what is now the civil parish of Linch and northwards into Liphook, Hampshire, benefiting in particular in the late 1850s from the building of the railway line that serves Liphook. Hollycombe became a substantial shooting estate in the 19th century but much of its 5,000 acres of land and most of the dwellings and scattered farms in what is now Milland were sold off during the 1920s and 1930s. Hollycombe had also included what became the satellite settlement of **Wheatsheaf Enclosure** in the extreme north-east of Milland, close to Liphook: in the late 1920s a heathland area of about 28 acres on Wheatsheaf Common was enclosed and building plots varying from 1½ to 7 acres were sold off over a period of 30 years. There are now about 35 well spaced houses (some substantial) of mixed design in Wheatsheaf Enclosure, built in brick and set in what the planners once called an 'Arcadian/woodland surrounding', immediately adjacent to Liphook Golf Club and its course (the course, also on the common, had been opened in 1923).

The Borden Wood estate in the far south-west of the parish was originally part of the much larger Rogate estate and of Dangstein in Rogate. It included some very old stone cottages but the main house, originally a Georgian farmhouse, was dramatically extended by its owners between the 1860s and 1880s. Borden Wood's Lamb family built several new stone-and-brick tile-hung estate cottages in the early 20th century, all with a broadly similar style that can be recognised for the eyebrow dormers and upswept eaves. The tiny one-street hamlet known as **Borden Village** includes some of the Lamb dwellings as well as some of the older stone cottages (mostly now combined or extended), but other old cottages have vanished. In 1947 Borden village school, built in stone and brick in 1873, was donated to the hamlet as a village hall. The hall continues to serve as a meeting place for the hamlet and for the neighbouring sparsely populated settlements of Randle Wood and Trotton Hollow. Randle Cottage is the only remaining example of a timber-framed dwelling in the whole parish and probably dates back about five centuries. It is noticeable that most of the residents in this south-western part of the parish seem to feel more affinity with neighbouring Chithurst and Rogate than with Milland, despite the increasingly extreme narrowness of the one-track lanes that link them to those areas.

In the parish as a whole there are **42 listed buildings or structures**, including Tuxlith Chapel, St Luke's Milland, two 17th century timber barns, two stone 19th century barns, two ranges of farm buildings at Home Farm, Hollycombe's Engine House and Old Sawmill, terrace walling at Borden Wood House, the bee-boles at Slathurst, four stone pillars adjacent to Milland House and various dwellings (*Map 12*). In addition **Wardley Green is in a Conservation Area**, which protects all aspects of its built environment and the open areas within it, including trees and hedges.

Throughout the parish, the various very small settlements named in the SDNPA settlement hierarchy study (June 2013) remain distinctive and 'separate' and wish to retain that status. In particular they include: Borden Wood; Robins/Knapp; Queens Corner and Titty Hill; Upper Wardley and Wardley Green; Hollycombe; Ripsley; and Wheatsheaf Enclosure. There are other less obvious small clusters largely centred on scattered farms. For details of these and other 'settlements' noted by SDNPA, see Section 3.2.

Churches

With no traditional 'village', Milland had no central church at the crossroads and the various parochial boundaries do not correlate with those of the civil parish.

By far the oldest church in Milland is **Tuxlith Chapel** in a numinous woodland setting at the top of Milland Hill close to the main Portsmouth/London road and opposite Chapel Common (named for Tuxlith). This ancient building, believed to be early Norman or even Saxon in origin and possibly on the site of a much earlier centre of religious or pagan significance (it is close to the Roman road), is approached from the Valley by a flight of more than 70 old stone steps set into the steep hillside from a rough track known as Chapel Lane, off Milland Lane. The chapel is still preserved but was replaced as a place of worship by the immediately adjacent and substantially larger and rather grandiose Victorian church of **St Luke's Milland**, built during the 19th century by contributions from various local wealthy families in Hollycombe, Milland and Rake. **The parochial boundaries for St Luke's Milland embrace the northern half of what is now the civil parish of Milland, almost down to the east/west (Fernhurst/Rake) road, and also include part of Rake, now in the civil parish of Rogate.** Children from Rake School have close links with St Luke's Milland.

The southern half of Milland is served by **St Luke's Linch**, in the tiny adjacent parish of Linch. This church had started life 7 miles distant under Linch Down near Bepton, where it was noted in the Domesday Book. It was rebuilt near its present site in 1520 but was derelict by 1620 and was rebuilt again in 1705; it has subsequently been extended. Its most recent extension, opened in 2012, was a source of considerable local controversy: the initial architect's modern plan was deemed out of keeping with the original but a change of architect and change of plan were accepted.

For the convenience of those living too far west to be able to walk easily to Linch for services, a new **Knapp Church** was built as a 'chapel of ease' in 1878 in a field near some isolated almshouses at Iping Marsh (now in Milland civil parish and along the Roman road). This church was demolished in 1982 but its isolated rural graveyard still serves as the **main place of burial** for St Luke's Linch and thus for the southern half of the civil parish of Milland.

Finally, during the 20th century an **Evangelical Chapel** was built on the site of a smithy not far from Milland crossroads, down the south-running Iping Road (the Roman road), and remains in use today.

The village

Until the 20th century the present central crossroads village of Milland, which is also geographically at the centre of the parish, was no more than a few scattered stone cottages and an old stone-built pub. The pub, the **Rising Sun**, was demolished and rebuilt in its present brick style in the 1930s when there was a threat that the main London-Portsmouth road (A3) would be diverted through the valley (it never happened, and a similar threat was fended off half a century later). In contrast to the **vernacular stone cottages** of the area, just after the First World War a pair

of **brick cottages** had been built opposite a working brickyard in Rake Road and a terrace of brick cottages to the south of the crossroads in Iping Road, along with two pairs of brick semi-detached council houses beyond the brickyard and about half a mile west of the crossroads (Chorley Common Cottages).

Just before the Second World War a local builder built three brick, timber and pebbledash **villa-style houses** in Milland Lane (one for himself) but the authorities banned any further 'ribbon development' in the Lane at this point. Three or four **brick bungalows** had been built further down the Lane close to the crossroads in the late 1920s and 1930s and a couple of detached brick houses. ***Around this time the local (Midhurst Rural District) council decided that there should be a deliberate attempt to move the Valley focus westwards from Wardley to Milland crossroads, in the heart of what had always been known as Milland Marsh, and this policy led to the development of the core 'village' of Milland.***

Immediately after the war, land at the crossroads was earmarked for council housing and in 1948 the local council began to build a sinuous layout of a dozen semi-detached council houses at **Cartersland Corner**, using concrete blocks – a huge change from the traditional materials. Facing a crescent-shaped service road, with open frontage and with back gardens facing on to woodland, the houses were unattractive to look at but in the 1980s the council would face them in brick. The service road edged two sides of a damp field that became **Cartersland Green**, now officially a Highways verge, though regarded by the village as the village green and sometimes a source of controversy between those who wish to see it tidily mown and those who would prefer it as a managed wildflower meadow. It is an **essential green space** within the village.

The council houses were completed by 1950, by which time the first mains supplies of water and electricity had just reached Milland (though beyond the core village many properties remain on private drainage today). ***This was 'New' Milland and also the start of uniformity in grouped housing,*** in contrast to the random isolated old cottages that had previously characterised the area. Most of the old stone cottages near the crossroads had been demolished but there was a new butcher's shop, a small garage and a temporary wooden village hall (see below) and it was beginning to feel like a village.

Thereafter, with the final major break-up of the old landed estates in the 1950s, astute locals with building knowledge bought up plots of the estates' non-viable farming land with a view to house-building; and brick became the main building material. There were a few scattered new individual houses and bungalows throughout the parish but more noticeably several **new private housing developments** appeared around the crossroads. The first, in the early 1960s, was **Mill Vale Meadows** (a crescent of 32 dwellings, mainly brick-built bungalows but including five houses, built by a resident builder in an infamously marshy field, with open front gardens and with good-sized back gardens) and two or three scattered bungalows east from the crossroads along Fernhurst Road.

From 1967 development began at **West Meade** (a rectangular close with a central L-shaped access road of 26 detached houses in a Barratt 'Sussex' style development, in two different design, all brick built, with uniform ridge heights, some with shiplap timber elevations, the plots open fronted, with back gardens backing on to fields). This was followed by **Drakeleys Field** (10 detached houses of similar layout, height and materials to those in West Meade). In the late 1970s came **Pennels Close** (10 detached brick-built houses with pantiles, the houses following the contour of the land so that they were not all uniform in height) and, most recently, a compact group of 11 small brick bungalows for rent at **Strettons Copse**, completed in 1989 and built as affordable homes at the request of Milland Parish Council by the then Chichester Diocesan Housing Association on behalf of Chichester District Council to meet the needs of local people, especially the single elderly and young childless couples. Most of the Cartersland Corner council houses have since been sold off privately but there is still a small stock of older council housing at Chorley Common Cottages.

Thus within half a century the Rising Sun crossroads area previously known as Milland Marsh had developed from a few scattered stone cottages and a pub to become a concentrated settlement of more than 100 new homes, mainly brick built, forming what is now the village of Milland (Map 13).

Along with all the new building, the **social structure** began to change. Rather than being an area in which many people were related to each other and worked locally, many of those who moved into the new homes had little previous connection with Milland and commuted to work elsewhere. Many had little knowledge of the area's traditional rural sectors such as agriculture and forestry. However, they brought a renewed sense of vigour into the community and quickly became involved in local life.

In the late 1940s local families had come together to create a village hall next to the Rising Sun pub and adjacent to a dedicated **Recreation Field** (which formally became a registered village green in 1974) (*Map 14*). Initially the hall was an old wooden chicken house transported from a nearby farm in 1948, but this was replaced in 1973 by the brick building that now stands as **Milland Valley War Memorial Hall** and has **strengthened the crossroads area as the focus of the village and of the parish**. This focus, with its recreation field, tennis courts, pub, hall and garage (but no village church), was enhanced by the completion of a **new community shop, Milland Stores & Café**, in 2011 (*Map 14*). Other local shops in the parish's various settlements had long since disappeared, the last to close being Wardley Stores in the 1980s. The new oak-frame community shop, designed locally to be 'green', is heated by a ground-source heat pump and consideration is being given to the installation of solar panels.

In 1988 the parish council had circulated a questionnaire to every household to find out what people liked or disliked about their parish and what they thought was lacking. With responses (often very detailed) from about two-thirds of the parish's 330 households, this resulted in the publication of a detailed booklet, **Milland: Yesterday, Today and Tomorrow** (1989) which became an essential source of information and inspiration for the parish council in its considerations and actions. The results are summarised in Appendix II.

In the past decade or two, an increasing number of the remaining old cottages throughout the parish have been extended considerably and in several cases existing dwellings have been demolished and replaced with much larger homes. Smaller dwellings are increasingly scarce and this is a potential problem for the parish.

Traditional industries

Historically, most residents worked on the land as farmers (livestock, arable and mixed) or as agricultural or general labourers and estate workers until well into the 20th century and many of the women were in domestic service. **The local economy was largely dependent on the owners of the big estates, without whom the area would not have developed.**

Milland was also for part of its history an industrial area, though most of the current residents are unaware of this and would instantly reject any return to industrial use as being inappropriate. **With the parish's abundant water courses, many ponds were created to exploit local supplies of timber and ironstone as part of a major ironworking industry**, especially in the 17th century. The Hammer Pond just over the present parish border in Iping was the final stage in a long network of ponds upstream along the Hammer Stream that runs through the heart of the Valley (*Map 5*). The higher ponds built up and controlled the necessary head of water to drive the forge hammers and there would have been considerable noise, activity and employment in the iron industry from the 16th century (and potentially in Roman times as well). The Milland area offered the iron industry not just water power to drive the bellows and hammers of the forges, but also local iron ore dug from open mine pits, plenty of timber to provide charcoal for smelting, and local stone and clay for building the furnaces. **There has never been a proper archaeological survey of the parish's iron industry sites and much has already been lost.** There is also some evidence of ancient glass-making in the valley; and much later of limekilns serving local agriculture.

At the end of the 19th century and into the early 20th century the local Milland industry was brickmaking at the heart of what is now the village, using the local heavy clay for fired bricks and tiles that were quite widely supplied to other parts of England. This industry, which would have been a hive of activity (and smoke from the kilns during firing), was supported by the Hollycombe estate and run by the local Booker family on land near Pennels Bridge. The brickyard site remains

derelict today and could be considered as a small **brownfield site** for future development, should the land owner and the planning authority permit. The local clay was also exploited in the mid 20th century when a small creative pottery was established up Milland Lane, where it continues to thrive today (though it no longer uses local clay) alongside a timber business (*Map 15*).

Timber and other woodland produce formed the basis of another longstanding major local industry and there are quite extensive remaining areas of ancient woodland in the parish (*Map 6*), especially oak. Many men worked as coppice cutters until the mid 20th century and one or two continue to do so in the extensive sweet chestnut plantations on the greensand slopes. Hazel was also coppiced locally but to a lesser extent. The Forestry Commission now owns and manages conifer plantations and other woodland in the parish at 'Milland Woods' (between Milland Lane and Wardley Lane), Shufflesheeps (Hollycombe), the hangers above Maysleith and nearby at Iron Hill, Tullescombe and Coldharbour.

There were two active sawmills in the Valley well within living memory: one for Hollycombe and the other a family sawmill in Iping Road that was still in operation in the 1990s until it was acquired by an entrepreneur who created a timber-based business known as Milland Fine Timber, partly at the old sawmill and partly on a site close to the centre of the village that had formerly been used by a maker of eccentric handmade wendy houses. The latter site is now known as **Rakers Yard** (*Map 15*) and is home to a small joinery business. The owner switched his focus to herbal remedies and in due course moved his business to a remote Scottish island. The old **Iping Road sawmill** (on a known and scheduled Roman site by the *mansio*) is now home to a copper workshop catering for a high-end market and to various storage, label-printing and other small businesses (*Map 15*). The **Hollycombe sawmill** site was converted into homes in the late 20th century.

Building was another local industry and at least three local builders helped to create the present village of Milland. **The builders' yard of one of these businesses, known locally then as Stacey's Yard, next to Durrants Pond (a privately owned pond but considered by many villagers as the village pond), was developed in the 1990s as a light industry site** that initially housed an embroidery workshop, an estate agent and a maker of tree houses and from 2007 was used wholly as offices (*Map 15*). It is now known as **Campbell Park** and its owners have recently applied to convert it for their own residential rather than commercial use due to lack of uptake of the existing commercial units for light industry or office space, stating that there had been no serious enquiries throughout an advertising period lasting from 2007 to 2013, 'due largely to the rural nature of the setting and the fact that small office accommodation has been superseded by work from home'. The applicant also stated that the site entrance was on a corner 'which makes constant traffic movements quite dangerous' (though this had been the situation when the yard was first converted in 1997, since when speed limits have been introduced in the village) and that there was insufficient on-site parking for further commercial use. (Ironically, the original conversion of the yard to a light industry site had been strongly opposed by residents in neighbouring Mill Vale Meadows, who would have preferred residential use for the site.) Likewise, a recent application from the owners of Milland House (at the top of Milland Hill) to **convert old turkey sheds** into office space for rent (*Map 15*) was superseded by one for change of use to accommodation, but was overturned on the basis that there was inadequate evidence about the amount of effort that had been made to market the office spaces for rent. The applicant pointed out that **lack of adequate broadband facilities** in the parish had been a major factor mitigating against success in marketing the office spaces. However, in the case of both sites, **the local authority's Economic Development Service objected (2014) to such change of use to residential, stating that the Milland area had a 'thriving micro-business community'**.

Another builders' yard known locally as Titcombe's Yard has remained disused for many years, adjacent to part of the old brickyard, and has long been a **brownfield site** earmarked for light industrial use, though succeeding owners have tried to alter this status to land for house building (preferably, from the owners' point of view, for 'executive' rather than affordable homes).

In agriculture, the traditional enterprises were dairy farms – the lush grasslands of the wet valley are well suited to cattle and to milk production. Well within living memory there were at least three commercial dairy herds in the parish and numerous smallholders' herds of dairy and beef cattle.

Today there are no dairy herds at all and only one or two resident suckler herds, and until recently a more intensive beef herd in the northern part of the parish. For several years there was a trend to sheep farming, though the land is far from suitable in many parts of the parish (being too damp); one farm is now largely devoted to sheep, mobile flocks often graze elsewhere in the parish and several smallholders keep a few sheep. Very few of the original farms can now be described as working farms and those that remain so are family farms. In several cases old farmhouses have become extended homes for new owners who have no interest in farming, generally letting out the land for grazing. On one of the working farms (Hollycombe Home Farm) **large traditional barns have been converted to residential units**. The barns at Milland House were converted to residential units some years ago.

In recent years there has been a noticeable and considerable expansion in equine enterprises, including a large new polo complex on a previous dairy farm (Great Trippetts) and a longer-established polo enterprise at a previous livestock farm (Waldergrove Farm) close to the centre of the parish, plus various smaller enterprises offering livery facilities, riding instruction and similar. Horses have definitely taken over from cows (*Map 9*), and this is also the case in the north of the parish (Liphook Equine Hospital and, for a while, Stocklands equestrian centre; there is current interest in creating a substantial new international equine centre in this area at Home Park). There has been a modest intensive **poultry enterprise** in the Valley for many years, though most residents are unaware of its existence albeit the buildings are close to the core village. In the past there have been turkey enterprises on a smaller scale here and there. Pigs were another traditional local enterprise, with several quite well known pedigree herds, but these livestock are now restricted to a few animals owned by smallholders; there are no commercial pig herds in Milland today.

There is a certain amount of arable acreage, especially in the Valley (*Map 9*), but much of it is now farmed by a non-resident company that relies heavily on contractors, rather than by those who live and work in the parish.

Otherwise businesses in Milland today tend to be on a small (micro) scale and local employment is very limited. There are several craft workshops and one or two small land-based enterprises but otherwise businesses are typically office-based. Many of those who are economically active travel to work elsewhere but **with the growing use of online facilities there has been a marked increase in the number of self-employed and employees working from home**. The development of communications facilities is crucial to the parish's continued economic health but services are currently far too low in standard. **The growth of self-employment and working from home is highly desirable**, partly to reduce traffic movements and partly because those who work in the parish tend also to take an active interest in community life.

For a few years there was a Milland Business Forum which gave local businesses, including the self-employed, a useful platform to share ideas, resources and concerns but the Forum has lapsed (its revival is overdue). On its inception in 2005, a top-of-the-head list based on local knowledge was compiled of potential members and amounted to around 20 employers and 45–50 self-employed (*see Appendix II*).

The main centres of employment within the parish today (*Map 15*) are for specialist staff in the north of the parish at the **Liphook Equine Hospital** (which, despite its name, is in Milland) and at the adjacent **Forest Mere health hydro**, both on the northern side of the B2070. There are limited employment opportunities at **Liphook Golf Course**, the clubhouse for which is in the northern part of the parish, though part of the actual course is in Hampshire. A **horticultural nursery** that grows trees for the wholesale market offers limited employment in the Valley and there are also limited employment opportunities at the parish's two pubs (**Rising Sun** at the crossroads, **Black Fox** to the north on the B2070). The new community shop is largely staffed by volunteers. There are three regular **shoots** in the parish but employment here is limited to single gamekeepers and to casual employment of beaters during the season. There is also a small self-employed pheasant-rearing enterprise in the parish. Equine establishments, especially those connected with **polo**, increase their employee numbers substantially in the season but very few of them are local people; indeed, many come from overseas (e.g. Argentina). The **coppiced woodlands** are generally worked by specialist cutters who buy a standing crop from the woodland owner and then fell and work up the

produce on site; at present none of the cutters is resident in Milland. The woods owned by the Forestry Commission offer limited employment. Employment details from the 2011 Census are outlined in Appendix I.

The parish

There had been ***no civil parish of Milland until one was artificially created in 1972*** by combining the northern and more 'waste'-like sections of four adjacent ancient long parishes that were centred on settlements at the river Rother: Trotton, Chithurst, Iping and Stedham (*Map 16*). The whole new Milland parish (*Map 1*) was on land that was either originally marshy, or heavily wooded, on the Valley bottom's claylands, or along the horseshoe of steep greensand hangers that embrace the parish to the north and south and including the important lowland heaths to the north at Chapel Common and part of Weavers Down. However, there had formerly been a rather wider area of 'Milland': the overhauling of the Poor Laws in the 1830s that grouped parishes into larger unions led to a large area being labelled 'Milland District' within the Midhurst Union. This 'Milland' included all of the present civil parish of Milland plus the northern part of Rogate (Langley, Rake and Harting Combe), the whole of Linch parish and the part of Stedham parish that includes Stubb Hill, Tentworth and Woolhouse Farm. Thus, historically, it could be claimed that there have been at least four areas known formally as Milland: the old Milland estate, the old Milland District, the church parish of Milland and the present civil parish of Milland.

SENSE OF PLACE

Despite its rather wayward and unusual history as a parish, its potential identity crises over the years and the very recent evolution of its village, Milland today has a strong sense of place and community spirit that draws people to live here and keeps them here for many years.

Community spirit

There has been a long tradition of personal involvement in Milland, dating back to the growing independence from the big landed estates and initially relying on the fact that most people were related to each other, however distantly, and therefore all knew each other when the community was much smaller. The old families had a 'do it yourself' attitude when it came to creating new community facilities, for example in building the first Milland Valley War Memorial Hall and its subsequent replacement with a permanent structure. With that hall as a focal point and being situated on the Recreation Field (a registered village green), incomers to the new housing in the core village from the 1950s onwards were quickly accepted into the community and enthusiastically followed the example of the old families. For example, they raised funds to 'Make a Tennis Court Happen' (MATCH) and built two tennis courts behind the village hall more than 30 years ago. ***The numerous fundraising and community social activities were a pattern of life in Milland and continue to this day (see Appendix II).***

Community shop

The most recent example of community spirit has been the creation of Milland Stores in 2011, next to Milland Valley War Memorial Hall and sharing the same car park (*Map 14*). Since the closure of Wardley Stores in the 1980s, there had been numerous attempts to establish a commercial shop within the core village but the viability of such an enterprise proved to be poor. It was only with the recent encouragement for villages to create their own community shops, aided by substantial grants, that the concept became realisable. Thus Milland Stores is staffed largely by volunteers, again extending the opportunity for people to become involved in their community. Almost as important as its groceries, Milland Stores has developed a popular Café that has become a focal point for mothers dropping off their children at school or nursery school, people who perhaps live on their own, those who work from home, visiting cyclists and walkers, and so on.

Languages

An interesting aspect of the population mix in Milland is the growing number of people born overseas and those with native languages other than English (see Appendix I). This is radically different from the situation when the core village was beginning to develop in the 1950s.

The community is greatly enriched by this growth in mixed nationalities and cultures and would seek to enhance it, especially where new residents and businesses respect the existing community and become an active part of it.

SECTION 2

BACKGROUND TO MILLAND NEIGHBOURHOOD PLAN

2.1 LEGISLATION: THE LOCALISM ACT

Neighbourhood planning

The declared aim of the **Localism Act 2011** was to devolve more decision-making powers from central government back into the hands of individuals, communities and local councils. This included the concept of 'neighbourhood planning' (*Box 2.1*).

BOX 2.1: Neighbourhood planning

The Government's 'Plain English Guide' to the Localism Act 2011 states:

Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live. The Act introduces a new right for communities to draw up a neighbourhood plan.

Neighbourhood planning will allow communities, both residents, employees and business, to come together through a local parish council or neighbourhood forum and say where they think new houses, businesses and shops should go – and what they should look like.

These plans can be very simple and concise, or go into considerable detail where people want. Local communities will be able to use neighbourhood planning to grant full or outline planning permission in areas where they most want to see new homes and businesses, making it easier and quicker for development to go ahead.

Provided a neighbourhood development plan or order is in line with national planning policy, with the strategic vision for the wider area set by the local authority, and with other legal requirements, local people will be able to vote on it in a referendum. If the plan is approved by a majority of those who vote, then the local authority will bring it into force.

Local planning authorities will be required to provide technical advice and support as neighbourhoods draw up their proposals. The Government is funding sources of help and advice for communities. This will help people take advantage of the opportunity to exercise influence over decisions that make a big difference to their lives.

Community rights

The Localism Act 2011 also provided a new set of rights for communities that include:

- **'Community right to challenge'** (voluntary and community groups, parish councils etc can express an interest in running a service currently commissioned or delivered by a local authority);
- **'Community right to bid'** (communities can nominate buildings and land that they consider to be of value to the community, to be included on a local authority maintained list so that, if any of the assets on the register are put up for sale, the community is given a window of opportunity to express an interest in purchasing the asset, and another window of opportunity to bid for it); and
- **'Community right to build'** (local communities can undertake small-scale site-specific community-led developments to build new homes, shops, businesses or facilities where they want them, without going through the normal planning application process, as long as there is agreement from more than 50% of local people through a community referendum).

Sustainable development

In the context of the Localism Act, a **Neighbourhood Plan** is a planning policy document relating to the use of land and spatial arrangements. It is a guide to a community's policies for **sustainable development** (Box 2.2) within its own neighbourhood over a suggested period (usually 15 years), with reviews from time to time, and in line with local and national planning policies. It identifies the main community issues and objectives, considers the opinions of the whole community and puts forward positive policies for managing sustainable development of the land, including the possible allocation of specific sites for various uses. These policies, once the Neighbourhood Plan has been formally accepted by a local referendum, form part of the local authority's overall local development plan and must be heeded by the local planning authority and by the parish council when any planning applications are considered. Planning applications need to conform generally with these policies before consent can be granted; conversely, the policies need to be in general conformity with those of the local planning authority. In effect a Neighbourhood Plan is a framework for the management and control of future developments, facilities and services in a particular neighbourhood. The Neighbourhood Plan may also describe the community's wider aspirations and priorities and suggest how relevant initiatives might be delivered practically and on what timescale

BOX 2.2: Sustainable development

The UK's *Sustainable Development Strategy: Securing the Future* (March 2005), or SDS, is supported in planning terms by the *National Planning Policy Framework*, or NPPF, published in 2012. These underpin Neighbourhood Plans.

The NPPF includes a presumption in favour of sustainable development. The basic aim of the SDS is to achieve goals of living within environmental limits and a just society, and doing so by means of a sustainable economy, good governance and sound science. The five guiding principles of sustainable development include:

- **Living within environmental limits** (respecting the limits of the planet's environment, resources and biodiversity – to improve our environment and ensure that the natural resources needed for life are unimpaired and *remain so for future generations*)
- **Ensuring a strong, healthy and just society** (meeting the diverse needs of all people in existing *and future* communities, promoting personal wellbeing, social cohesion and inclusion, and creating equal opportunity for all)
- **Achieve a sustainable economy** (building a strong, stable and sustainable economy which provides prosperity and opportunities for all, and in which environmental and social costs fall on those who impose them (*polluter pays*), and efficient resource use is incentivised)
- **Promoting good governance** (actively promoting effective, participative systems of governance in all levels of society – engaging people's creativity, energy and diversity)
- **Using sound science responsibly** (ensuring policy is developed and implemented on the basis of strong scientific evidence, whilst taking into account scientific uncertainty as well as public attitudes and values).

There are four shared priorities to promote these five guiding principles:

- **Sustainable consumption and production** (i.e. *achieving more with less*)
- **Climate change and energy** (securing a profound change in the way we *generate and use energy* and in other human activities that release greenhouse gases)
- **Natural resource protection and environmental enhancement**
- **Sustainable communities** (embodying the principles of sustainable development at the local level, working to *give communities more power in the decisions that affect them* and working in partnership to get things done).
- Sustainable development, as described by these four shared priorities and the five guiding principles, is the key in any Neighbourhood Plan, including that of Milland.

Part of the preparation of a Neighbourhood Plan incorporates the requirements of the European Union Strategic Environmental Assessment Directive. On 17 March 2015 Milland submitted a Screening Opinion request to SDNPA as to whether a Strategic Environmental Assessment (SEA)

would be required for the MNP and was advised that, after consultation with Natural England, the Environment Agency and English Heritage and on the basis of the supporting documentation that accompanied the request, no SEA was required.

Independent examination

Neighbourhood plans must be submitted to an **independent examiner**, who will test them according to the following criteria.

- Does the plan accord with the policy and advice of the Secretary of State?
- Does the plan conform in general with the strategic policies of the Development Plan?
- Will the plan deliver sustainable development?
- Does the plan breach EU Obligations and Human Rights legislation?
- Will the plan have an impact on European protected sites?

Each of these considerations has been taken into account in the preparation of the Milland Neighbourhood Plan.

Changing communities

In some communities, including Milland, many people say that they like their area as it is now and do not want to see it being changed. However, looking back, they begin to realise that such an attitude 20–30 years earlier might have led to stagnation in their area and perhaps a lack of the homes in which they now live. It is important to look well ahead: a Neighbourhood Plan needs to consider how its community will function a generation from today. By then, many who are reacting to the present situation might no longer be living in the area, but they need to ensure a good legacy for those who will live and work there in the future. This includes conserving the heritage from their predecessors that they themselves value: past, present and future, inextricably linked.

2.2 MILLAND PARISH PLAN

Milland is a proactive community and in the past 25 years it has undertaken several surveys to compile parish plans of various kinds.

- In 1988 the parish council circulated a questionnaire to every household to find out what people liked or disliked about their parish and what they thought was lacking. With responses from about two-thirds of the parish's 330 households, this resulted in the publication of a detailed booklet, ***Milland: Yesterday, Today and Tomorrow*** (Section 1.2 and Appendix II). The great majority of the respondents enjoyed living in Milland and felt it offered all that would be expected for those not living in a town.
- In 2003 the community newspaper, ***Milland News***, ran a competition inviting local children to describe what they imagined Milland would be like in 2050. Some of their ideas were published in the thoroughly researched ***Milland: The Book***, produced by the Milland Memories Group in 2003. The book gives a comprehensive and authoritative description and history of the parish, running to more than 430 pages, and containing a large number of historical black-and-white photographs; it is essential reading as part of the background to this Neighbourhood Plan.
- In 2007 Milland Parish Council published its ***Milland Parish Vision & Plan***, with an addendum ***Design Statement*** in 2009. The Parish Plan, based on local surveys and including 'visions' by all the community groups and by the parish council itself, included a 'Parish Heritage and Design Statement' that gave descriptions and illustrations of the architectural styles and building materials in different parts of the parish, both traditional and modern. There was also a 'Vision Statement' within the Parish Plan. In 2009 the Parish Design Statement was formulated as an addendum to the Parish Plan.

- Since then the parish council has carried out **surveys** on traffic management, housing and community needs, including the need for a shop. The latter led to the building of a community shop in 2011.

Relevant parts of the 2007 Milland Parish Vision & Plan and the 2009 Design Statement form part of the evidence base for this Milland Neighbourhood Plan and are therefore set out in Appendix III. In broad terms, the Neighbourhood Plan supports and incorporates most of the statements in these two documents, with certain provisos or qualifications and change of emphasis, while also noting that the Design Statement's expressed support for increasing the availability of smaller residential units has in practice given way to the acceptance of increasing the size of existing residential units, sometimes very substantially. ***This situation needs to be addressed.*** The 2009 Design Statement does not appear to have been circulated within the parish, nor were the views of local residents necessarily taken into account in its preparation. It sought only to guide members of the parish council's own planning committee. ***One of the aims of the Milland Neighbourhood Plan is to ensure wide consultation within the parish so that the MNP broadly represents the views of those who live and work here.***

2.3 MILLAND NEIGHBOURHOOD PLAN

Evolution

In 2013 Milland Parish Council began to promote the idea of a Neighbourhood Plan. A steering group was formed, comprising parish councillors, local residents and local businesses, working under the auspices of the Parish Council (Box 2.3). An open meeting was held on 2 July 2013 to launch this project and took the form of a workshop, with several focus groups. Subsequently, meetings were held with different parts of the community, including with local businesses. There were special meetings with residents in some of the parish's settlements. Residents in areas not already covered were invited by personal emails to respond to a detailed questionnaire and to consult any neighbours who were not on email before sending in their responses. Throughout, everybody in the parish was kept up to date by means of reports in the bimonthly *Milland News*, delivered free to every household, with a major article outlining proposed policies in the issue for December 2014.

Timetable

The first draft of the Milland Neighbourhood Plan is being made available to various statutory bodies as well as to all residents and businesses in the parish for the required 6-week 'Pre-consultation' period (Regulation 14). To save costs, this has been largely online but with limited printed copies available in the community shop, village hall and other community outlets. The responses to that draft will be incorporated into a second draft for submission to the planning authority (SDNPA) for a further 6-week period of consultation (Regulation 16) before being submitted to an independent examiner prior to being put to public referendum within the parish.

BOX 2.3: Timetable for Milland Neighbourhood Plan

Stage	Timetable
Formation of Steering Group	February 2013
Launch article in <i>Milland News</i>	April 2013
Public meeting: Parish Council APM	18 April 2013
Registering area with SDNPA	Accepted 13 June 2013
Open meeting with focus groups	2 July 2013
Local focus group meetings	July–December 2013
Gathering background information and evidence, further meetings of Steering and Focus Groups, direct contact with residents and businesses, further questionnaires issued within parish, responses collated	July 2013 to December 2014
Publication of general policies in <i>Milland News</i>	December 2014
First draft of Neighbourhood Plan, sustainability appraisal and informal consultation with SDNPA	December 2014 to March 2015
Regulation 14 Pre-consultation period (6 weeks): first draft issued for review by local residents and businesses, plus statutory bodies; feedback; revision of first draft	April–June 2015
Regulation 16 Consultation period (6 weeks): submission of second draft (including full consultation statement) to SDNPA for formal consultation	June–July 2015
Independent examination (4 weeks)	July–August 2015
Notification/publicising of referendum by Chichester District Council (28 days)	August–September 2015
Referendum	September 2015

Pre-drafting consultation

Several points have become clear from the public response during detailed and widespread consultation within the parish before the first draft of the MNP.

- However desirable and theoretically sustainable future development might or might not be, a major restraint on development of any kind is **poor infrastructure** and this needs to be resolved before further development can be considered.
- The majority response concerning the **local lanes** (which in themselves argue against any increase in HGVs and other vehicles that would be involved in construction work and in the success of some potential businesses) was that their narrowness should actually be retained, to protect the area from further traffic. It was noted by many, for example, that construction vehicles largely serve the private interest of a property or business owner, rather than the wider interests and convenience of the community.
- There is a strong desire to conserve and enhance the existing **tranquillity and beauty** of the natural and managed environment and resistance to any form of development that might jeopardise it.
- It was felt that the community was more or less **'the right size'** and with a good social balance; there was very little enthusiasm for increasing the number (and certainly the size) of dwellings, except if there were a proven need for smaller affordable homes, preferably for those with local connections and on a very limited scale.

- The majority of respondents **value Milland for what it is** – a rural parish with an unusual history and elusive character – and have no desire to see its atmosphere devalued by becoming similar to other built-up areas. Part of that special character lies in the diversity and individuality of the parish’s small settlements and their scattered nature in a very rural and beautiful setting, along with the unusual fact that the village at the centre of the parish did not exist a century ago. It is a village that has no ambition to become anything like a town; it likes being a well-knit community and is comfortable in its own skin.

Vision

In a nutshell, the Milland Neighbourhood Plan is designed to ensure that future generations can continue to enjoy what this rural parish’s residents and businesses currently enjoy, and at the same time to enhance the parish’s good qualities and provide the next generation with a springboard for its own needs and aspirations. Each of us is only passing through, however long we live in the parish; past generations have created our neighbourhood and as its custodians we need to ensure that it is something for the next generation to cherish as well and in which they can thrive.

SECTION 3

THE PLAN

3.0 THE PLAN: Introduction

Drafting background

The background to the creation of the Milland Neighbourhood Plan (MNP) is outlined in Section 2.3. ***The feedback from the meetings and surveys that led to the first draft forms the bedrock and part of the evidence base for the Milland Neighbourhood Plan. The aim throughout has been to ensure that the whole community is aware of the MNP at every stage and has been given every opportunity to influence its proposals.*** Full details of responses to all of the meetings and surveys are held by the author of this report and will form part of the consultation statement submitted to the South Downs National Park Authority (SDNPA) for the Regulation 16 Consultation.

Neighbourhood

The ‘neighbourhood’ for the Milland Neighbourhood Plan is defined as the whole of the local government parish of Milland (Map 1) and was designated as such by SDNPA on 13 June 2013. The parish is wholly within the South Downs National Park. The ultimate local authority concerning development matters for the parish is the South Downs National Park Authority (SDNPA). The first SDNPA Local Plan is currently being drafted and is anticipated to come into effect by 2017 for a 15-year period (2017–2032). Until the SDNPA Local Plan is confirmed, Milland falls under the existing Chichester District Council (CDC) Local Plan, the current version of which came into effect in 1997. A new CDC Local Plan is in the drafting stages but, for Milland, the new CDC Local Plan yields to the SDNPA Local Plan and to government policies for National Parks and applies only to parts of the CDC area that are outside the SDNP.

Aim of the Milland Neighbourhood Plan

The MNP sets out aspirations, objectives and policies for the sustainable growth of the parish of Milland over the next 15 years. The aim of the MNP is to set out the community’s views as to how the parish can meet the challenges of the future, including what changes should (or should not) be made in the parish, and to lay out proposals and priorities in relation to those changes. The community has been consulted at every stage during the development of the MNP. ***The MNP will be subject to revision by Milland Parish Council every 5 years to ensure continued compliance with national and local planning requirements and also to reflect the changing needs of the community.***

Explanation of colour codes

This section of the MNP sets out a series of planning policies which, if adopted by means of a parish referendum, will form part of the SDNPA Local Plan. The **planning policies** are set out below (in blue), and should be seen against the background given in Sections 1 and 2. Also described (in green) are **projects, aspirations, proposed actions** and **principles** not directly related to land use (i.e. not used in decision making on planning applications). **Objectives** are printed in purple.

National Park purposes

Underlying all the MNP policies are the two main purposes of the South Downs National Park (and other National Parks), with particular emphasis on the first principle:

- ***Purpose 1: To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.***

- **Purpose 2: To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.**

There is wide consensus within the community that ***the tranquil nature and landscape beauty of the parish should be strongly protected***, partly because the existing environment is what attracted many residents to the area in the first place and continues to attract visitors; and partly out of a sense of stewardship (see Policy EN.1). ***There is wide consensus within the community that the narrowness of the lanes leading into the Valley play a major role in that protection*** (see Policy I.2).

BOX 3.1 Special qualities in the National Park

The SDNPA Partnership Management Plan for 2014–2019 identifies seven special qualities for the Park as a whole, all of which apply to Milland:

- Diverse, inspirational landscapes and breathtaking views
- Tranquil and unspoilt places
- A rich variety of wildlife and habitats including rare and internationally important species
- An environment shaped by centuries of farming and embracing new enterprise
- Great opportunities for recreational activities and learning experiences
- Well-conserved historical features and rich cultural heritage
- Distinctive towns and villages, and communities with real pride in their area

It is appreciated that a Neighbourhood Plan should not conflict with the relevant Local Plan. However, ***the emphasis within the Milland Neighbourhood Plan reflects the parish’s own situation***. It takes into account as far as possible the expressed views of the community as a whole, or at least its majority. The policies within the SDNPA Local Plan, once finalised, will be taken into account in any future revisions of the Milland Neighbourhood Plan. ***There is concern that overemphasis on tourism would jeopardise precisely the qualities that are valued by Milland residents and visitors alike***.

Maps

Maps referred to in the following paragraphs are reproduced in Appendix IV. They include:

1. The parish of Milland
2. Small settlements and road names in the parish
3. Surrounding villages, parishes and towns
4. Geology and landscape character
5. The water network, including ponds
6. Woodland
7. Designated sites (SSSIs, SNCIs)
8. Registered commons, village greens and Open Access areas
9. Land use
10. Public rights of way
11. The old estates
12. Listed buildings, scheduled ancient monuments and conservation areas
13. Development of the core village
14. Community meeting places
15. Employment areas
16. The old long parishes

Settlements

The term **settlement** used in the following sections relates to the largely post-1940s built-up area around the Rising Sun crossroads in the core settlement that is now known as the village of Milland ('**core village**') but equally might refer to each of the separate and much smaller existing scattered settlements and hamlets ('**small settlements**') in the rest of the parish, where appropriate. These broadly self-contained areas, partly defined in the SDNPA Settlement Hierarchy Study (June 2013), are identified in *Map 2* and in Section 3.2 and their individual needs are taken into account in the following sections.

The existing **built-up area** of the core village is loosely defined in *Map 13* and can be taken as embracing the continuous built-up area that has developed since the 1940s. There are potential **brownfield** sites within or immediately adjacent to this built-up area that might be suitable for very limited development of some kind, if this meets the policies set out in this Neighbourhood Plan and is considered to be desirable by the community as a whole and by the planning authorities, and if the landowner is in agreement. *The potential use of such brownfield sites, and the possibility of altering their current designations (where they exist) between light industrial, housing and other categories, should be subject to review by the parish council at regular intervals in order to allow for development in the future that might seem inappropriate in the present.*

Context

It is important to set the parish within the context of surrounding areas, especially where development in neighbouring or nearby parishes might affect or be affected by Milland. The surrounding areas are shown in *Map 3*.

Beyond the parish boundaries the small settlements of **Woodmansgreen** and **Elmers Marsh** in adjacent Linch parish and of **Redford** in Woolbeding-with-Redford parish are traditionally included as part of the 'Milland Valley' through strong historical links within the parochial parish of Linch (which embraces the southern part of the civil parish of Milland). *In the absence of separate neighbourhood plans for Linch parish or for Woolbeding-with-Redford, the Milland Neighbourhood Plan should take into account any effect its own policies might have on these settlements.*

In view of the boundaries of the parochial parish of Milland in the north, which embrace much of the small settlement of Rake in Rogate civil parish, the needs of Rake (as described in the Rogate Neighbourhood Plan) should also be borne in mind within the context of the Milland Neighbourhood Plan.

The nearby villages of **Fernhurst** and **Rogate** (each about 4.5 miles from the centre of Milland) are sited on main A-roads and have much greater potential for development than Milland. They are already larger in terms of population and built environment and each has its own Neighbourhood Plans. In particular, Fernhurst is likely to continue to increase substantially with the development of housing and other sites in the near future. *It might be more appropriate for development to take place in some of these larger surrounding areas so that Milland has access to them, rather than allowing for such developments within the parish itself, particularly in view of serious infrastructure problems in Milland.*

***PROJECT 1:** Milland Parish Council should liaise regularly with neighbouring parishes to discuss mutual concerns, including developments in one parish that might indirectly affect another. There should be regular face-to-face meetings between the chairs and clerks of the neighbouring parishes and Milland Parish Council should be proactive in establishing such contacts.*

Future development

The main factors affecting the future development of the parish of Milland are:

- the importance of conserving and enhancing the natural beauty, landscape and cultural heritage of this rural parish within the National Park;
- problems with poor infrastructure;
- narrow lanes;
- the scattered nature and individuality of the parish's various settlements;
- the desire to concentrate development, if any, within the core village.

Sections of the Plan

The Milland Neighbourhood Plan is divided into the following sections:

- Part 1: Natural Environment and Countryside
- Part 2: Cultural Heritage, Design and Settlement Strategy
- Part 3: Accessibility and Infrastructure
- Part 4: Housing
- Part 5: Local Economy and Community

3.1 THE PLAN: Natural environment and countryside

OBJECTIVE 1: To conserve, protect and enhance the landscape, natural environment and historically managed environment of the parish as a whole. It is important that any form of development respects both intimate and long-distance views of the landscape.

The landscape, natural environment and historically managed environment (such as farmland and woodland) are key to the attractiveness of Milland and are cited by many residents as their reason for living here, drawn by the beauty and the tranquillity of the area. The tranquillity is noticeable: all of the parish, including the core village, is distant from main A-roads.

Natural landscape

The natural landscape of the parish is a broad clay valley embraced to north and south by steep and well wooded greensand hangers (*Section 1.1*). Beyond the hangers are large expanses of open heath. The hangers offer a wide view over the valley.

POLICY EN.1: As a priority, and as a part of the South Downs National Park, the **natural environment, natural resources, landscape and tranquillity** within the parish as a whole will be conserved, protected and enhanced, whether or not a particular area is formally classified for protection. This broad principle also includes geology, geodiversity, water courses, woodland (including certain individual large trees) and **dark skies**. Existing **designated habitats** will be strongly protected and, where possible, proactively extended. Existing designated habitats will be particularly protected from development for organised, exclusive, intrusive, noisy or damaging outdoor activities such as (but not limited to) golf, trail biking and clay-pigeon shooting.

Policy EN.1 will embrace adjacent land over the parish borders wherever it is permissible to have an input for decisions concerning that land. ***It is hoped that the planning authorities will view such areas as a landscape whole, rather than divided by arbitrary parish lines on the map.***

Appreciation of the environment

Purpose 2 of the National Park is to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. Whilst welcoming and offering every

encouragement to visitors to Milland, priority will be given to the **protection of the environment** and to the desires of the local inhabitants, while at the same time encouraging the local community as a whole to understand and enjoy the special qualities of the parish.

PROJECT 2: *The local community's appreciation, understanding and stewardship of the environment will be encouraged with the help of appropriate agencies.*

Dark skies

An important element in Policy EN.1 is protection of the area's **dark skies**. In this respect, street lighting (currently non-existent in the parish) will be discouraged even within the core village until such time as the majority of the community demand it within the village, at which point the type of lighting will be required to conform to the highest standard of light pollution restrictions. In the case of security and other outside lighting on private and public premises, including floodlighting, encouragement will be given to ensure that it is neighbourly in its use: lighting should be deflected downwards rather than outwards or upwards and should be switched off after midnight at the latest; and movement-sensitive triggers should be regulated to reduce illumination periods to a minimum. These guidelines will be applied to all public premises and will be strongly encouraged on private premises through ensuring that businesses and householders are aware of the adverse affects of security and other outside lighting on the environment and on their neighbours.

POLICY EN.2: The importance of **dark skies** will be respected throughout the parish as a priority. Street lighting is generally not supported, including within the core village, unless there is a community need (e.g. safety, access), at which point the type of lighting will be required to conform to the highest standard of light pollution restrictions. Security and other outside lighting on public premises will be restricted or regulated to be neighbourly in its use (e.g. ensuring lighting is deflected downwards rather than outwards or upwards, that it is switched off after midnight at the latest, and that movement-sensitive triggers are regulated to reduce illumination periods to a minimum). Floodlighting on any premises, public or private (including but not restricted to schools, equine establishments and sports fields), will require specific planning permission to ensure that the parish's dark skies are protected.

PROJECT 3: *The Parish Council and Milland News will continually seek to inform and educate businesses and householders to respect the parish's dark skies policy, including the neighbourly use of security and other outside lighting.*

Green infrastructure

The parish has a balanced combination of woodland, agricultural land and open heathland (Section 1.1) and includes several protected or designated sites, as shown on *Map 7*. **The parish has large areas of ancient woodland** and also some fine **specimen trees** that include individuals (some of them exotic, planted on the big estates in the 19th century) that have been measured as the tallest of their species in Sussex. Full protection will continue to be given to these individual trees as well as to areas of ancient woodland and to areas with blanket Tree Preservation Orders (*Map 6*).

POLICY EN.3: The 'Green Infrastructure' (open spaces, woods, wetlands, meadows, watercourses, ponds, parkland, gardens etc) is vital to Milland and will be protected from direct or indirect adverse effects of development within the parish and will be enhanced wherever the opportunity arises. Any new development will be required to provide new connections within the green infrastructure.

Water network

A major feature of the parish is its extensive water network of streams and ponds (Section 1.1). The network is shown on *Map 5*. These features add to the area's attractiveness but also

necessarily limit further development, partly to avoid detracting from the beauty of the landscape and partly because the Valley in the parish is on damp claylands, to such an extent that historical names for several areas include the word 'Marsh'. ***There have been considerable problems in the past for builders on these 'marsh' areas, which include the core village of Milland*** (previously known as Milland Marsh), where some older 20th century developments have relied on 'rafts' as foundations for dwellings, or where others have subsequently suffered from subsidence. Conversely, water abstraction licences are now impossible or difficult to obtain, as flow levels have fallen. ***There are several establishments that require considerable amounts of water, for example golf courses or large-scale equestrian enterprises, and this trend needs to be monitored with care.***

PROJECT 4: Riparian owners will be encouraged to take a greater interest in the water network as a whole; for example, the area along the Hammer Stream shows evidence of old meadow flooding systems and it might be possible to restore the lost biodiversity of some of the water meadows with appropriate management.

Residents and businesses with land close to watercourses will be encouraged to be aware that their actions affect environments and habitats upstream and downstream from their own.

Riparian owners and farmers will be encouraged to conserve, enhance, properly manage or restore features such as water meadows, field margins and hedgerows and to manage their land sustainably.

All landowners will be encouraged to conserve and enhance their land in the interests of species diversity (especially birds and insects), though in recent years this has been a low priority in the face of economic reality. There are a few unimproved grazing meadows in the parish that still contain a diverse range of plant species (including wild orchids), in contrast to the species-poor improved grazing lands on commercial farms.

Minerals

In addition to water and woodland, natural resources within the parish include its underlying clay and a limited amount of local sandstone. There are also possible sources of **oil or natural gas**, which have been explored in the past and are likely to attract future exploration, depending on government and local policies concerning such exploration in National Parks. There are major concerns about the potential effects on the landscape, environment and infrastructure that are likely to accompany such exploration and exploitation, including unacceptable increased volume of heavy vehicles (during construction and subsequent servicing) on narrow lanes that are entirely unsuited to such traffic. Whilst it is appreciated that such activities are matters for decision at County level and are 'excluded development' that cannot be addressed in a Neighbourhood Plan, ***the parish will continue to emphasise that its narrow lanes are wholly inappropriate for the increased HGV and heavy plant use that would inevitably accompany the relevant exploration, structural installation and servicing of such sites, whether the actual sites are within or beyond the parish boundaries.***

Renewable energy

Thought needs to be given to the potential for renewable energy sources within the parish, but there is currently strong opposition to any installations that would detract from the beautiful landscape and tranquillity, even where the installation would be of direct benefit to the whole community. As with oil exploitation, there is also the major problem of access on the parish's narrow lanes for any heavy vehicles required during the construction and subsequent servicing of renewable energy facilities.

POLICY EN.4: Whilst in theory the parish supports the use of renewable energy sources, in practice the installation of **commercial renewable energy enterprises** (such as but not limited to wind farms, solar farms, water-powered generators and biomass boilers) is unlikely to be feasible in Milland.

Such enterprises would firstly need to meet the following criteria:

1. The site should be appropriate in terms of scale and visibility in a National Park landscape (including as viewed from or to the hangers that surround the Valley)
2. Any noise (e.g. wind turbines) or other pollution (e.g. air pollution, light pollution) should not impinge on local residents or other users of the National Park
3. The narrow local lanes will not be used by heavy vehicles involved in construction and servicing of such installations

If the above criteria can be satisfied, such installations would be considered more favourably if they also benefit the local community directly and practically; for example, by offering a direct community electricity supply based on solar energy.

***PROJECT 5:** Steps should be taken to produce an overall view of the community's energy needs and how best these might be met as part of a coordinated long-term scheme. In general the emphasis should be on micro- rather than macro-generation of energy. The possibility of community energy from biomass boilers should be explored as part of an overall system for better and more coordinated management of the parish's large area of existing and potential woodlands, whether in private hands or owned by the Forestry Commission. Co-operation between various woodland owners in the interests of the community will be encouraged.*

3.2 THE PLAN: Cultural heritage, design and settlement strategy

OBJECTIVE 2: The cultural heritage and general character of the area are highly valued and will be respected and conserved, especially the rural and largely scattered nature of the parish's settlements and its peaceful and 'secretive' feel enhanced by the narrow access lanes. The lack of co-ordinated archaeological research into heritage sites, in particular concerning the Roman road and Roman *mansio* and concerning the historical ironworking industry, needs to be addressed urgently.

Past settlement patterns and heritage features are described in Section 1.2. Vernacular styles and materials are described in more detail in Appendix III.

POLICY HD.1: Development that might damage or detract from any potential heritage site that has or might have evidence of the area's early history and prehistory will only be permitted after proper and independent archaeological research has been undertaken at the expense of the applicant and steps taken to protect such evidence. Applicants will contribute towards the preservation and understanding of such heritage sites and artefacts.

***PROJECT 6:** Public awareness of known or potential heritage sites will be encouraged, including the involvement of local schools, especially when new or improved infrastructure is considered. Systematic research should be undertaken at the earliest opportunity to establish the extent of Roman influence in Milland, in addition to the short stretch of Roman road in the parish that is a Scheduled Ancient Monument and the Roman mansio at Westons Farm, as well as any pre-Roman and also Saxon and medieval evidence. Similar research is needed to understand the network of ponds and streams and their role in the medieval or earlier local iron industry as a heritage feature. Steps should be taken to maintain, repair or enhance such sites where necessary and to identify other potential heritage assets.*

POLICY HD.2: All building development will respect landscape sensitivity throughout the parish, especially outside the core village, and will take account of the South Downs Integrated Landscape Character Assessment. Design for any new development (including extensions, or demolition and replacement of existing buildings by new ones) will respect and enhance the overall character of the parish's existing built environment and conserve and enhance the National Park's natural beauty, wildlife and cultural heritage (Policy EN.1). Visibility of a development within the landscape, including from more distant viewpoints such as the surrounding hangers and the Downs, will be taken into account.

3.2.1 Settlements

The SDNPA Settlement Hierarchy Study (June 2013), which is designed to be part of the evidence base for the SDNPA Local Plan, does not define 'settlement' (other than being a built-up area) or the physical extent of the individual settlements named in its study. The parish of Milland includes several such small settlements in addition to the core village of Milland (*Map 2*). These are (though not necessarily all named in the SDNPA SHS): Borden Village; Rondle Wood and Trotton Marsh; Kingsham; Hollycombe (excluding that part which is in Linch parish); Queens Corner; Titty Hill; Robins/Knapp; Upper Wardley; Wardley; Ripsley; Wheatsheaf Enclosure.

From local knowledge, the settlements are roughly defined in the table in Appendix I, which includes their population sizes based on the 2014 electoral roll (i.e. adult population only). About one-third of the electorate live within the core village as defined within this MNP.

The core village of Milland in the Valley is generally viewed as being separate from the rest of the parish's settlements, each of which wishes to retain its own special identity, with no creeping ribbon development outwards from the core village or between the smaller settlements. Broadly, local residents and businesses suggest that further development (if any) should be concentrated in the core village.

The SDNPA Local Plan policies as currently drafted (April 2015) that have particular relevance to this Section (and to Section 3.4) include SD4 (Spatial Strategy) and SD4e (The Western Weald), SD19 (Affordable Housing Provision), SD20 (Rural Exception Sites) and SD21 (Housing).

POLICY S.1: In general, for the **core village**, appropriate further development will only be permissible on brownfield sites and suitable small infill sites within the existing built-up area for affordable and proven local housing needs, or with presumption in favour of community facilities, small-scale retail development and business units, subject to the policies outlined in Sections 3.2–3.5. **Infill sites**, whether relating to the core village or to any of the small settlements, are defined as those that lie within a continuously developed road frontage, with direct access to the road, but must not involve the loss of important gaps between developed areas. Building development on **green spaces** (including but not limited to allotments, sports/recreation grounds, woodland, significant landscaped areas, designated wildlife sites, agricultural fields, paddocks and orchards) will be unacceptable even in cases where the site has not been formally designated as a Local Green Space. Agricultural fields and paddocks (including those no longer in agricultural use) that are entirely surrounded by a built-up area will be assessed on a case by case basis.

POLICY S.2: Small-scale new development might be permissible within the small settlements if it does not significantly extend the built environment, but will be restricted to essential needs such as homes for rural workers at or near their place of work or for optimal use of a heritage asset. To preserve the **scattered nature** of the parish, there will be a presumption against building development that would link, or begin to link, these outer settlements with the core village or with each other.

To honour the 'independence' of each of the various small settlements, in addition to statutory notices posted on and near the site of an application by the planning authority, the parish council will be encouraged to ensure that individual households and businesses are aware of planning applications within their settlement. The parish council already allocates an 'area of responsibility' to each councillor and therefore the onus should be on the appropriate councillor, as well as the parish clerk, to ensure that direct contact is made.

PROJECT 7: *In view of the very small populations in each of the small settlements, Milland Parish Council will be encouraged to notify and consult each household within the settlement proactively concerning any **planning application** that directly affects them, whether within the settlement or in the immediately surrounding area.*

In the special case of **Wheatsheaf Enclosure**, which is in the northern part of Milland parish and within the National Park but also close to the village of Liphook (which is not in the National Park

and has been designated by East Hampshire District Council as a large local service centre with scope for expansion), it is proposed and accepted by the current residents through their residents' association (Wheatsheaf Enclosure Residents' Association, WERA) that the original concept of the Enclosure (initially conceived in the 1930s as a rural development of properties in large plots) should continue to be respected.

POLICY S.3: In **Wheatsheaf Enclosure**, the founding concept for this settlement will be respected, i.e. each property will retain its curtilage, with no infilling or commercial/industrial development (as this would alter the overall character of the Enclosure that is valued by its inhabitants). New builds or property extensions will maintain the overall rural unspoiled character of Wheatsheaf Enclosure that is currently enjoyed by residents.

This policy will remain in place until WERA determines otherwise. Additionally, Wheatsheaf Enclosure is closely linked with Liphook Golf Club, which has a close working relationship with WERA that the latter would like to maintain and enhance, for the benefit of all.

For **Mill Vale Meadows** within the core village, there is a formal residents' association (Mill Vale Meadows Road Association) whose role is limited to maintenance of the surface of this private road. However, the association is a useful forum for ascertaining the views of all the residents in this estate. Long-term residents feel strongly that the original concept of the estate should be respected, including its American-style open front gardens along the private road, with only low side boundaries (if any) between them. The back gardens are small and there is no space for infilling, nor would this be deemed desirable. Most of the original dwellings are bungalows except for five original houses that were carefully placed by the builder on a bend in the private road so that they blended with the whole estate. Although some owners have extended into their roof spaces or garages in recent years, any replacement of existing bungalows by two-storey houses would destroy the character of the estate. *It would be useful if any proposals that would alter that character should only be permitted if a majority of the residents in Mill Vale Meadows, through the MVM Road Association, agree to such proposals and planning applications. Their views should be sought by the Parish Council when considering planning applications affecting this estate.*

POLICY S.4: In **Mill Vale Meadows** the original concept of the estate should be respected, i.e. a crescent mainly of bungalows, with five original two-storey houses at a strategic setting in the overall plan, and all with open-plan front gardens. Attempts to develop existing bungalows into full two-storey houses will be resisted (other than loft extensions).

Another area for special consideration is **Wardley Green**, the only settlement in the parish that has Conservation Area status, which protects all aspects of the built environment and the open areas within it, including trees and hedges. This settlement includes several cottages (two of them listed), Hollycombe Primary School and a registered common (CL.301).

PROJECT 8: *The Conservation Area status of Wardley Green will continue to be respected, but should be reviewed at 5-yearly intervals (to coincide with MNP reviews) in direct consultation and agreement with the settlement's residents.*

Design

The vernacular style for local buildings is described in Milland's Parish Plan of 2007 and its supplementary Design Statement of 2009 (see Appendix III) and is touched upon in Section 1.2. It is essentially local sandstone (mainly bargate) with brick quoins, brick chimneys and clay roofing tiles, often also with clay-tile cladding on the upper part of a house. The 'new' village of central Milland does not follow this style (*Section 1.2*): the main material here is brick and tile, but there have been attempts in some of the closes to use a vaguely 'Sussex' style. This is reflected in the design of the Milland Valley War Memorial Hall. The new oak-frame community shop, designed to

be 'green', is heated by a ground source heat pump and consideration is currently being given to the installation of solar panels. Solar panels have already been installed for the Hall. Recent light-industry developments are largely of timber construction, which is deemed to be appropriate in this parish. Buildings should be designed to respect and enhance the local environment.

POLICY HD.3: The **vernacular character** of buildings outside the core village, as described in section 'Parish heritage and design statement', subsection 'The built environment', in the Milland Parish Vision & Plan published in 2007, will be respected and enhanced, with preference for traditional local building materials unless it can be shown that other materials or innovative design will significantly enhance the immediate setting (see NPPF paragraph 55), be sensitive to the defining characteristics of the local area and not detract from the overall character of the parish. Well designed architecture that emphasises energy efficiency will be encouraged if it also meets the above criteria.

POLICY HD.4: There will be a high level of **energy efficiency** for all new buildings and for extensions of existing buildings.

POLICY HD.5: The use of **renewable energy sources** for existing, extended and new buildings will be encouraged where appropriate and according to the following criteria:

1. The installation should not detract from the character and tranquillity of the area.
2. The scale of the installation on existing buildings should be unobtrusive (e.g. small-scale solar panels of acceptable design or ground-source heat pumps) (see also Policy EN.4 concerning commercial renewable energy enterprises)
3. For all new builds (domestic, commercial or community) the installation of non-intrusive sources of renewable energy (e.g. solar panels of acceptable design and scale) is strongly encouraged.

POLICY HD.6: In order to create a sense of identity and maintain a sense of community within the **core village**, any new development will respect existing materials and 'Sussex' styles (albeit these cannot be described as in the vernacular) rather than seeking to stand out.

POLICY HD.7: The **suburbanisation of the core village** will be resisted, including any proliferation of street furniture.

PROJECT 9: *A rationalisation and reduction in the number of Highways signs and other signs in the parish will be discussed by the Parish Council and agreed with WSCC.*

Listed buildings

In the parish as a whole there are 42 **listed buildings** or structures, shown on *Map 12*. In addition, Wardley Green is in a **Conservation Area**, which protects all aspects of the built environment and the open areas within it, including trees and hedges (see *Section 3.2*).

POLICY HD.8: Continued protection will be given to the parish's **Listed buildings** in order to conserve the character of the area; the listing to be updated and possibly extended. **Conversion of historic buildings or features** (including traditional farm buildings), whether for residential, community or business purposes, will be considered on a case-by-case basis but the essence of the building should be preserved and the wider context will be taken into account.

3.3 THE PLAN: Accessibility and Infrastructure

OBJECTIVE 3: **There should be no new building development, whether for housing, business or other purposes, unless and until certain aspects of the parish's infrastructure have been addressed and made adequate for current and future needs.**

Electricity

Milland is not well served by its existing infrastructure. For example, there is no mains gas supply at all, i.e. there is no mains alternative to electricity and many households rely on oil for central heating. There are frequent problems with electricity power cuts, mostly caused by falling branches and trees in this well-treed parish or by trees and high hedges making contact with the overhead power lines, causing brownouts and blackouts, and a lack of regular maintenance to avoid such contact. Partly because of the low density of population in the parish, there is sometimes a delay in dealing with power cuts, especially where they apply more widely at the same time to larger centres of population. It might be preferable, though probably not practical or financially acceptable to the power supplier, for all lines to be underground rather than overhead. Requests have been made to the power supplier to donate a sizeable **generator for the community 'hub'** (the shop, the village hall and the pub) at the centre of the core village as a back-up system for use during these frequent power cuts, but no further progress has been made. One repercussion is that the mains water supply to Borden Village and some of the other small settlements relies on an electrically powered pumping station; in a power cut the water supply company has to arrange for a temporary generator to ensure that the residents continue to receive water, or has to supply bottled water as an emergency measure. Hollycombe Primary School also loses its pumped mains water supply and the school has to close.

Sewerage

There are longstanding major problems with the parish's sewerage system, which has been frequently overloaded since the increased density of housing in the core village. For many years this has resulted in unacceptable eruption of raw sewage, especially in the lane (Iping Road) immediately adjacent to one of the main streams at the Lyfords Bridge pumping station, with subsequent watercourse pollution as well as the health hazard and unpleasantness of sewage on a quiet lane that is used by horse riders, cyclists and walkers as well as vehicles. There have been many pleas for improvements to the sewerage system over the years, especially as all the sewage has to be pumped up out of the Valley. In April 2015, yet again, the system became overloaded and 'liquid' was released until tankers could be assembled to deal with the problem; over the next 24 hours there were fleets of 3 tankers per hour travelling on the narrow lanes to and from the pumping station. Southern Water admits that Milland is one of the worst problems on their entire network, that resolution of the situation would require very high expenditure and that there is no budget to remedy the situation. There are serious local concerns that a disease outbreak might ensue. **The entire sewerage system must be radically improved before any new development on any scale can take place in the parish.**

Many outlying properties in the Valley are on private systems (septic tanks) and these are vulnerable to the high water table, with potential pollution of the numerous nearby watercourses; more modern septic tank systems are also vulnerable to electricity power cuts affecting their pumps.

Telecommunications

Another failing in the infrastructure is in telecommunications. There have been improvements in very recent years by British Telecom to strengthen overhead cables, but many parts of the system are underground and junction boxes are frequently in standing water. Landline breakdowns remain common and this includes the broadband system, which currently relies largely on the BT network and is still of such a low speed in many areas as to be unacceptable for the local economy, especially for the growing number of people who work from home. There is a BT exchange in the core village but the length of cable to many parts of the parish considerably reduces potential broadband speeds. There are plans via the County Council to improve the situation, but progress is slow. An improved and reliable broadband system adequate to meet commercial and other demands for the whole community (including beyond the core village) must be a priority. In addition, the topography of the

area with its hills and extensive woodland frequently causes poor or non-existent reception on the mobile phone network in many parts of the parish. There have also been frequent losses of all mobile signals for lengthy periods even in parts of the parish that would normally have good reception.

POLICY I.1: There should be no further building development, whether for housing, business or other purposes, unless and until certain aspects of the parish's **infrastructure** have been addressed and made adequate and reliable, preferably by the relevant supply companies. These include the mains sewerage system, mains water system, mains electricity supply, landline network, fast broadband network, mobile phone network and any future communications networks.

PROJECT 10: A proactive working party needs to investigate and progress **all aspects of communications** within the parish to ensure that they are brought up to an acceptable standard as a matter of urgency.

Access

The narrow lanes are a crucial factor in any future development within the parish, or indeed development in neighbouring parishes that would result in the use of Milland's lanes by increased normal and HGV traffic.

These narrow lanes, shown on *Map 2* (though different authorities use different names for some of the lanes and none has a road-name sign) include Milland Lane and Hill, Iping Road, Cinder Lane and Dog Kennel Hill, Wardley Lane, Cooks Pond Road and Chithurst Lane, Borden Lane, Lambourne Lane, Titty Hill Lane and, to a lesser extent but still with narrow or otherwise dangerous sections, Fernhurst Road and Rake Road.

Problems with the narrowness of local lanes have been highlighted by wholly justifiable local objections to three recent (2013/14) planning applications in neighbouring parishes, in each case requiring access to Milland's lanes by construction and subsequent service vehicles. For example, in the case of an application from Durand Academy (Stockwell, London) to build a substantial new boarding school on a remote site in the nearby parish of Woolbeding-with-Redford, there was considerable surprise and dismay when WSCC Highways recommended that the school's regular twice-weekly coaches taking up to 650 children from London to the new site and all construction vehicles should divert from a more direct route and come through Milland instead, approaching from London along the B2070 as far as the Jolly Drover at Hillbrow and then doubling back to proceed through Harting Combe (Rogate) along a route on which there have been several accidents in recent years. This route would take all the coaches and construction vehicles right through the heart of Milland village, via Rake Road and Fernhurst Road, and thereafter on the narrower continuation of Fernhurst Road (Luckins Copse Lane, Linch). The fact that the only approaches to the school site within the parishes of Linch and of Woolbeding-with-Redford are equally narrow has not at the time of writing been accepted by the applicant as a valid factor. The lanes in Milland and neighbouring Linch cannot accommodate two larger vehicles such as coaches or HGVs or even local horse boxes and tractors meeting each other along their length; and there is strong resistance to suggestions that the lanes should be widened for the sake of outside interests such as the proposed school (which is solely for pupils from Stockwell rather than local children). Mitigation works via a Section 106 agreement might be useful for the WSCC Highways budget but are not seen locally as useful to the convenience of the local community, which in Milland has anyway expressed a desire for the lanes to remain narrow enough to deter use by larger through-vehicles.

A second application, relating to oil exploration in nearby Fernhurst, was objected to locally on similar grounds concerning use of the lanes. ***Milland's lanes are inappropriate for the HGVs that would be involved in constructing and servicing such an installation.***

This problem with the narrow local lanes needs to be taken fully into account in considering any future developments within or adjacent to the parish. The great majority of local residents have asked that the lanes should remain narrow, in order to deter extra or heavier traffic.

POLICY I.2: Any development that would add noticeably to the traffic burden within the parish is unacceptable. In order to protect the tranquillity of the parish, and by consensus of the majority of residents, the **narrow lanes** that characterise and protect the area will not be widened to accommodate increased traffic flows or larger vehicles in general.

Consideration needs to be given to dangerous situations such as those on Milland Hill, preferably by banning larger vehicles and also by providing occasional passing places where appropriate and where feasible (which will be a challenge).

PROJECT 11: Milland Parish Council is liaising with WSCC Highways to investigate the possibility of **banning larger vehicles** in Milland Lane, or providing alternative routes; and also of providing one or two limited passing places in Milland Lane.

The increasing number of groups that use the local lanes for organised events such as cycle races, motorcycle rallies, car rallies, road running and the like should be encouraged to ensure not only that their events are properly stewarded and signed but also that adequate advance warning is given to local residents, that every effort is made to avoid inconvenience to local residents and that local residents (especially horse riders) have priority in the lanes during these events.

Milland is not well placed for access to emergency services. Because most of the local lanes are so narrow and mobile reception is often poor, combined with a lack of road name signs, there have sometimes been delays in the arrival of emergency services. The problem is compounded by the parish being on the borders of three counties (West Sussex, Hampshire and Surrey), a factor that also affects police responses and sometimes leads to confusion. The nearest general practitioner services are in Liphook, Liss (5 miles), Fernhurst (5 miles) and Midhurst; there are no surgery sessions within the parish, though some 20 years ago a local GP did hold once-a-week surgeries in Milland Memorial Hall for a while. The nearest pharmacies are in Liphook, Fernhurst, Midhurst and Petersfield. The parish has installed a community defibrillator unit in the centre of the village, housed in a redundant red telephone kiosk. The nearest ambulance depots are at Haslemere and Midhurst. The nearest fire stations are currently at Liphook, Midhurst, Grayshott and Petersfield, though some of these are under threat of reduction or closure.

PROJECT 12: The possibility of regular GP or practice nurse **surgery sessions** should be investigated by the Milland Memorial Hall management committee and a more proactive **Outreach programme** should be co-ordinated and made known widely. This might include a **community transport network** with voluntary drivers taking residents by car for hospital appointments, collection of prescriptions etc.

Centres large enough to have facilities such as main hospitals are distant, especially since the closure of King Edward VII Hospital between Fernhurst and Midhurst. The parish is suspended between St Richard's at Chichester (17 miles from the core village), Royal Surrey at Guildford (22 miles), Queen Alexander at Portsmouth (26 miles), Basingstoke & North Hampshire at Basingstoke (26 miles), the Royal Hampshire at Winchester (27 miles) and Frimley Park at Frimley (28 miles). Petersfield, Haslemere, Midhurst and Bordon (9 miles, a military town and part of the 'Whitehill Bordon' area that has a population of 14,000 and is set to grow rapidly) have only Community Hospitals – described in the past as 'cottage' hospitals, with minor injuries units but no A&E. Thus access to hospital treatment, in emergencies or otherwise, is always a concern for Milland residents, especially in winter and especially for the elderly and for expectant mothers. The narrowness of the lanes also affects the provision of **public transport**.

PROJECT 13: **Public transport** should be investigated in a co-ordinated manner to ensure that it continues to be provided where viable but that the vehicles are of a size that is appropriate to the narrow lanes (e.g. minibuses, taxi-share systems). Public transport should also be focused more on the needs of local residents (including schoolchildren) than on those of visitors. Because of Milland's

proximity to the county boundary, there have been problems in securing public transport to the nearest larger settlement, i.e. Liphook, which is the destination most in demand locally for shopping, and to Petersfield, both destinations being across the county border in Hampshire. A problem that remains to be addressed is that access to Liphook from the centre of the village by public transport would be via Milland Hill or the less narrow but still awkward Hollycombe route. It has been suggested by SDNPA that a cycle route from the core village to Liphook might be devised; possible routes should be investigated, to ease the burden on Milland Lane and its Hill.

The area in the north of the parish beyond Milland Hill has the benefit of direct access to the B2070 (formerly A3) without having to use the narrow lanes. It has easy access to Liphook and thence to the A3 with its fast links through the Hindhead Tunnel (opened in 2011) to Guildford and London. There is also a mainline railway station at Liphook (and at Petersfield and Haslemere). This northern area includes the settlements of Wheatsheaf Enclosure and Ripsley, along with the Black Fox pub, Liphook Golf Club, Home Park and the part of the parish to the north of the B2070 that has major employers such as Liphook Equine Hospital and the Forest Mere hydro. ***In the context of access, it might be more appropriate for development to occur in this northern part of the parish than within the Valley.***

Parking

Rather than creating new public car parks in the parish, community businesses such as pubs and shops will be encouraged to provide adequate customer parking within their own curtilage (see *Policy LE.6*). Parking by customers and delivery vehicles on verges will be resisted and consideration needs to be given in particular to deterring parking near the core village's crossroads (yellow lines have recently been painted by the Rising Sun pub but policing is lacking), or on and around Cartersland Green except by Cartersland Corner residents. Those holding major events in the core village (e.g. on the Recreation Field) should be required by the parish council to ensure that adequate parking arrangements are made, to avoid inconvenience to residents and businesses or obstruction for emergency services by verge parking.

Adequate parking areas for use by parents dropping off or collecting their children from school should be provided by the school, to avoid danger for the children crossing the public highway or damage to verges and other areas from vehicle parking. ***Every support will be given to schools in their attempts to solve parking problems*** but there should be no further expansion of the schools until those problems are solved. ***Much greater encouragement needs to be given to more sustainable means of transport to and from schools*** (including nursery school), such as safe walking or cycling.

The suggestion that the proposed new Hollycombe School car park might be developed for tourism at weekends and during holiday periods needs to be treated with some circumspection, especially for the sake of Wardley Green residents, who should be given a final say in this matter.

Despite the SDNPA emphasis on tourism, the need for public **car parks for tourists** in the parish is questionable and there are concerns that such car parks might attract problems such as adding to traffic on the narrow lanes, litter and perhaps a noisy centre for congregation. There is no demand for the provision of **public toilets** and no desire by the parish council to become responsible for the upkeep of such facilities (*Policy LE.10*).

3.4 THE PLAN: Housing

OBJECTIVE 4: The sufficiency and balance of housing supply within the parish as a whole will be reviewed by the parish council every 5 years, giving due consideration to the supply in adjacent and nearby parishes and settlements that are better suited to development. With its poor infrastructure (including services and access), Milland is likely to be unsuitable for the building of new housing on a scale that would be economical for the developer. Such development, if any, should give priority to smaller and affordable homes.

House prices have risen rapidly in the parish, especially over the past decade and at an even faster rate since the parish became part of the National Park. In addition, there has been a marked decrease in the availability of smaller homes.

Milland will conform to the strategic housing policy in the adopted Local Plan, which is currently (April 2015) defined in the Chichester District Council Local Plan 1999. The latter does not include Milland as a settlement policy area. Chichester's 1999 Local Plan is under review and will be replaced by a new Chichester Local Plan that will exclude areas within the South Downs National Park, such as Milland.

The SDNPA Local Plan, which will include the whole of Milland parish, is in the process of being drafted and is expected to become statutory by 2017. Its strategic housing policy is emerging and ***does not include Milland within its policy settlement boundaries (Draft Policy SD4) identified for housing development.*** In the draft SDNPA Spatial Strategy (April 2015), Milland is within the 'Weald and dispersed settlement' Broad Area and is not included among the settlements listed to 'accommodate small scale development, through the allocation of development sites, development opportunities within settlement boundaries and/or through the development of exception sites' (Draft Policy SD4e). Thus the core village of Milland, as well as the rest of the parish, is considered to be ***subject to 'general countryside policies', i.e. there is a presumption against development,*** though special cases can be made for 'rural exception sites' for affordable housing. The SDNPA draft policies suggest that most new housing built within the National Park as a whole should be ***affordable dwellings for people with local connections in perpetuity,*** with local need being determined by SDNPA jointly with the relevant parish council and housing authority, and that the scale of any development proposal should be modest in size and for smaller dwellings. For example, among the neighbouring parishes that have been listed as settlements required to accommodate additional housing, the allocation for Stedham is 6 and for Rogate 11. Even for existing settlement boundaries within the SDNPA Spatial Strategy, in principle ***development is excluded on green spaces*** such as agricultural fields, paddocks and orchards, unless entirely surrounded by a built-up area.

Housing details (numbers of each type of current dwelling) from the 2011 Census for the parish are shown in Appendix I.

PROJECT 14: *The sufficiency and balance of housing supply within the parish will be reviewed by the parish council every 5 years, giving due consideration to the supply in adjacent and nearby parishes and settlements (including those outside the National Park such as Liphook and Bordon in Hampshire, and those within the National Park such as Fernhurst and Rogate in West Sussex) that are better suited to development, and bearing in mind major problems with the parish's infrastructure (especially the road network, lack of mains gas, and problems with the sewerage, electricity and telephone networks).*

Loss of smaller homes

There has been an influx of house buyers who immediately extend considerably or demolish an existing house and replace it with a much larger one. For the sake of a balanced community, this trend needs to be resisted where possible.

POLICY H.1: Because of the recent rapid loss in the pool of smaller homes in the parish, very careful consideration will be given on a case-by-case basis to applications to **demolish** existing houses and replace them with larger ones, or to **extend** existing smaller homes substantially, or to **convert** semi-detached and terraced dwellings into single units. Developers will be required to 're-provide' an appropriate supply of smaller units to ensure that there is no net loss of smaller dwellings in the parish. Preference in such applications will be given to residents rather than to new purchasers of a property.

Housing development sites

There are potential brownfield sites within or immediately adjacent to the core village that might be suitable for very limited housing development but only if major infrastructure problems can be overcome, if existing constraints limiting those sites to use for light industry were to be lifted, if the landowner is amenable and if SDNPA policies concur. However, the scale of development that would be acceptable to the community is likely to be too small to be attractive to a developer. In order to retain a good balance of development that will not overwhelm the existing built environment in what has historically been a scattered community, the number of units on any site will be restricted. Applications will be considered on their merits, including infrastructure impact (see *Policy I.1*), and in the context of the precedent created if approved. Any application for development of greenfield sites will be strongly resisted and ribbon development will be discouraged (see *Policy S.1*).

POLICY H.2: Housing developments of any kind will be limited to **brownfield sites** in the core village, subject to it being demonstrated that there is no demand for light industrial, workshop, office or community buildings use on those sites. Where no further brownfield sites are available, consideration might then be given to small **infill sites** (*Policy S.1*) for single properties.

POLICY H.3: **Ribbon development** between the settlements will be discouraged, and the area between the settlements should remain open agricultural land or woodland (see also *Policy S.1*).

POLICY H.4: Milland Lane and Iping Road are on a **Roman road**, part of which within the parish is a Scheduled Ancient Monument, and its heritage must be respected. Any permitted development along these lanes should be taken as an opportunity for further archaeological investigation.

POLICY H.5: Permission for any housing development will only be given if it can be shown that there is or will be adequate **infrastructure** for the community as a whole (see also *Policy I.1*).

POLICY H.6: Development on **greenfield** sites will not be permitted other than on Rural Exception Sites for affordable homes.

POLICY H.7: **New open-market houses** will only be considered if they meet the following criteria:

1. The development is limited in number of units.
2. The dwellings are of small size, with restrictions on future extension in order to preserve a stock of smaller homes.
3. The dwellings are built either on a brownfield site or scattered as single homes on infill sites (see *Policy S.1*) strictly controlled in placing and only with the agreement of nearby property owners.
4. The design of the dwellings is such that they enhance rather than detract from the character of their surroundings.

Such development will only be permitted where it can be shown that the infrastructure is adequate to meet additional development (see *Policy I.1*).

POLICY H.8: To promote **social cohesion**, preference will be given to **mixed housing** combining private market and social housing on the same estate site, and encouraging a mixed range of ages of the inhabitants.

POLICY H.9: To conserve the rural nature of the parish as a whole, density of housing on any one site will be required to allow for ample **green space** within each plot. The site will include a **communal green space** (e.g. miniature park/open green, communal garden, orchard or allotments) to encourage biodiversity and a sense of community.

POLICY H.10: Within the restrictions outlined in Policies S.1, I.1, H.2, H.3 and H.6, consideration will be given to applications for individual **self-build schemes** and support will be given to **Community Land Trusts** creating affordable homes for those with strong local connections (as defined in Policy H.12).

PROJECT 15: The situation concerning potentially suitable housing sites will be reviewed by Milland Parish Council every 5 years from the commencement of this Neighbourhood Plan.

Affordable housing

The need for affordable housing fluctuates, partly because of a lack of local employment and other amenities within the parish. There are transport problems to work and to services elsewhere that deter the offspring of existing residents from wanting to remain in the parish; the same factors act as a deterrent to incomers in need of affordable homes. There is an existing but reducing pool of affordable homes and there are concerns that, especially in the case of housing association bungalows for rent at Strettons Copse which were specifically designed originally for those with strong family connections with the parish, there is in reality a marked lack of such connections for many of the present occupants, which possibly implies a preference by locals for living elsewhere. It has also been noted that the rents in Strettons Copse have become beyond the means of several long-resident local people wishing to downsize from family-sized council housing and they have had to move to Midhurst or Liphook. Current government manifesto proposals (April 2015) to allow housing association occupants an opportunity to purchase their homes would further reduce the pool of affordable small homes in the parish, with a loss of the ‘in perpetuity’ principles for affordable housing on which they were built. Space for new housing within the core village (the preferred location) is very limited and Milland does not have the capacity to continue to provide affordable housing for those with no local connections.

PROJECT 16: It would be preferable for Milland Parish Council to establish its own Housing Register in order to identify and monitor current local housing needs on a regular basis, working in collaboration with the local housing authority (Chichester District Council) but with greater locally informed input into the authority’s decisions.

POLICY H.11: New development for **affordable housing** will be encouraged only if based on proven local need that is not already able to be met with existing affordable housing in the parish. Such development will be for smaller affordable homes (for rent through a housing association or similar so that they remain in the housing pool in perpetuity or, if for sale, with restrictions to ensure that they remain affordable to future generations) and these will be for people with demonstrably strong local connections (see Policy H.12). Such a development will be limited to site restrictions described in Policies S.1, H.2, H.3 and H.6 and will also be subject to Policy I.1.

POLICY H.12: People with strong ‘**local connections**’ are those who: (1) currently or in the past have resided within the parish of Milland or within immediately adjacent West Sussex parishes for at least 5 years; or (2) have family relationships within the parish or in the immediately adjacent parishes; or (3) work within the parish or in immediately adjacent parishes. These qualifications apply to the following areas in order of priority: (1) the parish of Milland itself; (2) the immediately adjacent West Sussex parishes of Linch, Woolbeding-with-Redford, Stedham-with-Iping, Trotton-with-Chithurst, and Rogate (including Rake); or (3) the parish of Fernhurst.

Land-based occupations

Although land-based businesses have changed considerably in their nature and scale in recent years, Milland remains essentially a rural parish but with a rapidly decreasing availability of **homes suitable for land-based employees**. Many agricultural cottages have been sold off as private homes and the agricultural occupation restrictions have been lifted. With the rapid growth of mechanisation and the increased use of contractors rather than permanent employees it is likely that the number of land-based workers will continue to decrease, but the needs of a future generation must be borne in mind.

POLICY H.13: Requests for limited additional housing for local agricultural, forestry, nursery, equine and other **rural land-based workers** will be encouraged if there is sufficient proof that these

industries are expanding viably rather than contracting locally and that the housing will remain for such purposes rather than be sold separately for other use. To retain an adequate supply, further loss of existing housing for such workers by selling off suitable properties on local estates and farms will be resisted.

Young families and the older generation

There has been a noticeable and welcome increase in incoming young families over the past 10 years, reflected in the recent expansion of Hollycombe Primary school and the great popularity of the nursery school and mothers-and-toddlers group. ***Milland is seen as a good place for raising a family, especially with its opportunities for reacting with the natural environment.*** The present mix of housing does cater for growing families, though the rapid rise in house prices could be a problem in the future.

Once children reach their teenage years their needs are less well met within the parish. They attend secondary schools mostly in Midhurst (Rother Academy), Liphook (Bohunt) or Petersfield (Churchers College), or elsewhere altogether, and congregate in those towns with their friends; they tend to travel to the nearest larger centres for their entertainment and in due course for employment. It is unlikely that Milland will be able to reduce this trend, which is a natural progression in teenagers in all parts of the country but especially in rural areas.

People who have settled in Milland tend to stay: there is a good proportion of homes that have not changed hands for several decades. There is a tendency for couples to remain in Milland after their children have migrated to university or left home altogether and this has been the situation for many years. However, ***there are concerns that, as people grow older, they sometimes have to move elsewhere in order to downsize or to have better access to various facilities such as health care, shopping and transport.*** Their future needs should be borne in mind when development in the parish is considered. Most are reluctant to leave and would stay if their needs could be met. Several have moved to Liphook in particular, once they felt it was no longer convenient to live in Milland.

POLICY H.14: To cater for the growing number of **older residents** likely to become in need of smaller premises in later life and wishing to remain within Milland, encouragement will be given for the division of existing larger properties, or the creation of 'granny annexes' and similar for existing family homes, provided that such annexes (including separate buildings) cannot subsequently be sold as separate units. Sheltered housing on a very limited scale would be viewed favourably for those with strong local connections, provided that the community infrastructure (including shops and medical services) is made adequate to support their needs.

Caravan parks

The narrowness of local lanes renders them inappropriate for vehicles such as caravans and trailers. There is no tradition of accommodation for travellers in Milland, nor does this seem appropriate.

3.5 THE PLAN: Local economy and Community

OBJECTIVE 5: To ensure a thriving local economy, development to support employment (including self-employment) will be encouraged on appropriate sites as long as the infrastructure is adequate and as long as the development does not detract from the atmosphere of its surroundings. Particular encouragement will be given to working from home, viable community businesses and land-based businesses such as agriculture and forestry.

OBJECTIVE 6: To ensure the continuation of a thriving community spirit, support will be given to the maintenance, improvement and extension of community facilities and community green spaces.

There is a strong sense of ‘belonging’ among residents, along with a feeling that Milland is ‘about the right size’ as it stands and that the much valued community spirit would be jeopardised if the population increased.

Employment

The employment situation for the parish is discussed in Section 1.2. There are many thriving small businesses and these will be encouraged, especially where they support local employment and where they are deemed to be appropriate to an essentially rural parish. ***It is particularly noticeable that the growing number of self-employed people working from home are willing and able to make a considerable contribution to community activities and structures and all possible support will be given to them.***

POLICY LE.1: Building development to support local employment (including self-employment) will be encouraged on existing **business sites**, especially those within or close to the core village, or on appropriate brownfield sites, according to all of the following criteria:

1. The **infrastructure** is shown to be sufficient.
2. The business will be **viable**.
3. The business will not have a detrimental **environmental impact**, does not detract from the character of the area and does not disturb its tranquillity.
4. The business is **appropriate** in a rural area.
5. There will be restrictions on the use of **HGVs** to serve such businesses; thus any new development that will increase local traffic, especially HGVs, will not be permitted along the parish’s narrow roads. For this reason, preference will be given to sites in the far northern part of the parish with direct access to the B2070, or along the east/west (Rake/Fernhurst) roads rather than the narrower north/south roads (especially Milland Lane).

POLICY LE.2: Every encouragement will be given to those who choose to **work from home** and this will include proactive encouragement by the parish council for improvement in communications and the provision of central meeting places where home-based workers can meet socially during the working day, or central facilities such as internet access, office space, secretarial and translation services or client meeting rooms.

The use of ‘live/work’ dwellings throughout the parish as places of **self-employment** will be encouraged. Applications to build workshops, studios, offices or similar units as separate structures within the domestic curtilage will be considered on a case-by-case basis to ensure that such development does not alter the basically domestic nature of the site, detract from the enjoyment and value of neighbouring homes or increase the traffic flow unacceptably.

Land-based businesses

Traditionally, Milland is an agricultural and forestry area and it seeks to support such land-based businesses. There is some concern that too much agricultural land is now being used for equine enterprises, some of them substantial, and there is a reluctance to allow good agricultural land to be lost for future production. In forestry, there is theoretical interest in encouraging the existing coppicing industry to supply biomass fuel and building materials. However, there needs to be some means of ensuring that forestry and agricultural contractors pay due respect to other drivers when using the narrow local lanes or find alternative routes wherever possible. This applies especially to HGVs, tractors and trailers.

POLICY LE.3: **Agriculture and forestry**, as traditional local activities, along with **horticulture** (including tree nurseries) will be supported wherever possible at an appropriate scale, except where excessive expanses of glass and similar unsympathetic protective materials would have an adverse effect on the landscape.

POLICY LE.4: **Diversification on farms**, including alternative uses for existing farm buildings or the erection of new buildings, will be encouraged where the activities and structures do not have any

adverse effect on the environment, tranquillity, wildlife and landscape, or place an unacceptable burden on local infrastructure. The limitation on large vehicles outlined in preceding policies applies.

POLICY LE.5: Encouragement will be given to sustainable agricultural production and horticulture rather than an overemphasis on further leisure equine businesses. Expansion of existing **equine enterprises** or the creation of new ones might be permitted where steps have been taken to ensure (i) that there is no adverse impact on the landscape or on the special qualities of a National Park; (ii) that there is no increased use of horseboxes in the narrow lanes; (iii) that general traffic (e.g. public admission to equine events on the premises) is kept to a minimum; (iv) that appropriate steps are taken to deal with waste matter; and (v) that there will be no added pressure on local natural resources such as water.

Community businesses

Some of the local enterprises can be regarded as community businesses (e.g. shops, garages, pubs). These are of great importance, but as commercial enterprises they can only succeed where their management is sound and keeps in touch with the local population as well as with the competition.

They are necessarily driven by profitability, dependent on the whims of business owners and susceptible to fluctuating trends. The success of the Rising Sun pub, for example, has relied on the drive and imagination of its successive publicans as well as the support of the brewery and has varied from an almost empty pub a few years ago to a highly rated and highly successful establishment today that draws in visitors from a wide area – so much so that parking is a problem. Both the Rising Sun in the core village and the Black Fox on the B2070 (originally the major A3 road but now with greatly reduced passing trade) have adapted by becoming well known in particular for their good food; the Black Fox has the additional attraction of a skittle alley. On the other hand the small commercial shops that used to be dotted around the parish (grocers, sweet shops, post offices, butchers, bakers) had all ceased to trade by the 1980s and some of them a great deal earlier. Increased car ownership and competition from especially Liphook, only 3½ miles from Milland crossroads, and later from delivery services by supermarkets proved detrimental to their survival and they were all converted to or reverted to being private dwellings. The only shop in the whole parish is the strongly supported new community shop: Milland Stores & Café. The garage in the core village was established well before the increase in development from the 1960s and served its local people well, offering a full range of services. However, it no longer sells fuel, being unable to compete with prices at larger service stations and supermarkets. It continues to service vehicles and offer MoT testing and also sells vehicles. Should this business fail, the site might be appropriate for some other small-business use or for limited infill housing, though the site is likely to remain polluted for some years.

POLICY LE.6: Expansion of existing **community businesses** such as pubs, shops and garages will be encouraged if shown to be viable, but only if the business provides adequate customer and trade vehicle parking within its own curtilage and ensures minimum use of HGV delivery vehicles by its suppliers.

PROJECT 17: *The future prosperity of the community might be further enhanced if a full post office service became available at Milland Stores.*

Leisure pursuits

The parish welcomes peaceful and appropriate leisure activities, whether by local people or by visitors with whom it can share its special qualities. However, as those qualities include its highly valued tranquillity, there is great reluctance to accept more intrusive leisure pursuits, including in some cases those that are traditional to the area.

There are several kept pheasant shoots in the parish. These contribute to the local economy in terms of employment, but shoots should not deter legitimate walkers and horse riders on public

rights of way, whether by direct confrontation, notices or by setting gun stands in close proximity to the right of way in a manner that peaceful users of the right of way feel intimidated, whether or not they have reason to feel so. There needs to be mutual respect between both parties.

POLICY LE.7: Peaceful and appropriate leisure activities such as walking, horse riding and cycling will be encouraged, along with improvements to the network of public rights of way.

POLICY LE.8: Noisy leisure pursuits (e.g. trail biking, quad bikes, clay pigeon shoots) that disturb the area's tranquillity, disturb wildlife, have an impact on dark skies or detract from the landscape and character of the area will not be permitted near any of the settlements and will be strictly controlled elsewhere, bearing in mind the importance of tranquil enjoyment of the area and also the parish's unsuitable road access for visiting participants in increased numbers.

PROJECT 18: Game shooting, while traditional in the parish, cannot be described as a peaceful leisure activity and is by its nature exclusive. It would be useful for shoot owners and shoot organisers to develop good relationships with the general public, particularly with local residents and also with visitors on public rights of way, especially as Milland is now in the National Park.

There is a long tradition of supplying bed-and-breakfast accommodation to visitors to the parish and this will continue to be encouraged as a useful contribution to the local economy. There appears to be some reluctance within the community to encourage **tourism** more generally, other than for the existing peaceful use of the parish by walkers, horse riders and cyclists. This is mainly because it is felt that an increase in the number of tourists, albeit benefiting community businesses, could destroy the very qualities that are currently valued by visitors to the parish, such as tranquillity, the landscape, wildlife and dark skies, and also because the lanes are not suitable for an increase in traffic. The existing network of **public rights of way** for peaceful enjoyment is highly valued and could be extended if landowners and the County Council were willing. There is no enthusiasm locally for the provision of tourist camp sites, caravan sites, leisure centres and similar facilities for tourists.

POLICY LE.9: Bed-and-breakfast enterprises within existing buildings to serve the tourism industry will be encouraged as contributing to the local economy. The conversion of existing farm buildings for **holiday lets** will be considered on a case-by-case basis in the context of SDNPA guidelines.

POLICY LE.10: Tourist facilities such as caravan parks or leisure centres are not appropriate in the parish. It is not currently deemed necessary or appropriate to provide public toilets, car parks and similar facilities for visitors.

PROJECT 19: An appropriate network of public rights of way needs to be properly maintained (enlisting local volunteers where necessary) and extended, including new bridleway links to avoid riding on roads and also a new cycle path to Liphook. Club running events should be encouraged to use the off-road public rights of way rather than the narrow lanes.

Golf is effectively an exclusive activity (with other users of the land feeling unwelcome, even where there is open access in theory) and golfers already have more than adequate facilities in and near the parish. The principle of 'mitigation' in terms of wildlife for proposed new courses is seen as seriously flawed and too easily exploited by potential golf course developers.

POLICY LE.11: It is not acceptable for more land within the parish to be converted for the artificial and exclusive environment of a further or extended **golf course**, especially on heathland and open access land, whatever mitigation is offered in exchange, and especially where such use places added pressure on water resources.

Community facilities

The vulnerability of the community businesses emphasises the importance of long-term community assets. ***There is a solid base of community facilities in the parish, including two village halls, a recreation field with tennis courts and playground areas, a sports field with clubhouse, a separate cricket club ground, allotments, a church and a chapel, a primary school and the community shop. Every encouragement and protection should be given to these facilities and they should be enhanced where possible, including by means of the use of sites that are not already community facilities.*** In Milland, the community facilities at the heart of the core village in particular have been a major reinforcement for 'community spirit' and help to bring together a generally scattered population.

Milland Valley War Memorial Hall is a thriving village hall at the village crossroads, fully booked and home to, for example, a nursery school and mothers-and-toddlers group, a badminton club, a bowls club, a Lunch Club for the over-60s and the venue for many community events, as well as being popular for hiring for weddings and private parties. Great efforts have been made to keep the facilities attractive for the wider market and it has the added benefit of opening directly onto the Recreation Field. There has long been talk of extending the hall but so far this has not happened, though every encouragement should be given for it to do so if funds become available.

PROJECT 20: The Trustees and management committee of Milland Valley War Memorial Hall will continue to be encouraged to extend the building to incorporate a parish room that might be used to house parish archives and perhaps include office space for the parish clerk.

In contrast, the much smaller and older ***Borden Village Hall*** in one of the small settlements struggles to raise enough funds for routine maintenance and enhancement and also suffers from a lack of parking space. Originally a village school, it was donated to the community as a village hall in the 1940s. It is hugely valued and cherished in the settlement as a place in which local residents can meet at least twice a year (Harvest Supper and Christmas Carol Party) and many of them admit that they would never have met many of the locals if it had not been for these events. Thus it continues to serve an important role in knitting together this very small community. A proposal in 2012 to rent the building to a small home education tutor group was eventually rejected after much discussion within the community but the decision was based on a minority point of view.

The Recreation Field adjacent to the Milland Memorial Hall is a 4-acre open grass space (registered as a Village Green) managed by the parish council. It includes an enclosed playground for smaller children, an adventure trail, cricket nets, basketball posts, football goalposts and two village tennis courts (built by community fundraising more than 30 years ago and now run by a club). In addition to being a well used area for informal recreation and socialising, 'the Field' serves as a popular venue for outdoor community events such as Bonfire Night, Milland Rural Fair, fetes, dog shows and gymkhanas. It is also highly valued as an open space that enhances bookings for Milland Memorial Hall and use of the café of Milland Stores.

The Sports Club, with its well appointed clubhouse and pitches (originally a rifle range) about 1km from the core village's crossroads, continues to thrive a century after it was first established and is home to football, cricket and darts teams. The clubhouse bar is an alternative social centre on certain evenings, when it is open to all, following a tradition harking back to the era before the 'new' village of Milland built its own village hall and when the Sports Club pavilion was the main social meeting place other than the pubs. However, there are problems. Firstly, the land of the Sports Field is on only a short-term lease, albeit continually renewed over many years, which means that it has always been difficult for the Club to raise funds to improve its facilities, including drainage of this wet site. It is also notable that the cricket club in particular often finds it difficult to raise a full side for matches and that both the cricket club and the football club rely quite heavily on non-Milland residents to make up their teams. The once-thriving Milland stoolball club closed in 2014 after more than 60 years of existence because of a lack of players, especially among the younger generation. There is another cricket club with grounds within the northern part of the

parish on the northern side of the B2070 but, calling itself Liphook & Ripsley CC, it has very little to do with Milland parish.

PROJECT 21: *It has often been suggested that moving the **Sports Club facilities** closer to the centre of the core village might encourage more active involvement within the parish, especially among the young, and might also give the Sports Club a more secure future than its present short-term tenancy agreement. As long ago as 1950 it was suggested that a privately owned field adjacent to the Recreation Field should be acquired by the community to accommodate the Sports Club and unsuccessful approaches have been made at intervals since then to successive owners of that field. However, even if an owner were prepared to sell (or donate) the field to the community, to convert it to a suitable playing surface will be a massive challenge.*

The role of allotments in the parish has changed in recent years. There is an area containing 12 half-size allotments along Milland Lane on land that is privately owned by a longstanding local family and has been made available to the parish council at a nominal rent for use as allotments for the past 40 years. With the growth of central Milland, allotment users were increasingly from the new estates because of limited garden space. Recently there has been markedly less enthusiasm to take up allotments. The original full-size plots were divided to half size because holders were unwilling to work the larger plots; the existing holders are becoming older and finding the physical work harder; younger applicants are few; and at the end of 2014 six of the 12 allotments were vacant. The allotment rental of £22 p.a. per allotment no longer covers the costs of verge mowing, hedge cutting, water supply maintenance and vacant plot maintenance and the future of the allotments is not promising.

PROJECT 22: *As an alternative or in addition to the existing **allotments**, consideration could be given to some system of **communal production** of fruit and vegetables if suitable land were to be made available and an acceptable management scheme drawn up (there are good examples in other parishes). Such a scheme would promote physical fitness and sociability as well as potentially making local produce available for sale (in the community shop, for example). The primary school already has its own thriving productive garden to encourage children to become involved in horticulture.*

POLICY LE.12: The maintenance, extension and development of existing and new **community buildings** such as village halls, club houses, sports pavilions, schools and medical centres will be supported where there is evidence of local need, direct local benefit to parish residents as a priority, and viability.

POLICY LE.13: The maintenance, extension and appropriate improvement of existing and new **community green spaces** such as the Recreation Field and the Sports Field will be supported where they continue to serve their original purpose. Building development for housing or business use on such land will be unacceptable.

POLICY LE.14: **Open spaces** such as local commons, woodland, village greens and community green spaces, including future designated Local Green Spaces that are not already protected under other legislation (e.g. as registered commons, registered village greens, SSSIs etc), will be strongly protected from building development and from use for organised or exclusive recreation such as golf courses.

POLICY LE.15: The following areas are designated as Local Green Spaces: Cartersland Green; Iping Marsh graveyard.

PROJECT 23: *It is assumed that all current registered commons, registered village greens, ancient woodland, community green spaces, graveyards, registered conservation areas, SSSIs and other designated nature conservation sites are already regarded as **Local Green Spaces** and are protected by National Park status from building development. If this is not the case, such areas should be designated individually as Local Green Spaces. The community should also consider designating other areas as Local Green Spaces and registering these with the SDNPA. Paragraph 77 of the National*

Planning Policy Framework indicates that such designations should only be used where the green space: (i) is in reasonably close proximity to the community it serves; (ii) is demonstrably special to a local community; (iii) holds a particular local significance (for example, because of its beauty, historic significance, tranquillity, richness of its wildlife, or its recreational value – including as a playing field); is local in character; and is not an extensive tract of land.

Community projects

In considering potential community projects that might be funded by developers (e.g. through CIL), Milland has been traditionally self-sufficient in funding its own projects over many years as part of the essence of community spirit but, in addition to projects already outlined above, consideration might be given to some of the following suggestions submitted by parishioners:

- Community road lengthsman** (to maintain grips, ensure roadside drains are clear, liaise with local landowners re their obligations and ensure potholes and other problems are quickly noted and logged with Highways for action or, where practicable, addressed by the lengthsman on the spot)
- Community handyman** (a system already established whereby the parish council employs a local person, probably retired, for various odd jobs in the parish at a basic hourly rate)
- Community renewable energy schemes** (from initial research through to site selection, management and distribution network)
- Community transport** (including need assessments from time to time, research into best method of meeting those needs, and funding whatever method is finally selected)
- Community log yard** (where wood is contributed from various local sources so that voluntary working groups can reduce the wood to logs as a combination of exercise and companionship, the split logs then to be delivered free of charge to the elderly and others in the parish who rely on woodburning stoves and open fires, especially at times of power cuts)
- Woodland apprenticeships** (to encourage the acquisition and practice of woodland skills, including woodland management and marketing as well as practical skills)
- Workshops** (various community workshops on suitable subjects by popular demand)
- Village market** (weekly or monthly, for local produce and crafts, but not to compete with existing Redford Monthly Market)
- Recreation Field** additional equipment
- Sheltered housing** projects
- Youth Club**

SUMMARY OF POLICIES

- **Part 1: Natural environment and countryside:**
 - *As a priority, the natural environment, natural resources, landscape, tranquillity and dark skies of the parish as a whole will be conserved, protected and enhanced*
 - *The green infrastructure will be protected and enhanced.*
 - *The exploitation of renewable energy sources on a commercial scale is only acceptable if the site is appropriate in terms of scale and visibility in the landscape, if any pollution (noise, air, light etc) does not impinge on local residents and if no extra HGV traffic is generated during installation or subsequent use of the facility.*
- **Part 2: Cultural heritage, design and settlement strategy:**
 - *The cultural heritage and general character of the parish will be respected. Development that might damage known or potential heritage sites will require independent archaeological research at the expense of the applicant*
 - *Landscape sensitivity throughout the parish will be respected*
 - *The individuality of each of the scattered settlements will be respected and enhanced*
 - *Development, if any, will be largely restricted to the core village and only on brownfield or suitable infill sites. Building development on green spaces will be unacceptable.*
 - *The character of Wheatsheaf Enclosure and Mill Vale Meadows will be respected.*
 - *Suburbanisation of the village will be resisted*
 - *There will be a high level of energy efficiency for all new and extended buildings. Renewable energy*

sources will be encouraged where appropriate

- *Continued protection will be given to Listed and other historic buildings or features. Vernacular character will be respected and enhanced*
- **Part 3: Accessibility and Infrastructure:**
 - *There will be no further building development unless and until certain aspects of the infrastructure have been successfully addressed (e.g. sewerage system, communications network, mains energy supplies)*
 - *The narrowness of local lanes protects the area from an overburden of traffic and these roads should not be widened to accommodate larger vehicles or increased traffic flow*
- **Part 4: Housing:**
 - *Steps will be taken to ensure the continued availability of smaller homes*
 - *New housing of any kind (open-market, affordable, self-build etc) will be considered only if Milland's infrastructure problems have been solved and will be only on identified brownfield or infill sites within the core village and with an adequate ratio of green space to built area within the site. New open-market housing must meet several strict criteria. Special consideration will be given to housing for rural land-based workers*
 - *Any new development that includes affordable housing will be based on proven local need that is not already met by existing affordable housing, with priority for those who have demonstrably strong family or work connections with Milland*
- **Part 5: Local Economy and Community:**
 - *Development to support local employment will be encouraged on existing business sites within or close to the core village or on identified brownfield sites, but only where infrastructure is sufficient and only for businesses that do not detract from the character of the area, do not disturb its tranquillity and are appropriate to a rural area, and only where they do not attract or generate an increased use of local lanes by large vehicles*
 - *Development that encourages self-employment and working from home will be viewed favourably*
 - *Expansion of existing community businesses (e.g. pubs, shops, garages) will be encouraged if the business provides adequate customer and trade parking within its own curtilage*
 - *Agriculture, forestry and horticulture will be supported. Diversification on farms will be supported where activities and structures do not detract from the environment or adversely affect tranquillity, wildlife and the landscape and do not place an unacceptable burden on local infrastructure*
 - *Sustainable agriculture and horticulture will be given priority over large-scale equine enterprises and the possible future need for food production will be protected where possible: development of agricultural land for other purposes will be resisted. Expansion of existing equine enterprises, or the creation of new ones, will only be permitted where it can be shown there will be no increase in horsebox or other traffic in the narrow lanes*
 - *Peaceful and appropriate leisure activities will be encouraged, along with improvements to the network of public footpaths and bridleways, but noisy or intrusive leisure activities will be discouraged*
 - *Development or extension of existing and new community buildings (e.g. halls, club houses, schools, medical centres) will be supported and encouraged*
 - *Open spaces such as commons, woodland, village greens and community green spaces will be strongly protected from building development and from use for organised exclusive recreation such as golf courses.*

APPENDIX I

CENSUS 2011 EXTRACTS

According to the 2011 Census returns, the **415 dwellings** in Milland parish accommodated **362 full-time households**. The number of **usual residents** was **891**.

Age ranges

The number of inhabitants in the age range 0–17 years was 171; 18–64 years = 527 (of which 58 were in their 20s, 147 aged 30–44 and 305 aged 45–64); and 65+ = 193 (including 6 aged 90 or more).

Place of birth, ethnicity, language and religion

Although 810 of the 891 usual residents were born in the UK and Ireland (760 of them in England), 9 were born in Australasia, 14 in the Americas, 20 in Asia, 12 in Africa and 27 were born in other European countries (including France, Germany, Poland, Romania and others). The ethnic group was overwhelmingly white (882 out of 891).

After taking account of the residents born in the UK, 7 of those born elsewhere had arrived in the UK by 1950, a further 27 by 1980, 12 by 1990, 20 by 2000 and a further 20 since 2001. By age, the largest groups were the 20 arriving in the UK at the age of 0–4 years and the 21 at the age of 30–44. None had arrived after the age of 59.

While the main language was English for 842 of the total 861 usual residents aged 3 or more at the time of the 2011 Census, there were also those whose main language was Welsh, German, Polish, Czech, Romanian, Hungarian, Bulgarian, Swedish, Russian, Dutch, Filipino or Afrikaans.

Of the total 891 usual residents, 627 profess to be Christians, 165 have no religion and 85 did not state their religion. The remaining 14 were Buddhist, Sikh or other (unspecified) religions.

Employment

According to the 2011 Census returns, of the 670 usual residents aged 16–74, 296 were **employees** (full or part time); 146 were **self-employed**; 13 were unemployed and 3 were full-time students. Among the economically inactive, the majority (118) were retired. Of the 442 usual residents in employment, the occupations were as follows:

Occupation		Industry	
Managers, directors, senior officials	99	Agriculture, forestry, fishing	23
Professional or associate professional and technical	161	Manufacturing	22
Admin and secretarial	52	Water supply, sewerage, waste, electricity, gas, steam	3
Skilled trades	54	Construction	32
Caring, leisure and other services	33	Wholesale/retail trade, motor repair	64
Sales and customer services	10	Transport and storage	10
Process, plant and machinery operatives	13	Accommodation and food service	21
Elementary occupations	20	Information and communications	21
		Financial and insurance	27
		Real estate	13
		Professional, science, technology	56
		Admin and support	27
		Public admin and defence	17
		Education	32
		Health and social work	35
		other	39

Of the parish's 670 usual residents age 16+, 228 were not in employment at the time of the 2011 Census. Otherwise 95 people worked mainly at or from home and therefore did not need a means of transport to get to work. Among people who did travel to work, 48 went by train, 3 by bus, 9 by bike, 28 on foot, but the great majority (246) drove to work in a car or van or were passengers in a car or van. Of the 362 households in the parish, nearly half (165) had 2 cars or vans and only 17 had no car or van, whereas 29 households had four or more. There were 758 cars and vans in the parish.

Type of housing (2011 Census)

All dwellings		415
All households		362
Households spaces with no usual residents		53
Whole house or bungalow		397
Detached	303	
Semi-detached	61	
Terraced	33	
Flat/maisonette		16
Purpose-built block	6	
Part of converted or shared house	7	
In commercial building	3	
Caravan or mobile home	2	2

Thus the majority of the dwellings are detached houses or bungalows. Of the 362 households with at least one usual resident, 9 have one bedroom, 44 have two, 114 have three, 104 have four, and 91 have five or more. Three houses have only 2 rooms, 9 have three, 20 have four, 44 have 5, 64 have six, 50 have seven, 54 have eight, and 118 have nine or more rooms. All except 15 households have central heating. Regarding tenure, 282 of the household spaces are owned (outright or with mortgage or loan), two are part owned and part rented, 83 are rented (2 from council, 20 other social rented, 43 private rented) and 14 households live rent free, mostly in tied agricultural or similar cottages.

Settlement populations

From local knowledge, the parish's settlements are roughly defined in the following table, which includes their population sizes based on the 2014 electoral roll (i.e. adult population only). The population data are not necessarily comprehensive nor do they necessarily correspond with 2011 Census data; for example, the latter gives total dwellings as 415, total 'households' with at least 1 usual resident as 362 and the total adult population aged 18 or over as 720. About one-third of the electorate live within the core village as defined within this Neighbourhood Plan.

Settlement	No. electors	No. dwellings
Borden:	84	38
Borden Village	25	11
Cooks Pond Road	39	17
Rondle Wood and Trotton Hollow	20	10
Core Milland village:	232	122
Cartersland Corner	31	13
Drakeleys Field	21	10
Mill Vale Meadows	62	34
Pennels Close	17	10
Strettons Copse	15	11
West Meade	49	26
Part of Milland Lane	17	8
Part of Fernhurst Road	4	2
Part of Iping Road	6	3
Part of Rake Road	10	5

Beyond core village settlement area (radial lanes):	151	73
Part of Milland Lane (up to but not including Portsmouth Rd)	53	20
Part of Fernhurst Road (up to Northend Farm)	23	15
Lambourne Lane	9	5
Part of Iping Road (excl. Queens Corner, Titty Hill, Robins)	36	17
Part of Rake Road (to New Barn and Gt Trippetts)	30	16
Wardley:	36	17
Upper Wardley	12	7
Wardley Green	24	10
Hollycombe (excluding Hollycombe House in Linch)	25	12
Queens Corner, Titty Hill and Robins/Knapp (Iping)	22	17
Northern Milland:	107	50
Portsmouth Road, inc. Ripsley and Foley	37	15
Wheatsheaf Enclosure	72	35
TOTAL ELECTORAL ROLL 2014	673	329

APPENDIX II

COMMUNITY MATTERS

'Milland: Yesterday, Today and Tomorrow'

This survey, published in 1999, drew together questionnaire responses from about two-thirds of the parish's 330 households and became an essential source of information and inspiration for the Parish Council. Here are some of the facts that the booklet described.

- More than 60% of Milland's households were **within 1 mile of the Rising Sun crossroads**; more than 80% of the homes were **owner-occupied** (and only four were occupied by 'weekenders'); about half of the homes were **detached** houses and another quarter were detached bungalows. Around 40% of the homes had been **built since 1960** and fewer than 25% before 1850.
- A third of the householders had **lived in the parish** for more than 20 years and a similar number for less than 5 years. A quarter of the householders stated that they lived in Milland because of family connections; another quarter had come into the parish because their work brought them to the area.
- Two-thirds **worked** outside the parish but of these about 40% did not travel further than 10 miles to work. Some 70 people regularly commuted to work by train. Half of those who worked within the parish were self-employed.
- An overwhelming majority wanted to see more **employment opportunities** in agriculture, horticulture and forestry rather than in building and other types of work, but 40% were happy to see more light industry in the parish as long as the nature of the industry and its buildings were in sympathy with the local environment (craft workshops were favoured). Most of those within the latter 40% had lived in the parish for 20 years or more, several since they were born: it was noticeably the most recent newcomers who were most adamantly against change of any kind, whether for employment opportunities or for homes.
- The overall voting was three to one against more **housing** being built in the parish, but many thought there should be more starter homes for sale.
- The **age spread** was remarkably even: about a quarter of the population (around 1,000 in total at the time) were in their 40s and 50s, another quarter were aged 16 or under, a third were aged 16-40 and the rest were in their 60s or older.
- Among the **children**, 33 attended Hollycombe primary school and a third of them travelled there on foot or by bike. More than half of the children went to school by car (mostly in Liphook or Midhurst). Most households did their regular **grocery shopping** in Liphook, travelling by car.

Milland Business Forum

In 2005, when the community was considering the creation of a Milland Business Forum, the following types of business were known to exist in the parish (based on informal local knowledge rather than by census).

An embroidery workshop, conservatory designer and maker, two public houses (both with restaurants), a major health farm, a country clothing maker and supplier, an African art supplier, a chauffeur service, an estate agents, a furniture restorer, an overseas car hire and property agent, a dress hire business, a maker of orthopaedic instruments, a distributor of porcelain objects, a nationally known equine veterinary hospital, a well known golf club (with another nearby), a horse tack supplier, an electrician, a garden paving expert, two or three firewood suppliers, two tree surgeons, a pottery, a picture framer, a surveyor, a photographic processor, a corporate events business, a label printing company, a shoe designer, a timber enterprise, a furniture maker, a plant hire concern, two small garages, a wine importer, a lime-mortar specialist, two pest controllers, three polo stables, a tree nursery, a painter/decorator, two illustrators, a dressage and livery establishment, several business and financial consultants, a venture capitalist, an aromatherapist, a chiropractic, a property company, an IT recruitment specialist, a graphic designer, a distributor of electronic components, an agricultural contractor, four farmers, a pheasant rearer, two accountants, a film music composer, several working in publishing, several translators, computer and IT support, a furniture importer, two property maintenance services, a window-cleaning business, a travel company, several gardeners and several smallholders selling produce.

Community spirit

Examples of community events in Milland, many of them centred on the Recreation Field and Milland Memorial Hall, include the following (there have been many more).

- The annual **Flower Show**, first conceived by local gentry in the early 20th century, continues to be a popular event.
- The annual **Bonfire Night** attracts increasing numbers of visitors each year (1,300 in 2014) and has become well known over a wide area; it is now able to distribute parts of its profits to other community groups.
- Active groups created firm favourites such as the annual outdoor activities of **Children's Week** in August, which brought together children from every part of Milland, some of whom (e.g. those at private schools) would not have met otherwise. The event has not taken place since the 1990s but is ripe for revival.
- For many years there was a widely known **Milland Gymkhana**; this faded some 20 years ago but attempts have since been made to revive it.
- The hugely popular biennial **Milland Rural Fair**, which attracts around 4,000 visitors on the day from a very wide area, was first established in 1996 to raise funds for the continued printing of **Milland News**, an independent community bimonthly paper delivered free to every household in the parish and run entirely by volunteers in typical Milland fashion (the paper, launched in 1996, paid homage to a short-lived earlier *Milland Valley News* created in 1950 specifically to raise funds for the village hall). The Fair has been so successful that all the village groups now benefit from its profits, holding their own attractions at the Fair and also sharing the balance of the overall profits once the costs of printing the paper have been covered.

APPENDIX III

PARISH PLAN 2007

This section incorporates parts of the **Milland Parish Vision & Plan** (2007) and its addendum **Design Statement** (2009). The 2007 Parish Plan was based on a survey in which questionnaires were issued to all households in the parish in 2005, though the wording of the questions seemed to be mainly related to the core village rather than the parish as a whole. Unfortunately only 32 people out of 716 on the electoral roll for the parish responded to the Parish Council's questionnaire, but the process was continued by direct engagement with all community groups and feedback from various open meetings. The eventual Parish Plan was published and made available within the community.

Part of the Plan was a **Vision Statement**. The Parish will:

- Encourage a small proportion of new **residential development** which is focused in or around existing village development or brown-field sites, ensuring that any new developments, renovations or extensions are in line with an adopted Parish Design Policy Statement.
- Encourage **demographic and social balance** and use of **renewable energy** and waste-minimizing technologies.
- Encourage the growth of socially and environmentally compatible **business and light commercial** activity/employment and redevelopment of existing redundant facilities so as to enhance the prosperity of the Parish.
- Encourage the development of the local **tourist** trade by promoting and developing parish amenities and the surrounding countryside whilst ensuring that the environmental impact is assessed and managed appropriately.
- Promote activities and a supportive community network so as to ensure a safe **crime-free** community.
- Encourage awareness and community involvement in projects to maintain and enhance the **natural environment** of the parish so that it is sustained for future generations and is seen as a model for other parishes in the proposed South Downs National Park.
- Encourage and support the development of a wide choice of stimulating **activities** for all age and interest groups; and facilitate co-operation and understanding between groups to build **community spirit** and support.
- Raise awareness of local **transport** services and encourage modes of transport (e.g. car sharing and cycling) that support the needs of all major demographic groups and are environmentally friendly.
- Continuously work on infrastructure and behaviours to ensure that **roads** are maintained, safe and used responsibly by local and through traffic. Manage speed whilst ensuring that the control measures do not negatively affect the village and rural environment.
- Identify, maintain and develop **infrastructure** and key **facilities** (e.g. Hollycombe Primary School) and other services that enhance the quality of life in the parish.
- Continually improve the modus operandi of the **Parish Council** and encourage broader involvement and contribution to the management of parish matters by existing groups and the general population.

The conclusions of the **2009 Design Statement** were as follows and are in need of updating:

‘Since the last major developments in Milland, of Pennels Close and Strettons Copse, a virtual brake on development has been imposed by Chichester District Council with a seemingly inflexible adherence to preferred practices in some rural communities such as Milland, namely those with no defined settlement areas. Over time, without sensible development this will mean that the Parish could stultify and be, essentially, a retirement village cast in aspic.

‘Therefore, to look towards a more promising future, we must ensure that we ‘build on’ the practices that have given rise to the thriving integrated community that we know today by taking into account how we developed in the past, architecturally, economically, culturally and socially. **Particularly, our emphasis should be to enable small residential units to be built or retained and be attractive and affordable to younger families.**’

To support these conclusions, it was proposed that the parish council should:

- Support **single houses being replaced by two or more** 'small' houses
- Support the upgrading of existing **redundant outbuildings** into separate dwellings, holiday lets or amenity units in keeping with the concept of 'sustainability'
- Within the boundaries of current settlements, identify appropriate plots and work to facilitate a limited level of **infill/development**
- Support the **conversion of unused farm buildings** to improve visual amenity and provide an appropriate balance in the parish of residential and light commercial space
- Encourage **modern architectural design** and use of materials that will have a positive impact on energy conservation and/or generation
- Influence the design and use of **quality and reclaimed materials** when extending or repairing existing buildings
- Be at the forefront in the support of dwellings built from **sustainable sources**, e.g. timber framed and clad
- Support **replacement dwellings** that improve the visual amenity, avoid the use of 'hard' landscaping, e.g. concrete, and use native trees and hedgerows to screen developments where appropriate be they agricultural, commercial or residential
- Encourage developments and schemes that ensure the efficient use of **transport**, e.g. improve public transport and car sharing
- Ensure that in our influencing and decision making we maintain and enhance the quality and breadth of existing **parish facilities** and services such as community halls, churches, public houses, sports and school facilities
- Where appropriate, encourage the development of additional **community facilities** such as a shop, internet café, youth and sports facilities.

A crucial part of the 2007 Parish Plan was its '**Parish Heritage and Design Statement**' (pp. 13–18), which included the following information, in particular giving details of the vernacular stone-and-brick building style in the parish, and which is taken as read for the Milland Neighbourhood Plan.

PARISH HERITAGE AND DESIGN STATEMENT 2007

The built environment

The parish now has a population of about 1000 people and 340 houses, a third of which are concentrated around Milland crossroads. The central crossroads in the valley became the obvious focus for a modern village settlement.

Roads and lanes

The north/south access route running through the heart of the parish was a throughway from Chichester to Silchester during the Roman period and a direct way for the driving of animals and carting of goods to the northern outlying farmsteads and grazing areas. The valley east/west route was a more recent throughway but served the same purpose. These roads together with Cooks Pond Road and Cinders Lane are the main routes within the valley. All of them provide visual interest, some being very narrow and winding and steep, some straighter, some partly sunken, but all giving varied and sometimes surprising views. In the main they are flanked by mature hedges and trees. There are a number of lanes leading off from the main access roads, all historically serving an isolated settlement or settlements. The roads and lanes are being eroded by a substantial increase in heavy vehicles, including those connected with building work, to which the narrow lanes are unsuited. Traffic speeds are also a growing problem.

A privately owned access road runs through part of the Wheatsheaf Enclosure, crossing the original Old Portsmouth Road (now a track). The road to Forest Mere crosses the eastern side of Liphook Golf Club beyond the railway through the woodlands to the rather stunning setting of Forest Mere set slightly above the lake; it is surrounded by a mixed woodland belt opening on to the heathland area of Weavers Down. Ripsley Farm, surrounded by woodland backing on to Chapel Common, is accessed by a track across the Golf Course slightly to the south of Forest Mere; Ripsley House together with the other five residences is set within a small parkland area with its own entrance road.

Historical settlement patterns

Some of the houses seen today follow the main road patterns but, apart from the modern village centre, settlements are dotted about seemingly in the middle of nowhere or set well back from the roadsides and accessed by the smaller lanes or by tracks. The essence of the parish is a pattern of dispersal: isolated farmsteads, with a few clusters of houses dotted around the fringes of former commonland, and a remote

Anglo-Saxon chapel to serve the outlying areas and save a long walk to the Rother churches.

Milland is atypical in that it was not a historical nucleate settlement with a church, manor house, farm and associated cottages lining a village street. There is no old village of Milland.

The local government parish of Milland was created in 1972 from the amalgamation of northern outlying portions of the four old Rother long-parishes of Stedham, Iping, Trotton and Chithurst. 'Old' Milland was based on the estate that belonged to what became Milland Place and was centred on the area that includes the mill, with its own farm and miller's cottage, and a scattering of farmsteads and old cottages running northwards beside and off Milland Lane.

The earliest isolated settlements had been established close to water and in the main built on sites of woodland clearances. Many of their names, persisting in those of the parish's farms today, date back to at least the 13th century (as described in *Milland: The Book*); others were mentioned in manorial rolls dating from the early 17th century.

The older buildings

The earliest buildings that have survived are examples of 16th and 17th century build, originally timber-framed with wattle and daub panels. The panels were later either filled with brick or stone noggin or in most cases the entire building was faced with buff sandstone taken from the local Hythe beds. There is only one remaining example of a timber-framed house with all timbers still visible. Ironstone has been mixed in with the sandstone in the construction of a few houses and also, most significantly, in Tuxlith Chapel, where it has been laid in herringbone fashion (an Anglo-Saxon form of build). The original thatch on the steep-pitched, sometimes cat-slide, roofs of older houses was replaced with clay peg tiles; there is now only one thatched cottage in the parish. Most of the original timber mullioned windows were replaced with wooden casements or timber-framed with leadlight windows. A few houses have stone mullion windows typical of the 17th century.

During the 18th and early 19th centuries some of the houses were faced with bargate stone, a grey harder sandstone found at Chithurst. With brickworks in operation locally, the familiar Wealden brick was incorporated in the form of the attractive brick quoins, stringcourses, dentellation and window and door dressings seen in several houses. Another feature of this time is the distinctive ironstone galletting set into the mortar beds; these small rather regular-shaped pieces of ironstone are readily found on Chapel Common. Tile-hanging on the earlier houses was sometimes used on the weather side instead of stone facing, a feature that would be incorporated into 19th and 20th century builds.

The 18th century also saw a few new solid stone cottages being built with brick quoins, door and window dressings. They tended to be along the roadsides – linear development – built for or by local artisans. Milland's stock of houses grew significantly in the mid 19th century. The then lords of the manor were more affluent and set about improving their estates, draining land, and employing full-time builders, carpenters and farmworkers. In addition to this the Enclosure Acts allocated areas of common and waste land for building on. Estate workers' cottages were built, some single, some double and later in groups of four, mostly by a roadside, or around the green at Wardley. On the largest estate (Hollycombe), cottages were built in pairs and singles: some were constructed with ashlar-blocks of sandstone finely worked, with very narrow mortar beds, and some with coursed rubble; the semi-detached cottages had gabled M-shaped roofs, and most of the cottages had stone mullion windows with timber-framed casements, stone label moulds and lintels above the doors and distinctive large four- to six-flued corbelled chimney stacks. These cottages were more than likely built to the designs of the owner or landlord's professional adviser or to pattern-book. The same goes for the cottages and other buildings erected on the Borden Wood Estate at the turn of the 20th century. These maintain the traditional use of stone and brick with tile hanging and clay peg tiles, the local vernacular style, but with interesting variations in roof and window designs: the eaves are swept up, there are distinctive gabled roofs and dormers, eyebrow dormers across the eaves line, varied wooden casement windows with either two, three or four lights and with wide glazing bars.

Affluent men of the 19th and early 20th centuries also upgraded their own large residences: Borden Wood House was substantially extended; Ripsley House was a new house; Hollycombe House became a large 'makeover' incorporating some of the earlier John Nash design; Milland House was built on the site of an earlier farmhouse; and Milland Place rose anew from the ashes of an Elizabethan house. Although some local materials were used in their construction they cannot be called vernacular but are examples of architect-designed gentry houses that, apart from Milland House and Milland Place, were very Victorian in design. Milland House is a mighty four-storeyed Edwardian building using the local sandstone. Milland Place is unique in both design and material construction, resembling an outsized Tyrolean farmhouse made of concrete and massive iron girders (theoretically to make it fire-resistant) but retaining its ancient stone cellars.

Along with the upgrading of Hollycombe House, the rather overbearing Victorian Church of St Luke's, Milland,

was built using bargate coursed rubble, together with the Vicarage (Milland Hall) with its mock Tudor touches. Hollycombe Primary School was built by the Hollycombe estate in the 'Italianate Style' using local and Portland stone and bricks from the Redford Brickyard. The stone-and-brick school at Borden Wood, now Borden Village Hall, was built at about the same time.

Modern Milland

In the late 1920s an area of about 28 acres of Wheatsheaf Common was enclosed by the Lord of the Manor and building plots varying from 1½ to 7 acres were sold off over a period of 30 years. There are now 35 houses and bungalows of mixed design in Wheatsheaf Enclosure, built in brick and set in what the planners call an 'Arcadian/woodland surrounding'. The variety of roof pitches, peg tiles and pantiles, mix of window types together with subsequent modifications and extensions cannot be said to follow the Milland vernacular style. However, within its setting, the Enclosure is a good example of 20th century development.

The first real change from the local vernacular style in central Milland began with the break-up of the big old estates and the development of houses around the crossroads, where previously there had been only three or four scattered stone cottages and an old pub. It started in the 1920s with the building of Brickyard Cottages and Waldergrove Cottages (notable for their jettied first floor), Drakeleys (the old butcher's shop and house), the first of the bungalows in Milland Lane and two pairs of brick semi-detached council cottages at Chorley Common. The 1930s saw the development of three villas in a mixture of brick, timber and pebble-dash in Milland Lane to the south of Tuxlythe House, followed by the rest of the bungalows north of the crossroads, constructed of brick with the addition of pebbledash walls on some and large-bay Crittall-type windows. It was at this time that the old Rising Sun was demolished and rebuilt in its present style.

Following these small ribbon developments and as a result of the postwar push for housing, the District Council designated Cartersland Corner for council housing and started building them in 1948 using concrete blocks – a huge change from the traditional materials and much cheaper. Facing a crescent-shaped service road, with open frontage and back gardens facing on to woodland, they were unattractive to look at but in the 1980s they were faced in brick, which softened the harsh off-white effect considerably.

In the 1950s came the final big break-up of the estates and much of the parish's remaining stock of non-viable farming land, older houses and cottages were sold off. Astute locals with building knowledge bought up plots of land with a view to house building, and brick became the main building material. Mill Vale Meadows was born with the backing of the Rural District Council, who considered it prudent to create a village centre around the crossroads. This was a mixed estate of 32 brick-built bungalows and houses, all fronting a slightly curving access through-road with front gardens opening on to it, the majority with good-sized back gardens. A few scattered non-estate bungalows also sprang up along the Fernhurst Road at this time. West Meade (26 houses) and Drakeleys Field (10) were soon to follow. West Meade was the first, rectangular in layout with a central L-shaped access road, the plots open fronted with back gardens backing on to fields on the west and south sides, a Barratt 'Sussex style' housing development, all brick built, with uniform ridge heights, some with shiplap timber elevations, bay and dormer windows. Drakeleys Field was similar in layout, height and materials. Pennells Close (10) was a late 1970s brick build but with pantiles and leadlight casement windows, the houses following the contour of the land so they were not all uniform in height. The last development, Strettons Copse, a compact group of 11 affordable small brick bungalows, was completed by a housing association in 1989.

Away from the central crossroads other houses were being built after the 2nd World War and up to the late 1960s, when planning laws were tightened and the area was subsequently included in the AONB designation. They were fairly evenly distributed through the parish and included a mix of agricultural/forestry workers' tied cottages, scattered and isolated new private houses (one or two later ones in very modern in style) and bungalows set in fairly sizeable plots. The new Lynch Rectory was built in Fernhurst Road, followed by Milland Marsh House between it and the Rising Sun. All these were built with brick. More recently numerous old cottages have been extended considerably and in one or two cases existing dwellings have been demolished and replaced with much larger homes.

Future development

This section contains some initial observations about potential for future development and some of the constraints that will dictate how and where that development occurs. This is not a full and detailed design statement but will be used by the Parish Council as part of the ongoing exercise to document a full statement, which will be developed and consulted widely across the community. The work to do this will commence in the summer of 2007 and the output will be published as an addendum to this document early in 2008.

Milland Parish is not within a Settlement Policy Area. The 'village' itself is within a defined envelope and any development (for example, in the form of linear infill or provision of affordable homes) would have to be very well argued and proven by the Parish Council to be sustainable in terms of the local infrastructure, public transport systems, local amenities and setting within the landscape, not taking up valued open spaces within the village.

Brown-field sites

Outside the village envelope there are three operational light industrial brown-field sites, two of which are already fully taken up in terms of space. The Old Sawmill in Iping Road has potential for some small additional units but account must be taken of its protected status as a scheduled ancient monument, which means that any development is likely to be viewed unfavourably. A fourth site is Titcombe's Yard on the very edge of the village envelope, and this area could be developed further for business use (its current status is for light industrial use), or as an amenity site for low-cost housing combined with business use, should a persuasive and well argued case be put to the planning authorities.

Redundant farm buildings and agricultural land

Over the past 15 to 20 years the conversion of farm buildings for business and residential use has been encouraged by the Government and the Local Planning Authority as a means for the farming community to survive the decline in the agricultural industry. Milland is no exception and planning consent has been granted to all who have applied, which has increased the housing stock both in the freehold and tenancy section in the parish in addition to providing rural small business premises.

Many of the smaller old farms have been broken up and sold in lots, the farmhouse with a small area of land being sold separately and the remaining land purchased by the neighbouring farm or in some cases bought by people as an investment. In addition there has been a large rise in the number of equine enterprises in the parish, both private and business based. Much of it is for private recreational purposes but, with the continued decline in farming, the uses for land and farm buildings have changed: some of the arable land is now sown to grass leys for grazing and hay and the buildings have been turned into stables. Other areas of arable land have been converted into tree nurseries with large glasshouses.

Constraints on development

Environmental constraints

In addition to the constraints of AONB status there are areas in the parish that have special environmental designations. Chapel Common and Forest Mere are SSSIs as well as being registered commons; the south side of Chapel Common is an SNCI, as is the whole of Wheatsheaf Common (this being the Golf Course site). Areas designated as ancient woodland are found in Rindle Wood, Inholms, Lower Bowley and Lambourne Copses. The Recreation Field is a registered Village Green, as is part of Wardley Green, and Stedham Marsh is a registered common. Wheatsheaf Enclosure has a blanket Tree Preservation Order (TPO), as do the trees along the boundary between Mill Farm and Mill Vale Meadows. All these areas have some form of protection from development or unsuitable management likely to endanger or compromise the habitat and landscape.

Archaeological and heritage constraints

There are also the archaeological constraints of the Roman road running through the parish, three sections of which are designated as Ancient Monuments: the Posting Station at Westons Farm which straddles the Iping Road, that in the field opposite Iping Marsh Churchyard, and the third being a portion on Chapel Common. There are recorded archaeological sites, including the Neolithic flint scatter at Box's Moor, the remnants of ironworkings at the Splash below Milland Place and the Inholms Cope ironworkings. There are several other important local features that the parish should continue to protect and maintain, such as the 76 steps leading up to the church and Tuxlith Chapel from Church/Chapel Lane, the boundary stones and milestones, the Gig Shed at Iping Marsh, the Sheepwash at Durrants Pond, the bridges at Kingsham, New Bridge and those along Lambourne Lane, and the four listed stone pillars.

Conservation Areas and listed structures

Wardley Green is in a Conservation Area, which protects all aspects of the built environment and the open areas within it, including trees and hedges. Within this area are a Registered Village Green (Wardley Green), Hollycombe Primary School and two listed cottages.

In the parish as a whole there are 42 listed buildings or structures, including Tuxlith Chapel, St Luke's Milland, two 17th century timber barns, two stone 19th century barns, two ranges of farm buildings at Home Farm, Hollycombe's Engine House and Old Sawmill, terrace walling at Borden Wood House, the bee-boles at Slathurst, four stone pillars adjacent to Milland House and various dwellings.

APPENDIX IV

MAPS

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Maps have been researched and designed for the Milland Neighbourhood Plan by Isabella Morton Smith and Robin Quinnell. The maps are as follows.

- Map 1:** The parish of Milland
- Map 2:** Small settlements and road names in the parish
- Map 3:** Surrounding parishes and towns
- Map 4:** Geology
- Map 5:** The water network, including ponds
- Map 6:** Woodland
- Map 7:** Designated nature conservation sites (SSSIs, SNCIs)
- Map 8:** Open Access areas, registered commons and village greens
- Map 9:** Land use (grassland, arable, heathland)
- Map 10:** Public rights of way
- Map 11:** The old estates
- Map 12:** Listed buildings, scheduled ancient monuments and conservation areas
- Map 13:** Development of the core village
- Map 14:** Community meeting places
- Map 15:** Employment areas
- Map 16:** The old long parishes

Map 1: The Parish of Milland



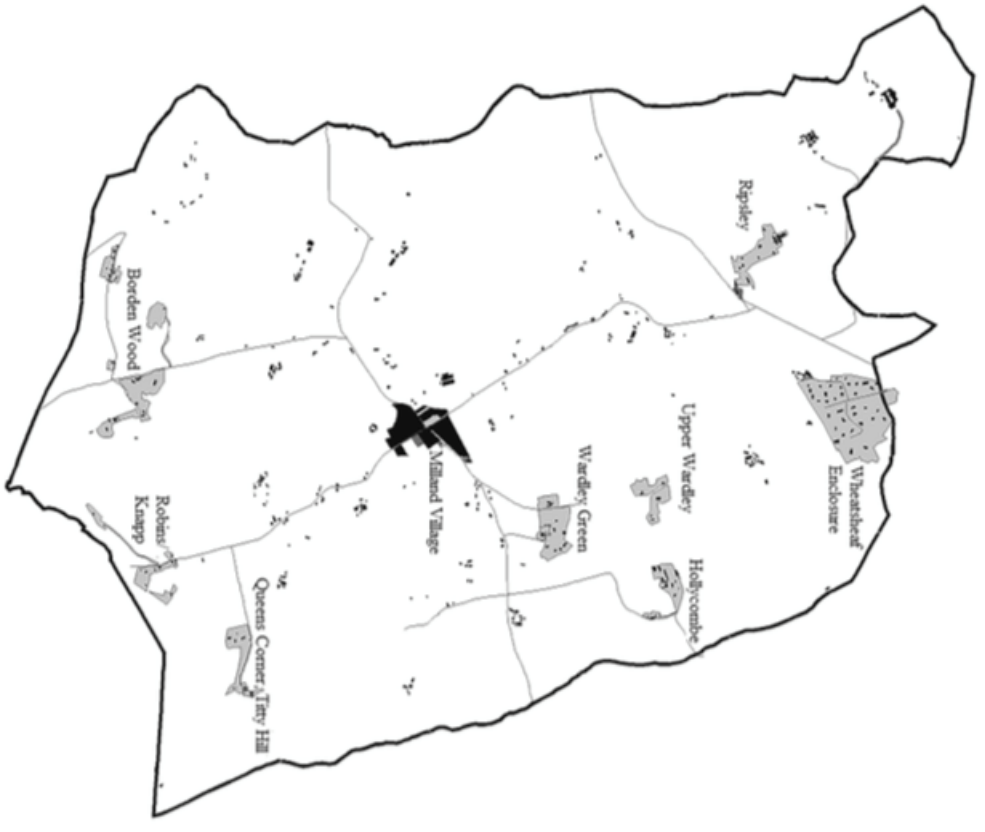
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Map 2a: Settlement Areas



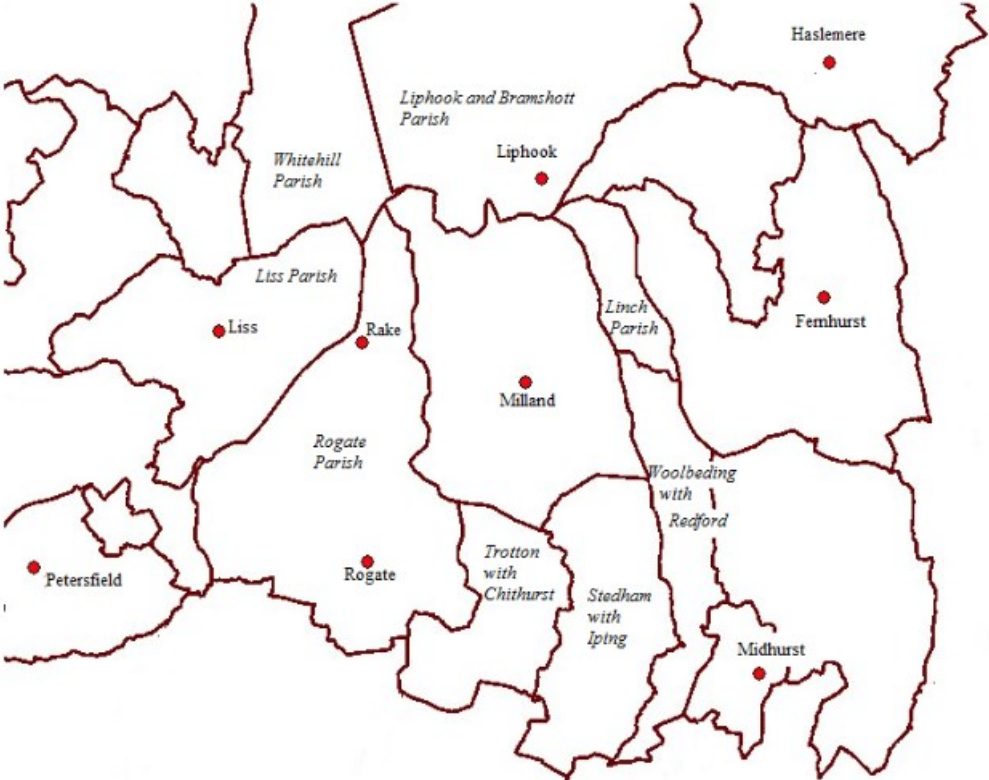
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Map 2b: Named Roads



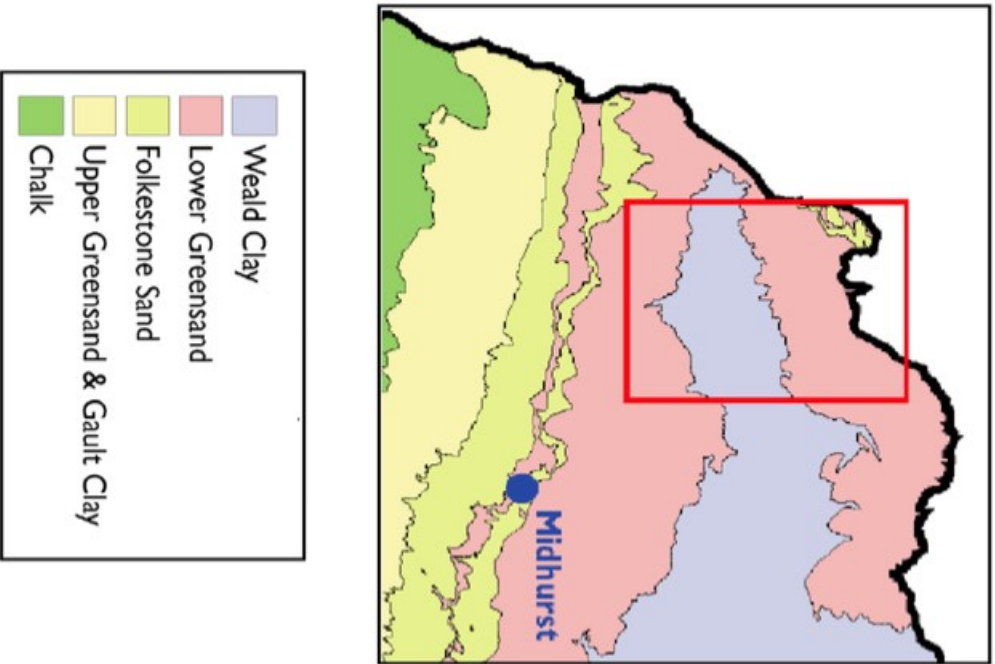
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Map 3: Surrounding Parishes and Towns

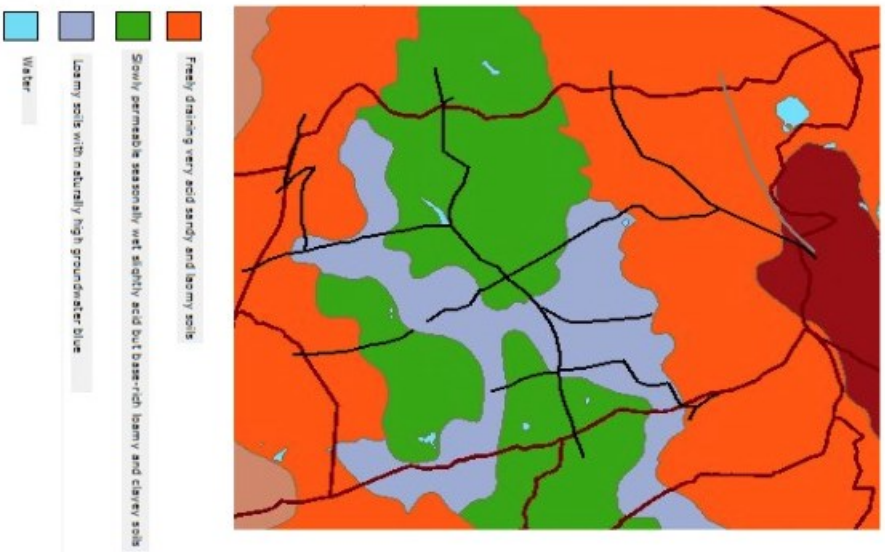


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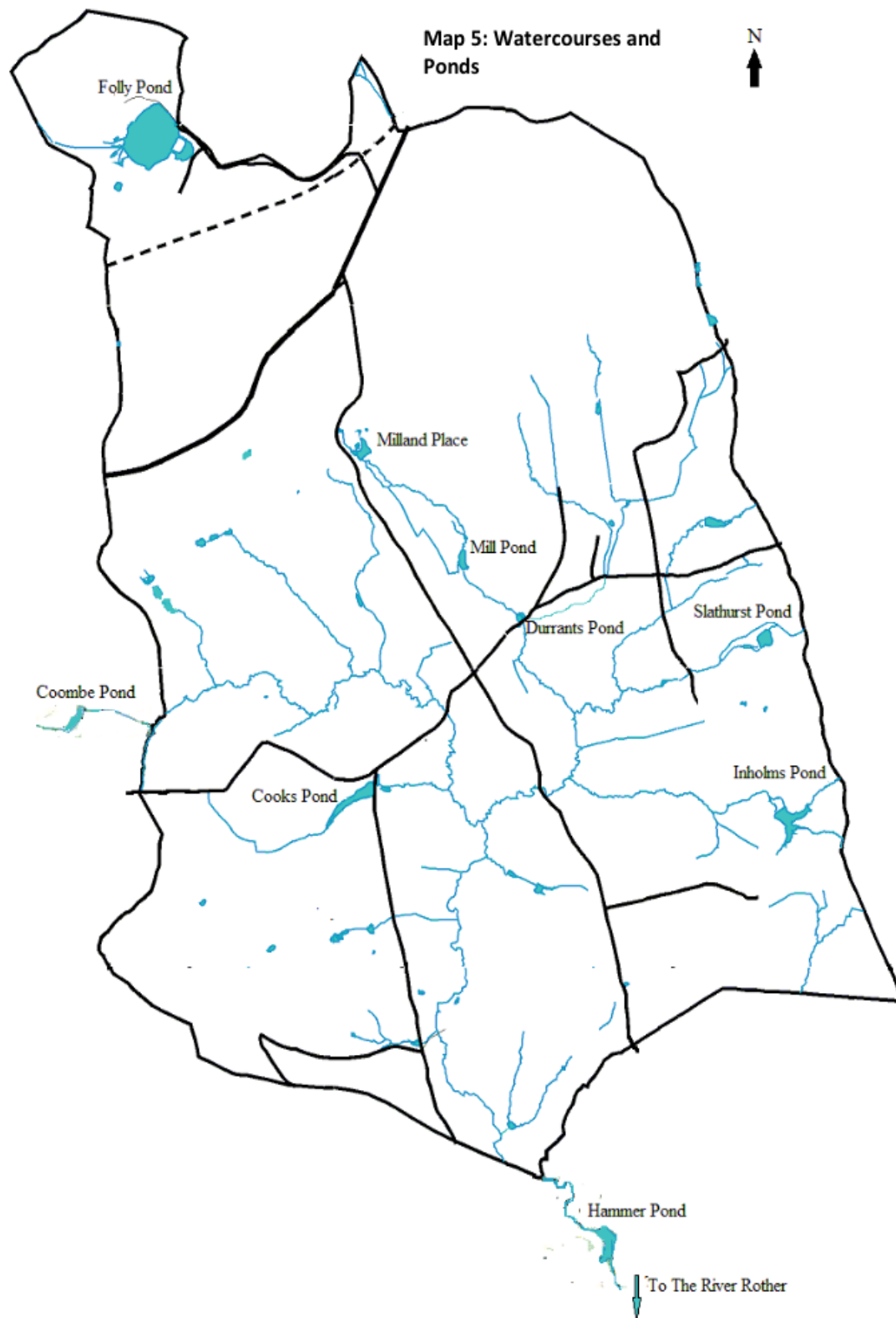
Map 4a: Landscape Types



Map 4b: Soil Types

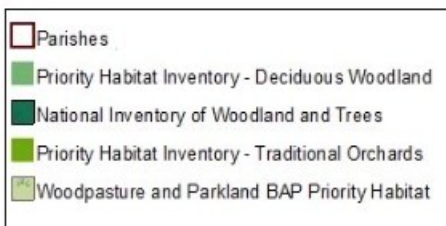


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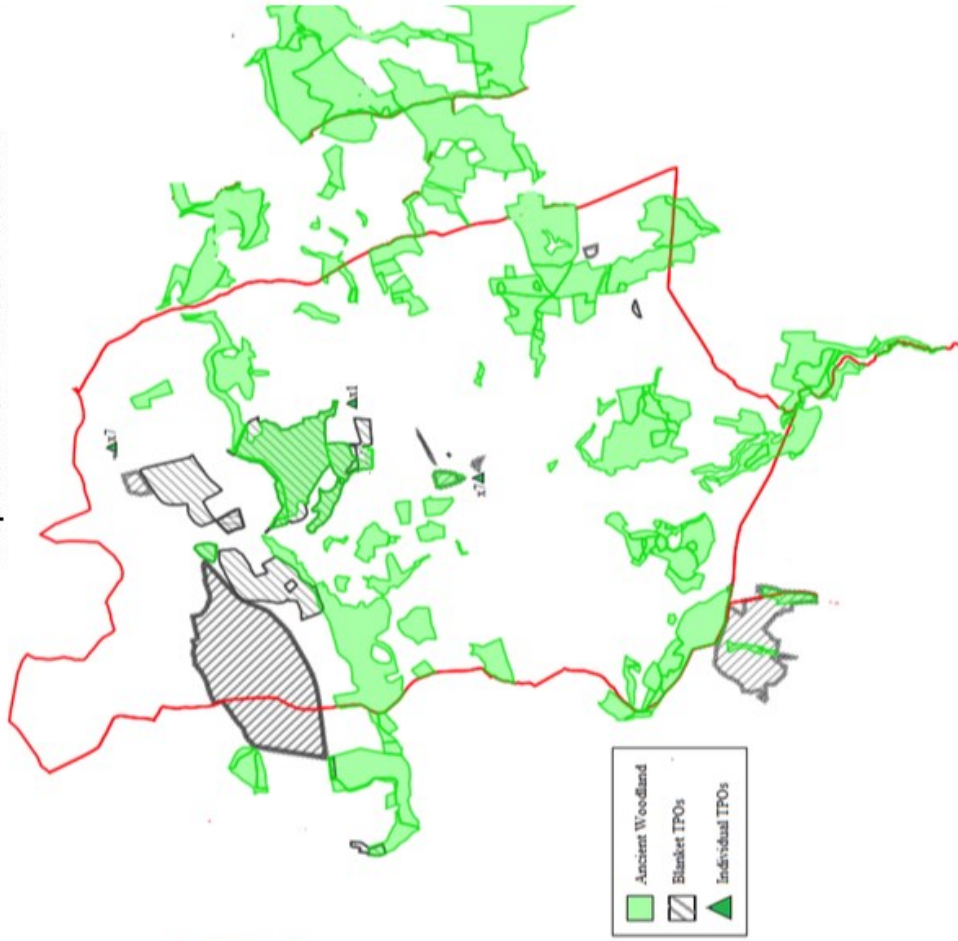
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Map 6a: Woodland Habitats



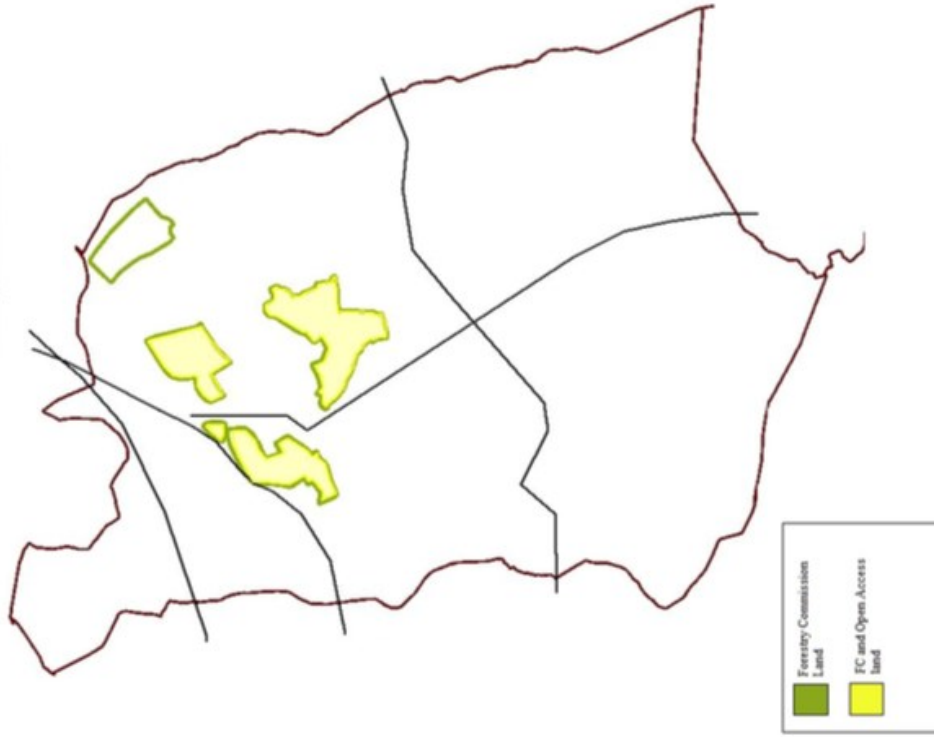
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Map 6b: TPOs and Ancient Woodland



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Map 6c: Forestry Commission Land

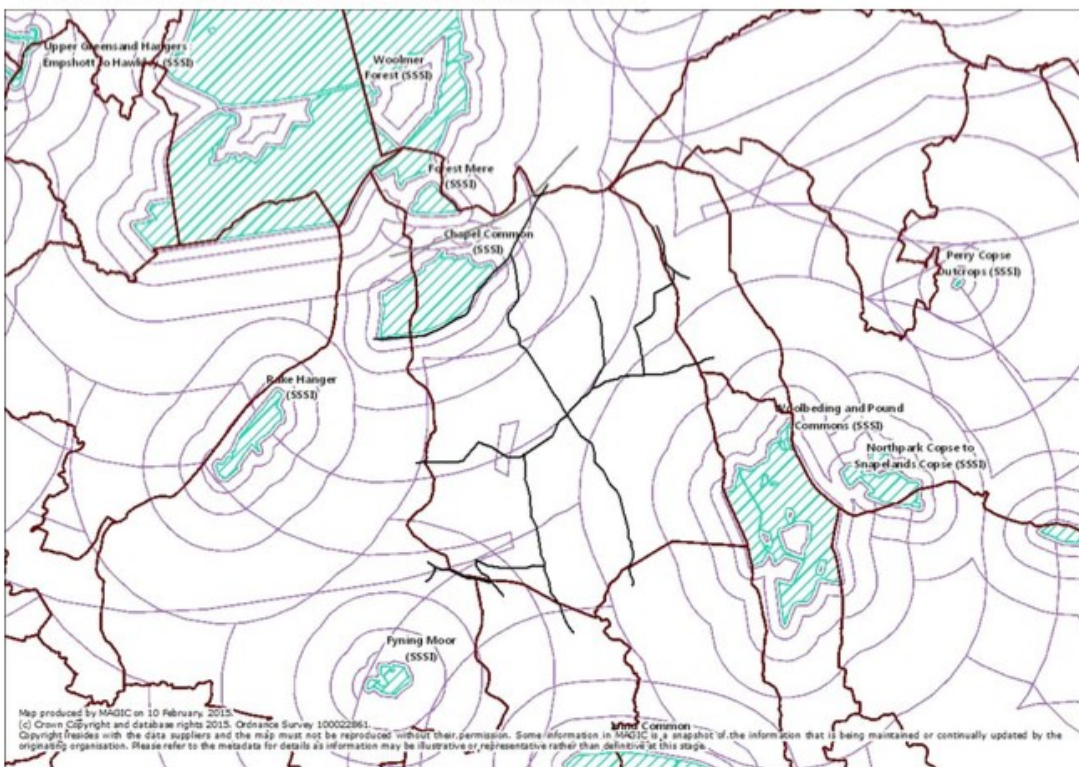


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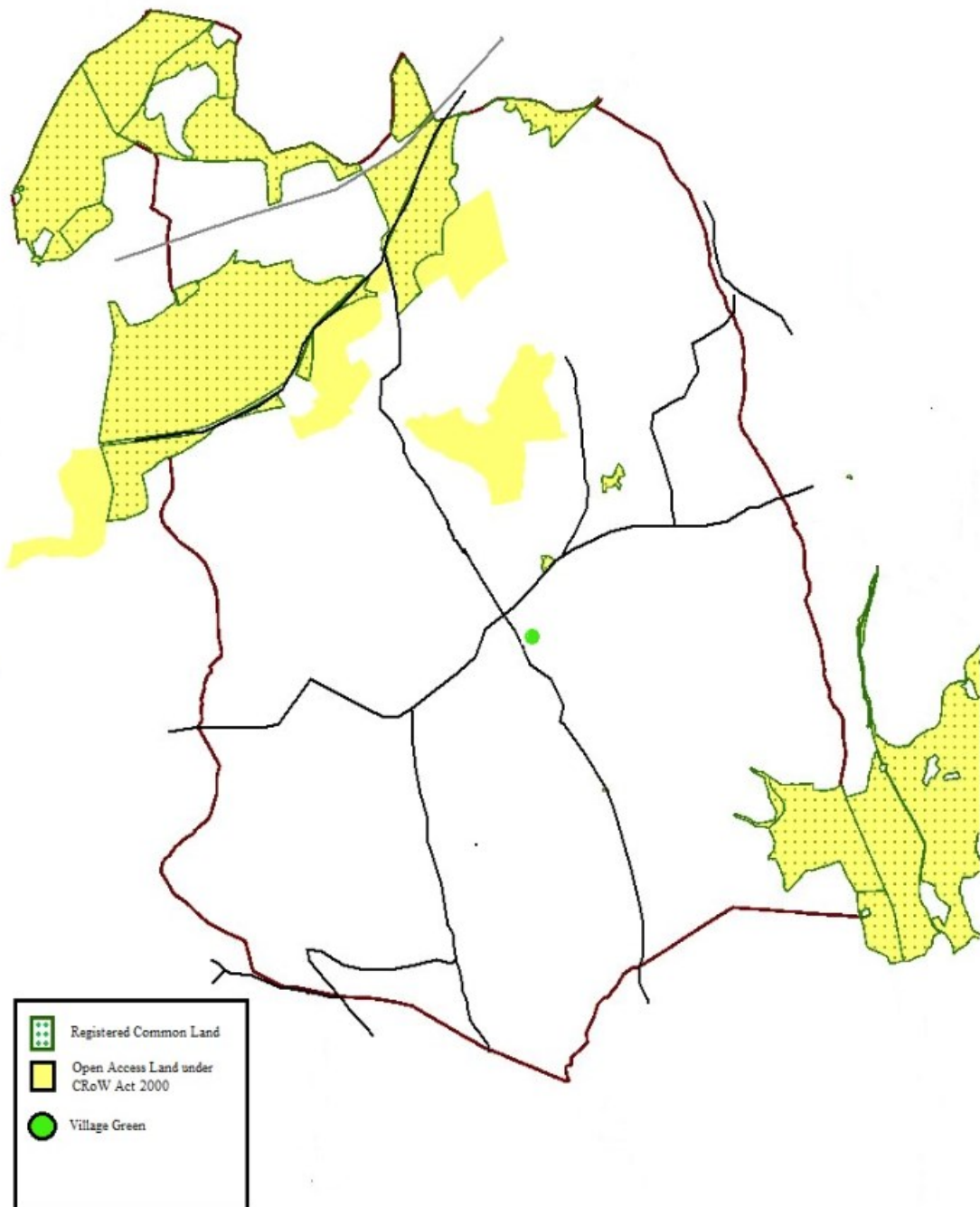


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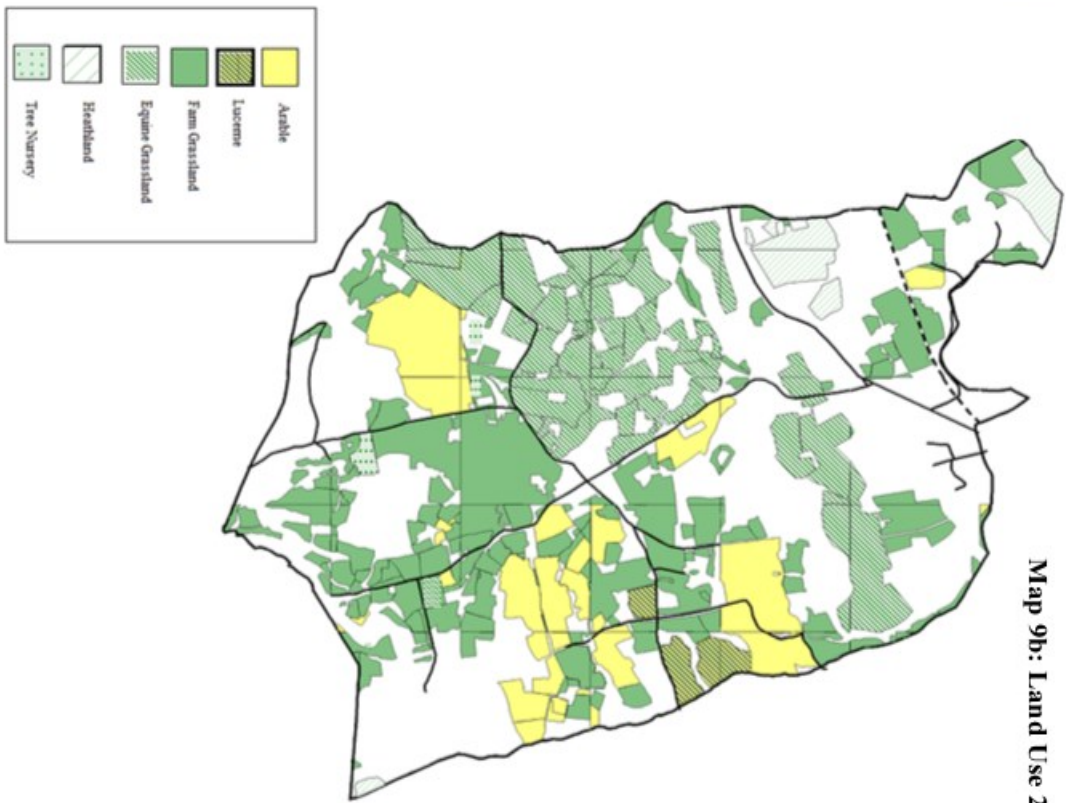
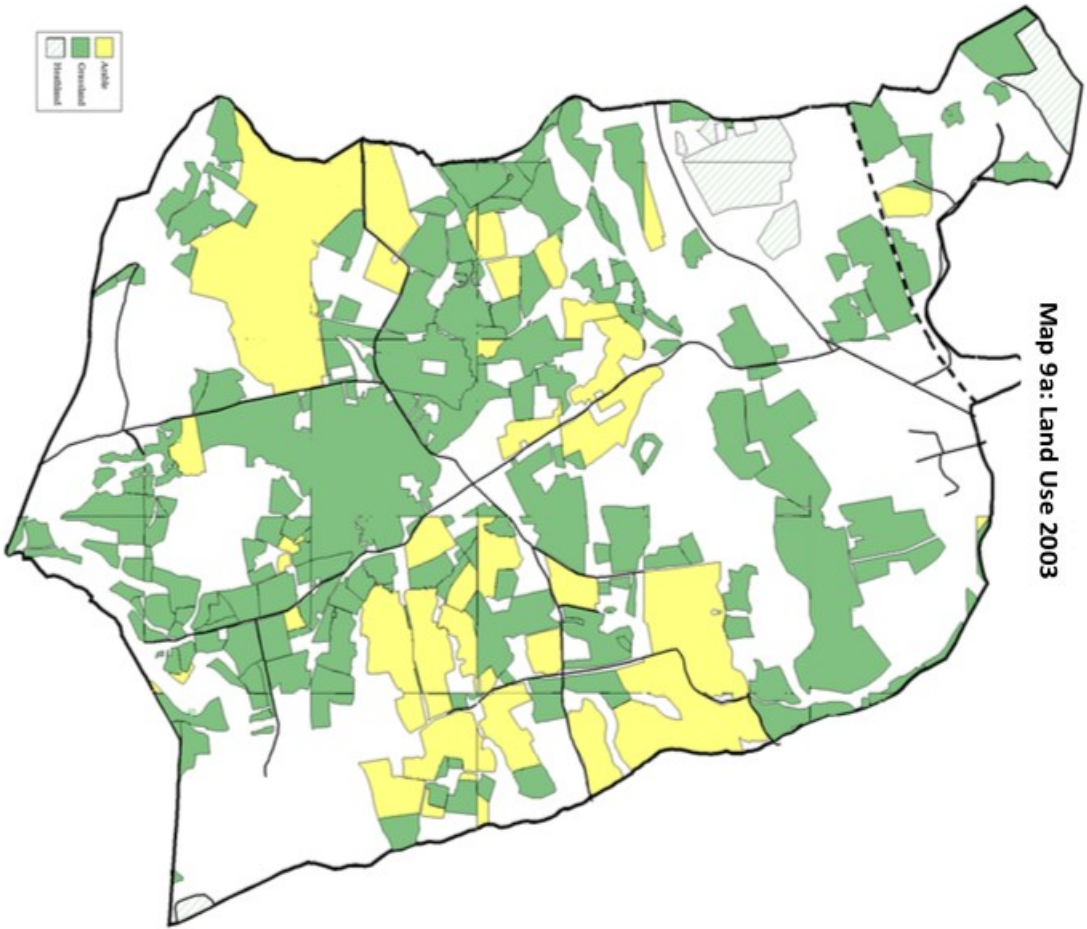
Map 7b: Risk Zones radiating around designated sites.

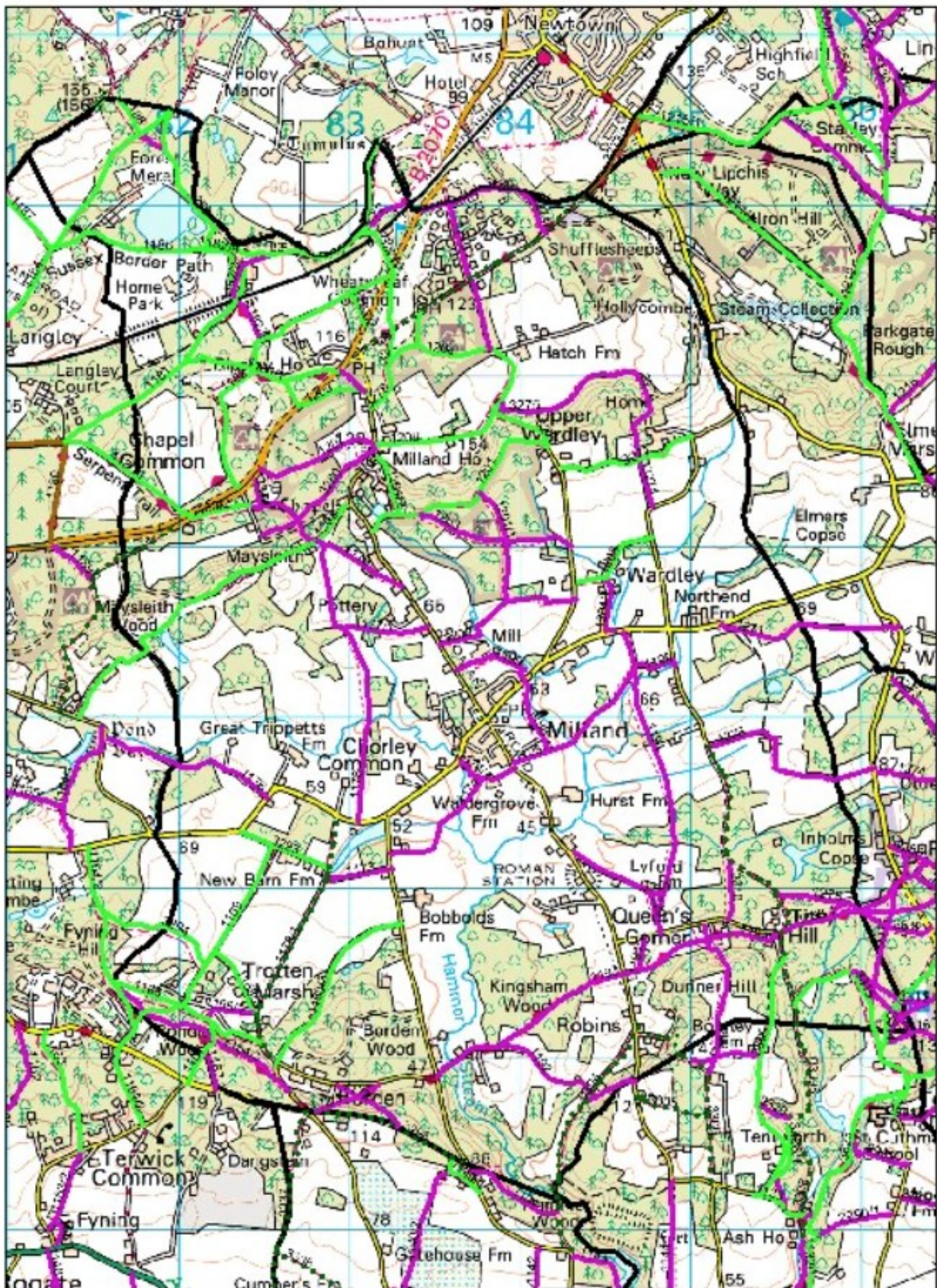


Map 8: Open Access Areas, Registered Commons and Village Greens



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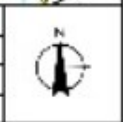




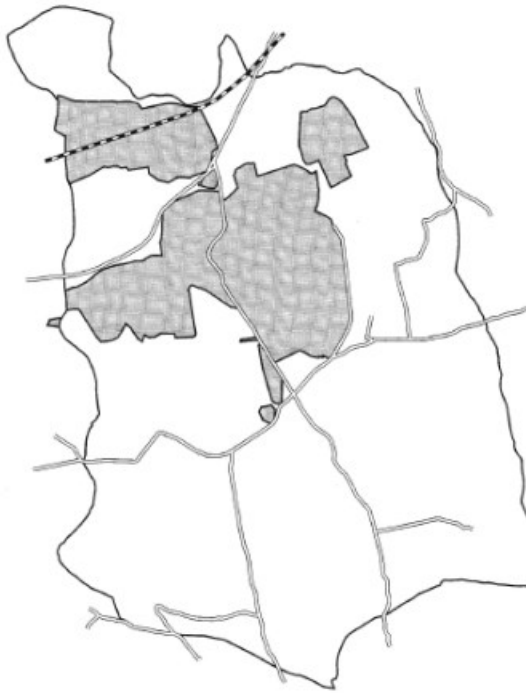
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**Milland rights of way
 network
 Map 10**

May 20, 2011
 1:30,000



Map 11a: Milland Place 1813



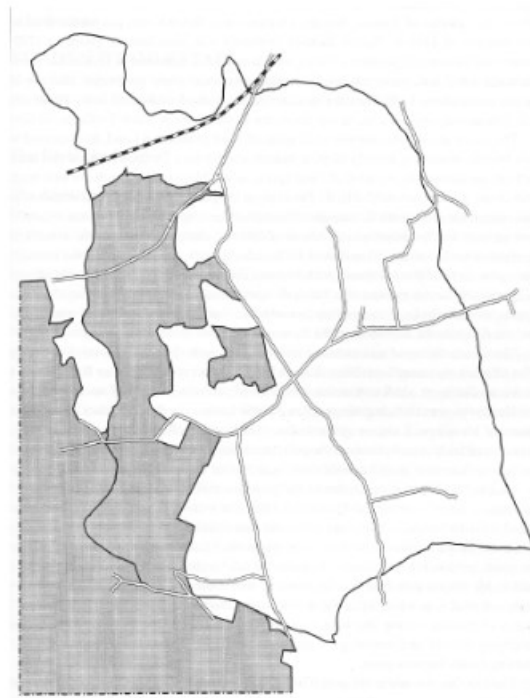
Map 11b: Hollycombe 1840s



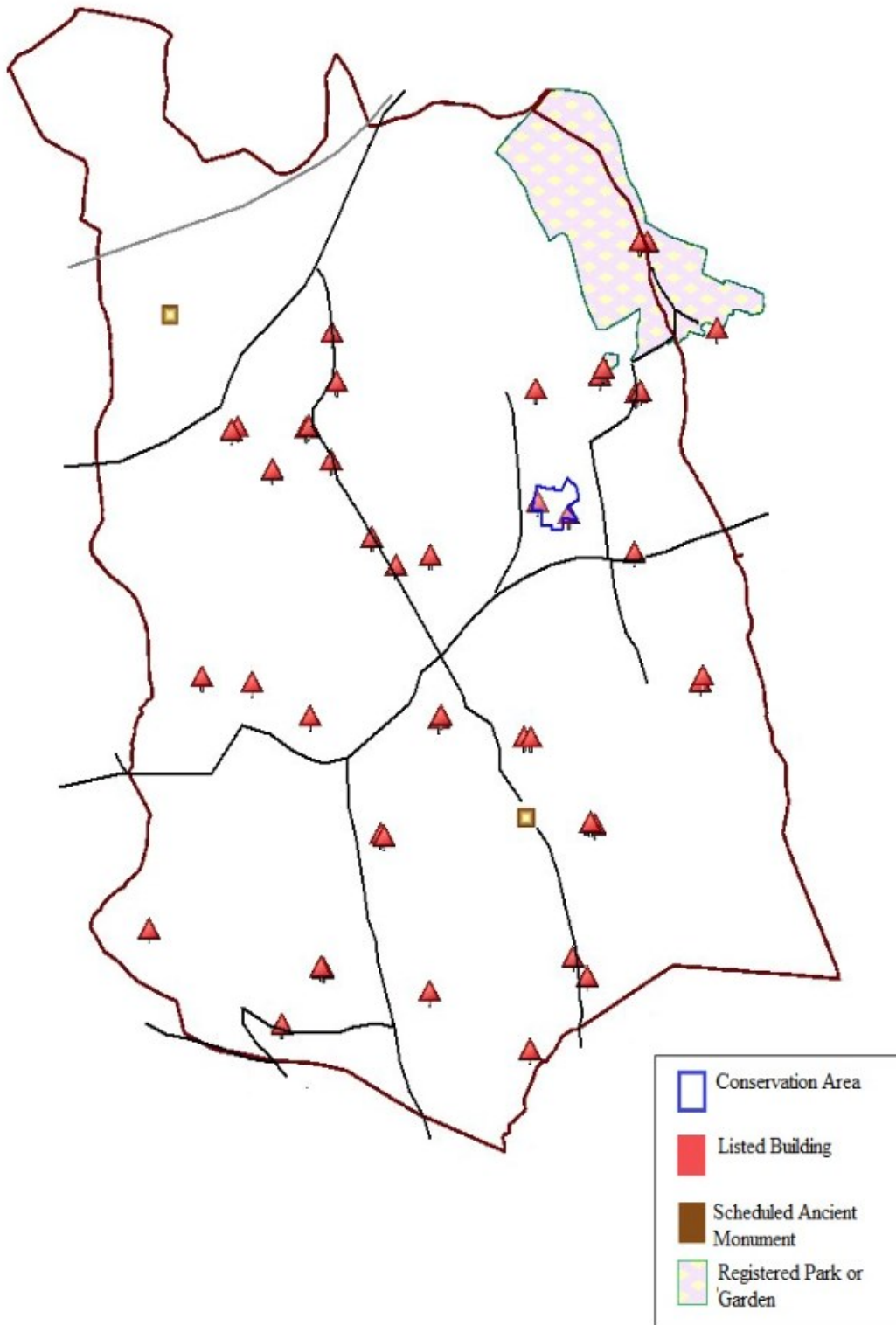
Map 11c: Borden Wood Original



Map 11d: Trotton 1840s



Map 12: Listed Buildings, Scheduled Ancient Monuments and Conservation Areas



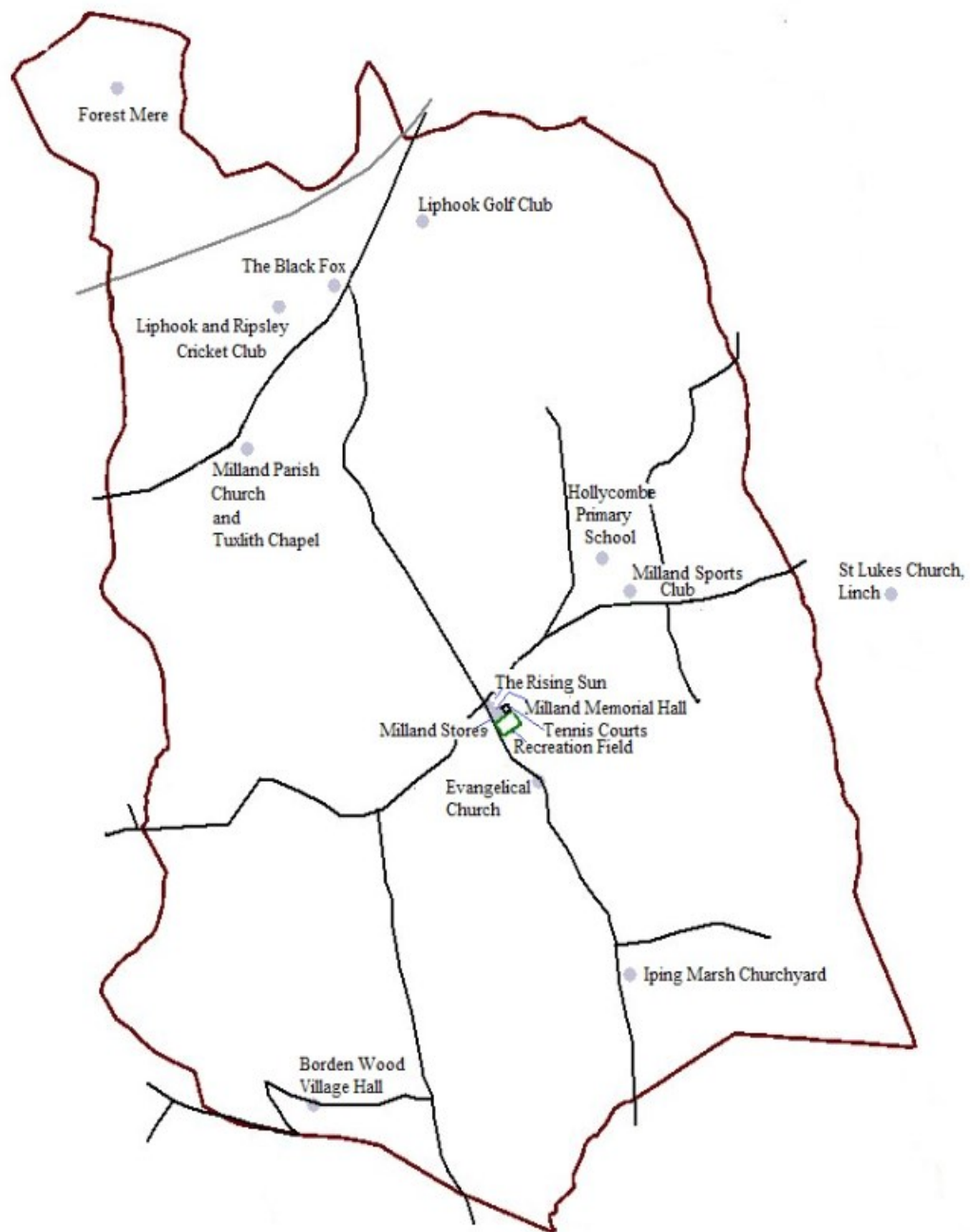
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Map13: Development of the Core Village



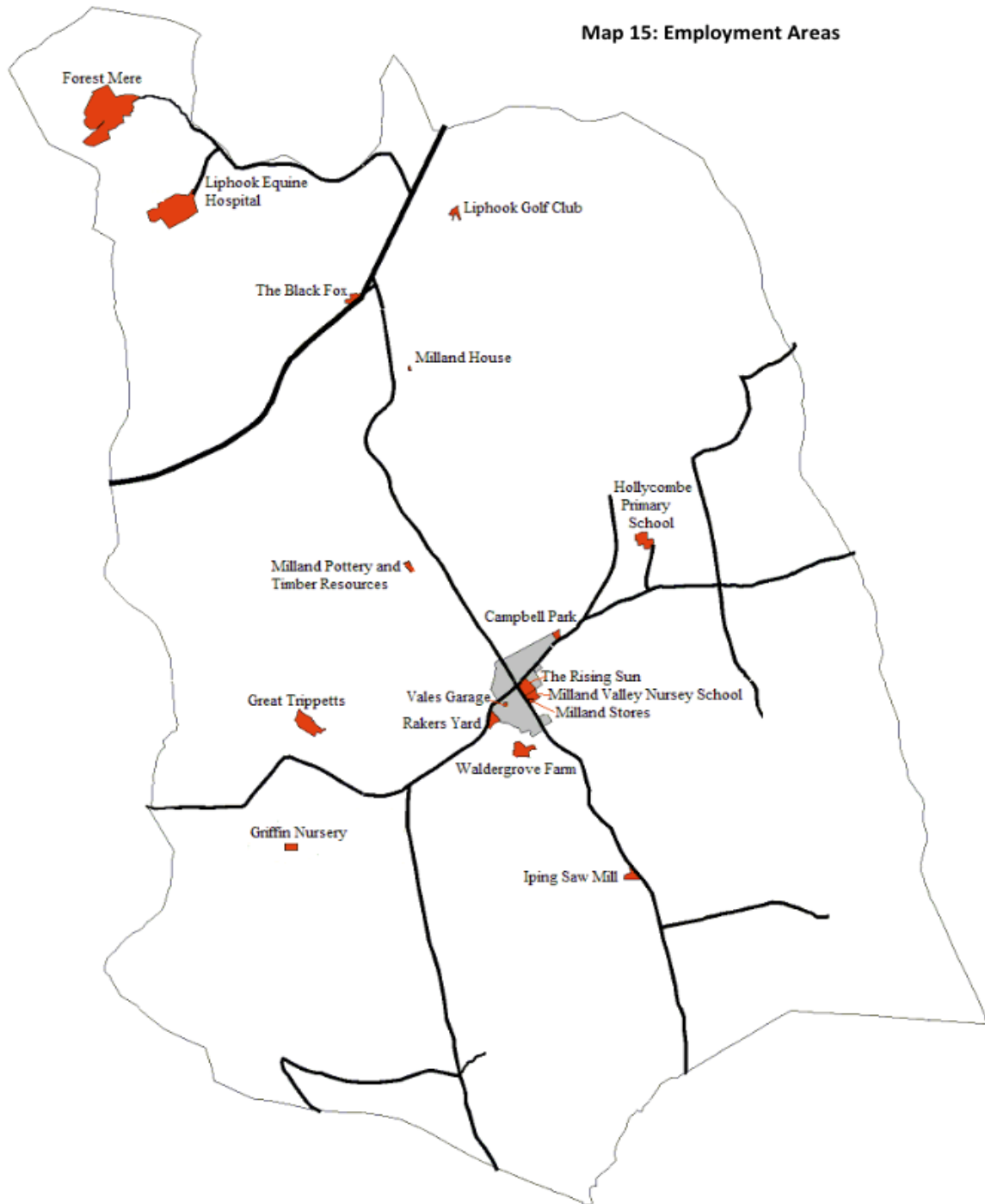
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Map 14: Community Meeting Places



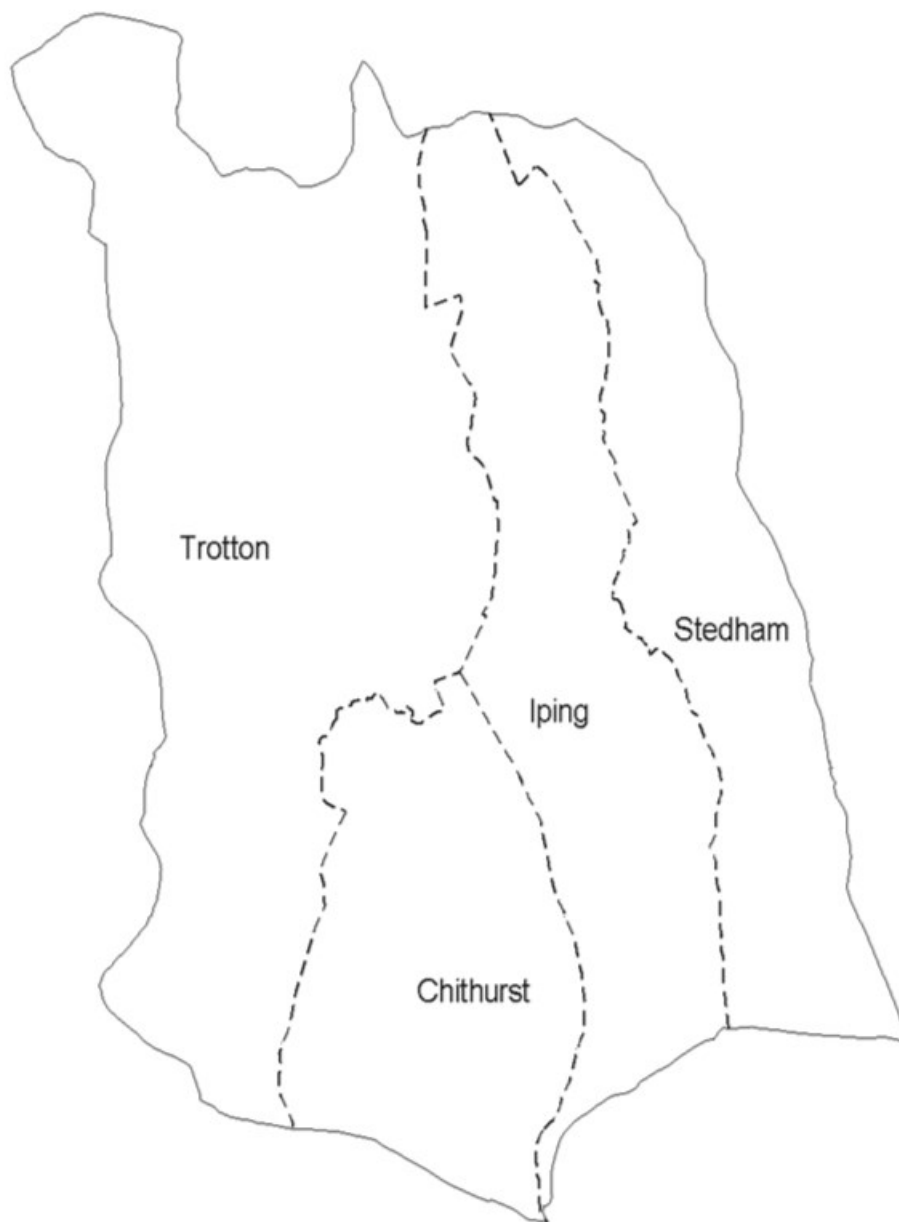
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Map 15: Employment Areas



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Map 16: The Old Long Parishes



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