

# **Arundel Neighbourhood Plan 2014 - 2029**

**Submission Plan,  
(Incorporating Examiners modifications and all  
modifications as per the ADC Decision Statement)**



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# **Arundel Neighbourhood Plan 2014 - 2029**

## **Submission Plan**

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## Foreword

Arundel is a very special place, with a long history. Its position between the South Downs and the sea, with the river Arun running through it and the magnificent skyline sets it apart from all other towns in Sussex and the South East.

The recent Arun Leisure and Culture Strategy identified Arundel as one of the most attractive heritage towns in the country. In March 2013 The Times listed Arundel at the top of a list of the "Best Towns to Live in Britain". Those of us who live here and those who visit as tourists, friends and family or nearby residents all value what Arundel has to offer, and the Arundel Neighbourhood Plan sets a vision and objectives to protect and enhance these fine attributes of the town for the enjoyment of future generations.

Arundel is developing fast in the 21<sup>st</sup> Century as a modern market town, heritage and cultural centre and a place for leisure experience seekers. This mix of development needs to be carefully managed, within local planning policy, to protect the town and to proceed in line with the wishes of local people.

This final version of the Arundel Neighbourhood Plan sets out to achieve this and enables us in the local community to play a much stronger, positive role in shaping the area in which we live and work and in supporting new development proposals. Once adopted our Neighbourhood Plan will form part of the development plan and will sit alongside Arun District Council's Local Plan. Decisions on planning applications will be made using both the Local Plan and the Neighbourhood Plan. Our plan has been prepared in parallel with the emerging Arun Local Plan and South Downs National Park Local Plan and takes into consideration the 2003 Local Plan, which remains the development plan for our area.

We have consulted the town's population through focus groups, workshops and surveys to prepare this document. It has been created to be positive about future change, and will need to be reviewed periodically. Most of all, it is a document that reflects the importance of retaining our heritage, culture, identity and sense of place. Following the consultations on the second version of the plan in September-October 2013, we have made some final, minor modifications.

The document not only represents the culmination of work in conjunction with Arundel Town Council but also the considerable amount of views, comments and ideas you have provided us with over the last year or so. It has been my pleasure (and privilege) to Chair the Arundel Neighbourhood Plan Steering Group working with representatives from all sections of our population, as well as our professional consultants from AIRS (Action in Rural Sussex) and rCOH Ltd.

**James Stewart, Chair, Arundel Neighbourhood Plan Steering Group**

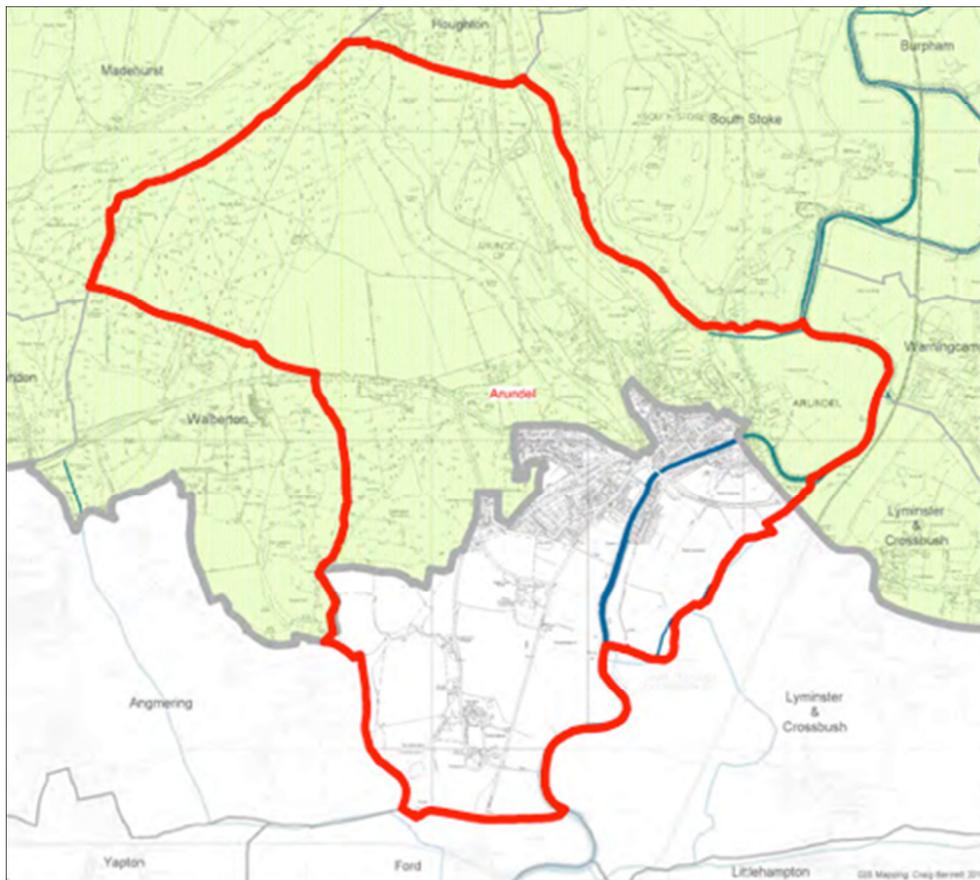
## List of Policies

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# 1. Introduction

## Purpose

1.1 At the request of Arundel Town Council, Arun District Council (ADC) and the South Downs National Park Authority (SDNPA), the local planning authorities that cover the parish, designated the Neighbourhood Area for that part of the town in their respective administrative areas on 29 November 2012 and 14 March 2013 respectively (see Plan A). The Town Council has led the preparation of the 'Arundel Neighbourhood Plan' (ANP) for the plan period 1 April 2014 to 31 March 2029.



*Plan A: Arundel Town Neighbourhood Development Plan Area  
(Arun District in white; South Downs National Park in green)*

1.2 The ANP has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 and Directive 2001/42/EC on Strategic Environmental Assessment. The plan establishes a vision of the future of the parish and sets out how that vision will be realised through planning and controlling land use and development change.

1.3 Specifically, the ANP proposes how much new housing should be built in the parish up to 2029 and where this housing should be built. It also makes proposals for specific sites for other land uses and for design policies.

1.4 The ANP contains a variety of policies and infrastructure proposals, including determining the level, location, type and phasing of new housing development as well as new community facilities, public open spaces and village centre improvements.

1.5 The Submission Plan is published by the Town Council, together with a Strategic Environmental Assessment (SEA) to be forwarded to ADC and to the SDNPA to publicise, to arrange its examination and, if recommended, to be put to a referendum.

## **Neighbourhood Development Plans**

1.6 The ANP will be amongst the first Neighbourhood Development Plans prepared in England since the 2011 Localism Act. The National Planning Policy Framework (2012) states:

*“The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should:*

- develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;*
- plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and*
- identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed (para. 17).*

*“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes ... can use neighbourhood planning to set planning policies through neighbourhood plans to determine decisions on planning applications; and grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order (para.183).*

*Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies (para.184).*

*Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation (para.185)".*

## **Strategic Environmental Assessment**

1.7 The ANP has been prepared in accordance with the EU Directive 2001/42 on strategic environmental assessment (SEA) to ensure that its policies have avoided having any significant environmental effects.

1.8 In doing so, the ANP has also sought to demonstrate that its policies contribute to sustainable development, as required by Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations") and by Section 4B (6) and 8 of the 1990 Act, and covered in greater detail in the accompanying Basic Conditions Statement.

1.9 An SEA report has been prepared as a separate document to assess the objectives and policies of the Submission Plan. This report also sets out the necessary information for ADC to validate the assessment in the ANP that the policies will not have any significant effects on a European site, under the Conservation of Habitats & Species Regulations 2010 (as amended by Schedule 2 of the Regulations).

## **Consultation**

1.10 The Town Council has consulted the local community extensively over the last year on the formulation of the ANP. Groups of local residents have been established to review and agree which issues should be addressed by the plan. There has also been a community survey of every household to obtain the fullest view of local community concerns, needs and wants from the plan.

1.11 The Pre-Submission ANP, including a draft SEA, was published by the Town Council's Neighbourhood Plan Steering Group for public consultation in June 2013 in accordance with Regulation 14 of the Regulations. The Group considered the many responses made to the plan in July 2013 and, in light of the significance of some of the proposed amendments to the plan, proposed that a Revised Pre Submission Plan be published for a further period of consultation.

1.12 The Revised Pre-Submission Plan, including a revised draft SEA, was published by the Town Council's Neighbourhood Plan Steering Group for public consultation in September 2013 for a further six week period. The Committee has reviewed all the representations made and agreed how the Submission Plan has been amended.

1.13 A full Consultation Statement accompanies the Submission Plan, in accordance with Regulation 15 of the Regulations. The statement provides a comprehensive overview of all the consultation arrangements and outcomes during the preparation of the ANP.

### **The Plan Preparation Process**

1.14 The plan preparation process has been led by Arundel Town Council, as a 'relevant body' under the Regulations, with decisions delegated to its Neighbourhood Plan Committee.

1.15 The plan making process has comprised three main stages:

- State of the Town of Arundel Report (December 2012) – a report that summarised all the evidence on which the ANP is based and was also published for consultation as the SEA Scoping Report
- Pre-Submission ANP (June 2013) – a report that comprised the draft vision, objectives, policies, proposals and map of the plan, and draft SEA, for a six week public consultation period
- Revised Pre Submission ANP (September 2013) - a report, which comprised the draft vision, objectives, policies, proposals and map of the plan, and a revised draft SEA, for a further six week public consultation period
- Submission ANP (November 2013) – this report, which takes into account the representations received on the Revised Pre Submission Plan and has been modified as necessary for submission to the local planning authorities; it will be accompanied by the SEA Report, a Basic Conditions Statement and a Consultation Statement

1.16 If received and accepted by ADC and the SDNPA under Regulation 15 of the Regulations for examination, the ANP will then be publicised for six weeks under Regulation 16 of the Regulations. They will then submit the ANP for examination under Regulation 17 of the Regulations, having appointed an independent examiner.

1.17 If deemed acceptable in respect of meeting the basic conditions of a Neighbourhood Plan, the examiner will recommend that the ANP will proceed to a referendum. If supported by a majority vote at the referendum, the ANP will be made and will become part of the development plan for the parish of Arundel for the period 2014 - 2029.

## **2. State of the Town**

### **An Introduction to the Town of Arundel**

2.1 Arundel Town lies in the northern part of the district of Arun in the county of West Sussex and partially within the South Downs National Park.

2.2 Within Arun district, the parish adjoins the parish of Walberton to the west, Ford to the south and Lyminster & Crossbush to the east. Inside the National Park, the parish is adjoined by the parish of Walberton to the west; Madehurst, Houghton and South Stoke to the north; and Warningcamp and the remaining part of Lyminster & Crossbush to the east (see Plan A).

2.3 The parish is dominated by the town of Arundel with a current population of 3,650, which lies at an important crossing of the River Arun and where the important roads of the east-west A27 and the north-south A284 meet. It also includes part of the former ancient parish of Tortington inside its southern boundary, the Manor and a small group of buildings. The town has traces of early Roman development. However it mainly developed as a Saxon town and is referred to in the Domesday Book in 1086, by which time Arundel had become a flourishing market town and port, with a population of a few hundred.

2.4 In 1243 Arundel Castle came to be owned by the Fitzalan family then at the end of the 16th century the castle and Earldom was passed to the Duke of Norfolk. The Dukes dominated Arundel for centuries and during that time Arundel was a busy international port, with ships sailing to and from Arundel via the river Arun to the sea 5 miles away. Arundel was also an important market town and in 1285 it was granted an annual fair where people came from a wide area to buy and sell.

2.5 In the mid 13th century the Dominican friars arrived giving Arundel its first religious building, locally referred to as 'Blackfriars', the ruins of which are located next to the Town Bridge. The parish church of St Nicholas in Arundel was rebuilt in 1380. During the English Civil War Arundel Castle changed hands three times and at the end of the war it was severely damaged and reduced to a partial ruin, then at the end of the 18th century when it was rebuilt for the first time, then at the end of the 19th century it was largely rebuilt again as it is today.

2.6 Between the Civil War and the late 18th Century Arundel was in a very poor state, however by the turn of the 19th Century it had become a small flourishing market town with a population a little under 1,900. During the 19th century Arundel grew considerably and by 1901 it had a population of over 3,000. During the early 19th century Arundel was still a busy market town and port with two flourishing breweries and timber trade. Arundel Railway Station, in the present position, was built in 1863 when the line was extended down the Arun Valley. In 1846 the Station at Ford was built along the railway along the coast from Brighton to Portsmouth, which was then known as "Arundel Station". As a result of which the port ceased to operate in the early 20th century as did the markets.

2.7 Gaslight was first seen in the town in 1838 and electricity arrived during the 1930's. In 1868 a new Catholic Church was commissioned by the 15th Duke of Norfolk and designed by a then famous architect Joseph Aloysius Hansom. This Catholic Church was built of brick clad with Bath stone, in the French Gothic style and was completed 1873 and in 1965 it became a cathedral for the Roman Catholic diocese. In the early 19th Century some parts of the high levels of the town were lost when the Park was enclosed and the new London Road was constructed.

2.8 Today Arundel is a popular tourist destination and successful market town and cultural centre. In 1999, Arundel had its first market for over 80 years in the form of a Farmers Market, which is currently a popular monthly event, and in 2004 the town became the first Fair Trade Town in Sussex. There is strong community support for local events and activities such as the Arundel Festival, the Arundel Food Festival and Local Agenda 21.

### **Selected Parish Statistics**

2.9 The following statistics are drawn from a variety of sources, most especially the Arundel Rural Community Profile published by Action in rural Sussex in January 2012 and the 2011 Census.

#### Demographics

- 3,655 population (52% female) at 2010
- 3.0 people per hectare (v 4.0 England) at 2010
- 2,125 working age adults (58% v 65% England) at 2010
- 560 children under 16 (16% v 19% England) at 2010
- 970 older people over 65 (27% v 17% England)
- net inward migration from 2001 to 2009 in all age groups but especially aged 45-64 and aged 15-24 at 2009
- 155 employment benefit claimants (7% v 14% England) at 2011
- 270 people living in income deprivation (8% v 15% England) at 2010
- 60 income deprived children (11% v 22% England) at 2010
- 145 pension credit claimants (16% v 26% England) at 2011
- 1,860 economically active residents (82% v 77% England) at 2010
- 355 self-employed (13% v 8% England)
- 235 working from home (13% v 9% England)

#### Households

- 1,635 households
- 60 lone parent households (18% v 22% England)
- 355 single pensioner households (62% v 61% England)
- no areas of the parish are in the most deprived 30% in England at 2010
- 205 housing benefit claimants (13% v 15% England) at 2005
- 205 households in fuel poverty (12% v 16% England) at 2008

#### Homes

- 310 detached homes (19% of stock v 23% England)
- 425 semi-detached (26% v 32% England)
- 600 terraced (37% v 26% England)

- 270 flats (17% v 14% England)
- 1,180 owner-occupied (72% v 69% England)
- 200 social rented (12% v 19% England)
- 165 privately rented (10% v 9% England)
- 215 homes in Council Tax Bands A and B (13% v 44% England) at 2011

#### Transport

- 325 households with no car (20% v 27% England)
- 520 households with 2 or more cars (32% v 30% England)
- 5 minutes average travel time to nearest employment centre by car at 2009
- 7% households travelling to work using public transport (v 15% England)
- 71 mins to nearest hospital by public transport/walking (v 39 mins in West Sussex) at 2009
- 22 mins to nearest supermarket by public transport/walking (v 9 mins in West Sussex) at 2009
- 6% travelling to work by public transport (v 15% England)
- 0.6 km to nearest GP (v 1.3km in West Sussex) at 2010
- 0.6km to nearest post office (v 1.1km West Sussex) at 2010
- 7.9km to nearest secondary school (v 3.0km West Sussex) at 2010

#### Health

- 230 people with limiting long term illness (6% v 11% England)
- 95 disability allowance claimants (3% v 5% England) at 2011

#### Skills

- 505 working age people with highest qualification (27% v 33% England) at 2010
- 295 working age people with no qualifications (17% v 13% England) at 2010
- 48% people working in managerial, professional etc occupations (v 42% England)
- 11% people working in administrative occupations (v 13% England)

#### Biodiversity

- one Site of Special Scientific Interest at Arundel Park
- no local nature reserves
- significant ancient woodland within the South Downs National Park boundary
- a large Site of Local Importance for Nature Conservation within the South Downs National Park boundary
- two West Sussex Sites of Nature Conservation Importance at Rewell Wood and at Binsted Wood

#### Heritage

- 215 listed buildings and structures (including the Grade I Arundel Castle, Church of St. Nicholas, Fitzalan Chapel and Roman Catholic Cathedral of St. Philip Neri and the Grade II\* Hiome's Tower, 22 High Street (Norfolk Hotel), 51 High Street, 61 High Street, The Priory (St. Wilfred's) and 26 Maltravers Street (The Vicarage))
- a Conservation Area comprising the majority of the old town area

- three Scheduled Ancient Monuments at Arundel Castle, Arundel Mediaeval Blackfriars and Tortington Priory
- a listed Park & Garden (Arundel Park)

### Economy

- there is a wide variety of independent retailers and service providers based in the town serving tourists/visitors and the local population and a number of office-based and home-based businesses
- the concentration of shops, cafés, restaurants and hotels is on High Street and Tarrant Street
- there are two industrial areas on Fitzalan Road that provide a number of small units for local businesses
- the public sector is a reasonable scale employer, with two primary schools, a fire station, an unmanned police station and the town council all based in the town

## **Community Views**

2.10 Since the launch of the ANP, the Parish Council has established a number of Focus Groups and arranged drop-in sessions for the community to learn more about the ANP and to express their opinions on the future of the town.

2.11 The following are some general views that have emerged from the groups and meetings:

- Key strengths of the town - community spirit, festivals, local walks, very pretty town, cultural centre, river, walks, Castle, Lido, WWT
- Problems - parking throughout the town, busy A27, High Street dominated by cars, no secondary school, shops too tourist focused, 'two halves' of Arundel,
- Opportunities – protect open spaces, new leisure/community facilities, new cyclepaths
- Concerns – diversity of shops, parking, traffic, Victoria Institute, affordable housing, no land for growing enterprises

2.12 A comprehensive community survey has been undertaken of all households in the parish in November 2012 with a response rate of 17% (i.e. 314 responses). The greatest number of household occupants (37%) were those in the 61-80 age category. The next most common responses were households in the 31-60 age range (35%) and the 80+ age range (7%).

2.13 The survey provided additional information on the character of the parish and the views of its communities on what the ANP should seek to preserve and to improve. The Town Council has published the outcome of the survey in a separate document but a summary of the key findings is included here:

- Respondents most liked living in Arundel because of its community spirit (33%), its beauty and natural setting (24%) and its heritage and character (14%).
- Respondents most disliked parking and traffic (43%), transport and access (16%) and shops and facilities (9%).

- The most commonly identified means by which respondents get around the town were by walking (92%), followed by the car (51%) and cycling (17%).
- The most commonly identified mechanism for getting around outside of the town were by car (89%), the bus (24%) and walking (22%).
- The greatest concern of respondents was parking (75%); other issues identified by a the greatest proportion of respondents as being of high priority were the mix of retail types, care and upkeep of historic buildings, cars and lorries, natural space/landscape, biodiversity/wildlife, pollution/waste, flood risk and community spirit.
- Respondents (91%) identified a preference for small independent stores and services in Arundel; other significant responses identified preferences for small independent industry (66%) and businesses with a social purpose (44%).
- 38 respondents (12%) identified that they would be interested in building their own home in the town, either on their own or with others
- Most respondents (70%) thought that Arundel bordering the South Downs National Park would present new opportunities for the town.
- Most respondents (64%) identified an interest in renewable energy sources being developed in Arundel.
- Most respondents (66.4%) identified an interest in seeing community energy schemes developed in Arundel
- Most respondents (90%) identified an interest in enhancing local wildlife habitats (e.g. native trees, wild meadows etc.).
- Respondents (52%) had 1 car in their household, whilst 42% had 2 and 3% had 3.
- Households (38%) had 2 bicycles in their household, whilst 29% had 1 and 14% had 3.

## **Developments & Site Promotions**

2.14 There have been a number of development schemes in the town, totalling over 100 new homes over the past twenty years:

- the Nineveh Shipyard residential scheme off River Road
- the Caen Stone Court retirement housing scheme on The Causeway
- Penfolds Place built in 1991/97 - 42 houses
- Fitzalan Mews, around 28 houses
- Wheelwrights Close built in 2000 - 22 properties and 5 houses at The Slipe
- a number of houses built along the river in Fitzalan Road, including extra single properties built in gardens

2.15 There were 22 sites in the parish submitted to Arun District Council following its 'call for sites' to inform the Arun Strategic Housing Land Availability Assessment (SHLAA), the latest version of which was published in September 2012.

2.16 The document provides an overview of land in Arun with the potential for housing development in the short and medium-to-long terms. The District Council has reviewed each site submitted by considering its availability,

developability and deliverability. Those sites that pass these three tests may be considered to meet housing supply; those that do not are rejected for re-consideration in future reviews of the document.

2.17 The current version of the document indicates that only one site – the former gas works site (erroneously named 'electric sub-station' in the SHLAA) on Ford Road (with a notional capacity of 15 dwellings) – is suitable in principle for development within the existing built-up area boundary. The assessment also considers four other sites adjoining the built-up area boundary as having potential for the development of approximately 67 dwellings in total. All the other submitted sites are rejected for one reason or another.

2.18 The ANP has considered these sites within the context of all the detailed local issues arising in the plan, together with any others submitted for consideration on the publication of this report. This is included in the 'Arundel Neighbourhood Plan: Site Assessments Report', which is part of the evidence base for the Plan.

2.19 In 2008 the Arundel Community Partnership, an organisation formed to oversee the preparation and implementation of the Arundel Town Plan, prepared a design statement. The statement, along with others in Arun, has been adopted by ADC as a document that is a material consideration in the determination of planning applications in the parish.

## **Planning Policy Context**

2.20 The parish falls within the planning authority areas of Arun and the South Downs National Park. Each of these administrations has adopted and emerging policies and proposals that have a significant influence over the strategy and detailed content of the ANP.

2.21 The National Planning Policy Framework (NPPF) published by the Government in 2012 is also an important guide in preparation of local plans and neighbourhood development plans. At examination, the submitted ANP must demonstrate that is consistent with the policies and intent of the NPPF.

2.22 The development plan for Arun and that relevant part of the National Park currently comprises the saved policies of the adopted 2003 Arun Local Plan. The ANP must be in general conformity with the development plan. The forthcoming Local Plan will replace the saved policies once adopted. The ANP is being prepared in anticipation of the adoption of the new Local Plan but focuses on being in general conformity with the relevant saved policies of the 2003 plan.

2.23 A version of the Local Plan was published by ADC in May 2013 but was not approved for submission. ADC has approved the document as a material consideration in planning decisions but it may be some time before a revised Submission Local Plan will be approved for examination.

2.24 The South Downs National Park Local Plan will replace the relevant parts of the 2003 Arun Local Plan that apply in its area once it is adopted, scheduled for 2017. Before then, SDNPA plans to publish an Options Consultation Document report as the next stage in this process in early 2014.

### 2003 Arun Local Plan

2.25 The adopted Local Plan contains a number of saved policies that are of specific relevance to the ANP:

- GEN2 – Built Up Area Boundary
- GEN3 – Protection of the Countryside
- GEN7 – Form of New Development
- GEN10 – Tidal Flooding
- GEN11 – Inland Flooding
- GEN15 – Cycling and Walking
- GEN22 – Buildings or Structures of Character
- AREA1 – Areas of Special Character
- AREA2 – Conservation Areas
- AREA3 – The Setting of Arundel
- AREA5 – Protection of Open Spaces
- AREA9 – Areas of Outstanding Natural Beauty
- AREA16 – Ancient Monuments and Sites of National Archaeological Importance
- AREA19 – Primary Shopping Frontages
- AREA20 – Arundel Shopping Frontages
- DEV14 – Listed Buildings and Enabling Development
- DEV15 – Safeguarding the Main Road Network
- DEV17 – Affordable Housing
- DEV26 – Criteria for Retail Development

2.26 Although the weight attached to each policy will differ according to its alignment with the NPPF, these policies provide the framework by which the general conformity of the ANP to the development plan will be assessed. Each policy contains a reference to the relevant saved policy(s) and the supporting text draws out any specific conformity issue. The Basic Conditions Statement accompanying the ANP sets out in detail how each policy meets the necessary conformity requirements.

2.27 In general terms, the saved policies apply considerable constraints to the development potential of the parish and town. These constraints combine landscape character, nature conservation, heritage asset and flood risk to leave a narrow scope for the ANP to promote development opportunities.

2.28 More specifically, the Local Plan includes two Arundel policies protecting long views to, from and through the older part of the town raised above the River Arun flood plain (Policy AREA3) and defining the main shopping frontage (Policy AREA20).

## Submission Arun Local Plan 2014 – 2029

2.29 The Submission Local Plan vision is of:

*“By 2029, the District will be a safer, more inclusive, vibrant and attractive place to live, work and visit. Arun’s residents will be healthier and better educated, with reduced inequalities between the most and least affluent.”*

2.30 It includes a specific statement about Arundel:

*“Arundel will enhance and strengthen its unique special character as a small historic market town. Its many attractions, including improved facilities and wider access to the river from the town centre, enhanced arts and cultural facilities and its location as a natural gateway to the South Downs National Park, will mean that it will continue to act as a significant visitor destination. Arundel will also focus on providing greater opportunities to serve local needs for shopping, employment, housing and leisure facilities in order to underpin its attraction as a tourism venue with a strong vibrant community.” (para. 2.15)*



**Plan B: Submission Arun Local Plan – Key Diagram**

2.31 Most of the Local Plan’s policies are relevant to Arundel and, once adopted, will be used by ADC in determining planning applications in its administrative area. However, some policies are especially important in setting the context for the ANP:

- SP2 Built-up Area Boundary
- SP3 Countryside
- SP4 Green Infrastructure & Development

- DM1 Protection of Landscape Character
- DM2 The Setting of Arundel
- DM3 Protection of Existing Employment Premises & Sites
- SP9 Hierarchy of Centres – identifying Arundel as a service centre
- DM8 Retail Development – criteria for retail development within primary and secondary shopping frontages and defining both on an Arundel Inset to the Proposals Map
- SP10 Sustainable Tourism
- SP11 Parish Housing Allocations – requiring the ANP to identify land for 50 new homes in the plan period
- DM14 Housing Mix
- SP12 Affordable Housing
- SP19 Health & Well-being
- DM22 Open Space, Sport & Recreation
- SP21 Transport & Development – protecting land safeguarded for future road schemes including the A27 Arundel Bypass from development
- SP22 Littlehampton to Arundel Green Link – promoting improved access for walkers and cyclists along the River Arun with connections to Arundel and Ford stations
- SP23 Main Road Network – safeguarding land on the Pink/Blue Route for the A27 Arundel Bypass
- SP24 Historic Environment
- DM25 Listed Buildings
- DM26 Buildings or Structures of Character
- DM27 Conservation Areas
- DM28 Areas of Special Character
- DM30 Sites of Archaeological Interest – identifying Tortington Priory and Arundel Mediaeval Blackfriars in the parish as scheduled ancient monuments in guiding development proposals
- DM38 Flood Risk – identifying the Lower Tidal River Arun Strategy to be taken into account in flood risk assessments
- SP28 Infrastructure Provision & Implementation

### South Downs National Park Local Plan

2.32 The South Downs National Park became the organisation with the statutory responsibility of writing planning policy for the National Park Area on the 1st of April 2011.

2.33 The Authority sees planning policy that affects development in a number of ways:

- *“It can restrict certain types of development from being built in certain locations (for example a planning policy could prevent new houses being built in an area with protected species, or an area liable to flooding)*
- *It can shape development in certain locations (for example a planning policy could only allow certain numbers of a particular type of business within a town centre, in order to prevent less profitable uses being*

*squeezed out leading to particular goods and services being unavailable)*

- *It can promote development in certain locations (for example by designating a plot of land within a settlement for business, or affordable housing designation, or any other use that is needed)*
- *It can provide funding for community facilities (for example a policy could specify that anyone wanting to build a house in an area has to contribute a certain amount to a new village hall, or playing pitch or whatever else is most needed)*

*It is therefore important that the planning policy approach that is decided upon best reflects the needs of the people who live in South Downs National Park and those who visit it, by shaping development in a manner that conserves and enhances the natural beauty, wildlife and cultural heritage of the area."*

2.34 The mechanism through which the National Park Authority will create its planning policy is the emerging National Park Local Plan. The Local Plan will set out how the National Park will develop into the future. The Authority intends to publish a first draft of the Plan in 2015 and it hopes to submit it the Secretary of State in June 2016 for adoption in 2017. It will set the planning policy framework for the National Park for the period up to 2030. It is likely to continue to evolve over time to meet the changing needs and aspirations of the National Park.

#### Arun Draft Leisure & Culture Strategy

2.35 This 2012 report by the District Council is intended to set out a plan for how the leisure and cultural assets in Arun can be enhanced in coming years. It identifies Arundel as one of the District's most valuable collection of assets and makes proposals, some of which have land use and development implications.

2.36 The report concludes with proposals for strategic projects in Arun, including *"Polish Arundel to make the most of its quality ... Arundel is one of the finest small heritage towns in the country. It is a leisure and cultural resource that a large proportion of the residents of Arun enjoy using and is a powerful attraction to potential visitors ... the quality of the realm between the buildings is not as good as would be appropriate for a town of its quality ... that reduces its effectiveness as a leisure and economic asset to the district."* It estimates that the streetscape works may cost £1.5m and the enhancements to the Lido and Community Hub and Festival Town proposals may cost £900,000.

#### Lower Tidal River Arun Strategy

2.37 The Environment Agency is currently developing a long term plan to manage flood risk from the River Arun from north of Pulborough through Arundel to Littlehampton. This area has flooded in various locations, including around Arundel, because of high river flows following significant periods of rainfall and of high tide levels.

2.38 The draft recommendations for the Arundel area are to “sustain flood defences to 1 in 75 year standard with new inland defences built on the outskirts of Arundel town centre, firstly in 20 years time and then again to make them higher and, in new areas, in about 50 year's time. This would create a consistent standard of protection throughout Arundel. The new inland defences would protect Arundel from flood water that comes out of bank downstream.”

2.39 The report goes on to state: “we currently recommend that work is carried out to ensure that flood risk does not significantly increase in Arundel over the next 100 years. If we do this work, it will mean that the standard of protection will not fall below 1 in 75 – this is the standard that is currently needed to get insurance against flooding. We recommend replacing the flood defence wall on Fitzalan Road, starting planning for the work in 2015. The work in Arundel will not qualify to be fully funded by central Government. We will work ... to help raise the money so these works can all go ahead within our recommended timescales. If not enough money is raised we will work ... to adapt to changes in flood risk.” It estimates the total cost of the recommended works at £23m, of which one third will be provided by the Environment Agency and the remainder coming from local sources.

### West Sussex Local Transport Plan 3

2.40 The Local Transport Plan (LTP3) published in 2011 states “ensuring the Strategic Road Network is fit for purpose is a high priority for us. If improvements are not delivered, above all to the ... A27, then progress towards our vision, and in particular growth of the economy, will continue to be severely inhibited.”

2.41 It goes on to state “the A27 is the most unreliable all purpose trunk road in England and experiences significant amounts of delay along the length of the route. In West Sussex, the most significant problems are at Chichester, Arundel, Worthing and Lancing where bottlenecks cause congestion, high accident rates, severance and diversion onto unsuitable routes. The A27 fails to meet the current needs of the area, which is also in need of regeneration in the coastal towns. We have long held aspirations to improve the section of the A27 at Chichester and the remaining unimproved sections at Worthing and Arundel. Successive studies, including the South Coast Multi Modal Study and the more recent West Sussex Coast Delivering a Sustainable Transport System (DaSTS) Study have highlighted the problems which exist on the A27. Delivery of effective improvements is something that we, stakeholders, local businesses and residents consider a high priority.”

2.42 It acknowledges “Arundel experiences congestion during peak hours on weekdays and is a honey-pot destination at weekends, causing off-peak congestion on the edge of the SDNP. The unimproved section of the road was designed to be used by around a third of current traffic flows, the majority of which is through traffic. In addition to causing significant congestion at Arundel, this also leads to heavy traffic flows through nearby villages as vehicles divert to avoid the queues.

*The town is severed by the alignment of the A27 which passes through the south of the town with few crossing points. This has led to a number of casualties, including some killed or seriously injured, which have contributed to a poor safety record on this section."*

2.43 The report states that *"road congestion during peak periods affects many parts of the highway network, especially the A27 at Arundel ... disrupting journey times and causing poor air quality. The lack of safe crossing points ... also causes community severance."* It proposes *"major improvements to the A27 at Arundel, such as a bypass, to reduce congestion and rat-running, and to improve the safety record and community cohesion."* It also proposes to *"manage on-street parking in ... Arundel and introduce controlled parking zones, where appropriate, which balance the needs of residents, visitors and businesses."*

2.44 In the 2013 Budget, the Government announced that the A27 would be one of a small number of strategic highways schemes of national importance for which new feasibility work will be undertaken to determine future proposals.

### 3. Vision & Objectives

#### Vision

3.1 The Vision of Arundel in fifteen years time has sought to capture all the community's views and aspirations for the parish. It therefore forms the basis on which the strategic objectives and proposed policies have been formulated.

*“By 2029, Arundel will have retained its status as one of England's most significant historic towns and will have become a key gateway to the South Downs National Park. Its variety of heritage assets and their setting will have been successfully protected and enhanced for the benefit of local people and visitors alike.*

*At the same time, the town will have grown modestly to provide wider housing opportunities of a range of types to meet local demand and need. This will have bolstered the town's shops, services and community facilities. Over this period Arundel's reputation as an important market town, cultural centre and creative hub will grow, and the local economic base will be strengthened.*

*The town will also have benefited from improvements to the A27, from works to manage traffic and to promote walking and cycling within the town and from improvements to the local rail network and facilities to encourage greater use of rail services for commuting and other trips.*

*Along with neighbouring parishes, the town will have benefited from investment in the long term security of its flood defences and will have avoided any significant development in the flood plain.”*

#### Objectives & Measures

3.2 The Vision is an important statement of how Arundel Parish will change overall but more specific measures are needed to judge how successful this change will be.

3.3 The following objectives and measures are therefore proposed for the plan:

1. **To maintain and enhance the nationally and locally important heritage assets and special character of the town and its setting:**
  - Conflict between the conservation of a heritage asset and any aspect of a development proposal should be avoided or minimised
  - Buildings and structures of special character offered greater protection from development

**2. To plan and deliver a range of housing mix and types in locations with good access to services and facilities by foot and bus as well as car:**

- New homes built on previously used land in the built up area
- New homes offering permanently affordable rents to meet the needs of households in need in the parish using land adjoining the built up area

**3. To secure the long term future of community and cultural facilities that help make the town special:**

- A new multi-purpose community and cultural facility
- Assets of community value identified

**4. To sustain a thriving town centre offering a range of goods and services to the local community and visitors:**

- Continued dominance of local retail and service provision in the town centre
- Increase in offices and cultural sector businesses

**5. To reduce the harmful impact of road traffic on the local community and the town's heritage assets:**

- Improvements to the A27 encouraged
- Traffic and car parking management in the town centre and other problem locations
- Creation of cross town cycle routes
- Increase in the number of local journeys undertaken by walking, cycling and public transport

**6. To plan for climate change and work in harmony with the environment to conserve natural resources:**

- New flood defences
- No harmful development in the South Downs National Park or other open countryside
- Development on previously used land

3.4 The objectives cover a range of economic, social and environmental issues that together provide a basis on which the sustainability performance of the ANP can be judged. They also accord with the strategic objectives of the Submission Arun Local Plan and the Partnership Management Plan 2014-2029 of the South Downs National Park purposes as they relate to Arundel Parish.

3.5 They reflect the nature of the parish and the direction the local community wants the ANP to take, especially in securing the long term future of those community and environmental assets most precious to local people. They also accept and welcome change that will enable the community to grow in a sustainable way.

## **Monitoring & Review**

3.6 The ANP will be monitored by the local planning authorities and Arundel Town Council on an annual basis as part of their ongoing monitoring of planning policy and development management data. The objectives and measures will form the core of the monitoring activity but other data collected and reported at the parish level relevant to the plan will also be included.

3.7 The Town Council proposes to formally review the ANP on a five-year cycle or to coincide with the review of the Arun Local Plan if this cycle is different. The review will assess the performance of the ANP in encouraging the supply of land for housing, in managing development in the town centre and in bringing forward the proposed infrastructure improvements.

## 4. Planning Policies

### Introduction

4.1 The Arundel Neighbourhood Plan (ANP) contains a series of policies that focus on the town of Arundel, the successful delivery of which during the plan period will achieve the community's vision for the town.

4.2 It is not the purpose of the ANP to contain all land use and development planning policy relating to the town. The saved policies of the 2003 Arun Local Plan that are not replaced by the ANP, and those of the Local Plan in due course, will be used by the local planning authority to consider and determine planning applications.

4.3 Each policy is numbered and is accompanied by a reference to its conformity with the NPPF and development plan. There is also a short explanation of the policy intent and a justification, including a reference to the relevant key evidence (which is listed in Appendix A). The evidence documentation is available either directly or via a link on the Town Council's website.

### General Policies

#### **Policy 1: The Presumption in Favour of Sustainable Development**

***Planning applications which accord with the policies in the Neighbourhood Plan will be approved, unless material considerations indicate otherwise.***

***Planning permission will also be granted where relevant policies in the Neighbourhood Development Plan are out of date or silent unless:***

- ***other relevant policies in the Development Plans for Arun and the South Downs National Park indicate otherwise;***
- ***or any adverse impacts of the proposal would significantly and demonstrably outweigh its benefits when assessed against the policies in the National Planning Policy Framework taken as a whole;***
- ***or specific policies in the Framework or other material considerations indicate that development should be restricted.***

***Arundel Town Council will take a positive approach to its consideration of development. The Town Council and the local planning authorities will seek to work with applicants and other stakeholders to encourage the formulation of development proposals that can be approved.***

*(Conformity Reference: Submission Local Plan Policy SP1 and NPPF, para's 14 and 16)*

4.4 This policy incorporates the key principle from the National Planning Policy Framework (NPPF) into the ANP. Where planning applications are to be considered against the policies of this plan then this policy will underpin the approach the Town Council and local planning authorities will adopt in delivering sustainable development in the parish.

## **Policy 2: A Spatial Plan for the Parish**

***The Neighbourhood Plan requires future housing, economic and community-related development within the parish to be located in the town of Arundel to build and bolster its role as a resilient town community. Great weight will be given to conserving landscape and scenic beauty, and the conservation of wildlife and cultural heritage within the South Downs National Park.***

*(Conformity Reference: Arun Local Plan 2003 Policy GEN2 and GEN3, Arun Submission Local Plan Policy SP2, SP3, DM2, the purposes and duty of National Parks, signposting to the English National Parks and the Broads: UK Government Vision and Circular 2010 and NPPF para's 17, 23, 28, 109, 115 and 116)*

4.5 This policy directs development in the plan period to the town of Arundel. This reflects the need to avoid development that may harm the special landscape character of the parish inside and outside the South Downs National Park and the significant flood risk constraints in the parish.

4.6 Focussing development on the town area also consolidates its role as a service and tourism centre of national importance. To avoid inappropriate new development that may adversely affect the setting of the town and of its conservation area and wealth of heritage assets, the policy is designed to encourage the re-use of vacant, under-utilised and derelict previously used land. In doing so, the ANP will minimise the need for car journeys and the harmful impact they have on its historic environment.

## **Housing Policies**

### **Policy 3: Housing Supply**

***The Neighbourhood Plan provides for the development of a minimum of 60 homes for completion in the period from 1 April 2014 to 31 December 2029 on sites allocated and identified for future allocation in policy 4; and supported in policy 5; and on windfall sites. Projected actual dwellings completions, which may result in delivery of a higher number of dwellings, will be refined on a site by site basis as detailed design schemes are prepared.***

***Sites are allocated, identified for future allocation, or supported for housing development only on previously-developed land that is either within or adjoining the designated built-up area boundary of Arundel.***

*(Conformity Reference: Arun Local Plan 2003 Policy GEN2, GEN3, AREA3, AREA9, Arun Submission Local Plan Policy SP11, SP12 and NPPF para 47, 50 & 111)*

4.7 This policy sets a target for the supply of new homes in the Parish for the plan period to 2029. It also establishes the selection criteria for the housing development proposals made in policies 4 and 5 of the ANP.

4.8 In providing for up to 90 new homes, the policy consolidates Arundel as a strong, vibrant and healthy community by providing housing that meets the needs of its present and future households and businesses over the next fifteen years. This level of supply will provide a range of open market homes and affordable homes to contribute to meeting local and district needs.

4.9 In doing so, the policy also acknowledges the Submission Arundel Local Plan housing supply requirement (in its Policy SP11) of identifying at least 50 new homes in the parish for the plan period for that part of the parish in Arundel District. Although that requirement has yet to be tested at examination it provides a helpful guide to the scale of housing supply contribution of Arundel, relative to other parts of Arundel District.

4.10 The South Downs National Park Local Plan has not yet reached a stage of translating housing demand and need into specific targets. However, the Authority is keen for the National Park to continue to thrive by providing homes for local people and the administrative boundary between the two authorities is arbitrary in respect of defining local housing opportunities.

4.11 The policy criteria for allocating and supporting housing sites and proposals reflects the importance placed by the local community (as evidenced in the Community Survey and the Housing Needs Survey), by the Local Plan and by the NPPF on reusing previously developed land within the established built up area boundary of the town. Although the boundary was defined in the Local Plan, it remains a valid means of distinguishing the urban area of Arundel from its surrounding open countryside. Providing there continue to be sufficient sites becoming available for development, then the boundary enables the policy to continue to avoid the need for development to encroach into the surrounding landscape or any further into the flood plain of the River Arundel.

4.12 Importantly, by directing housing land supply to such sites, the ANP sends a strong signal to landowners and developers that it will not support speculative planning applications for housing development on the lower-cost, green field sites on the edge of the town. Whilst there remains a hope that easier sites will be supported by planning policy, there will not be a sufficient focus on bringing forward better located, but more complex, brownfield sites. In an especially historic town of Arundel's character, leaving such sites vacant and derelict detracts from its importance.

4.13 The Site Assessments Report contains a statement on how the provisions of this policy and of policies 4 and 5 of the plan have been addressed in respect of managing flood risk. The statement shows how the policy criteria comply with the sequential and exception tests of the NPPF by prioritising the reuse of previously-used land within residential areas that are inside the built up area boundary of Arundel and already benefit from flood defences.

#### **Policy 4: Housing Site Allocations**

***The Neighbourhood Plan allocates the following sites for housing development, as shown on the Proposals Map:***

- i. Land at River Road to be delivered in the period 2014-2019;***
- ii. The Former Castle Stables, Arundel Castle to be delivered in the period 2014-19.***

***Land at Ford Road is identified for future allocation through plan review, following the flood risk Exception Test being passed, and subsequently to be delivered in the period 2020-2029.***

***These sites will together deliver a minimum of 29 dwellings comprising a mix of dwelling types. Projected actual dwelling completions, which may result in delivery of a higher number of dwellings on these sites, will be refined on a site by site basis as detailed design schemes are prepared.***

***The Neighbourhood Plan will expect proposals for each site to conform to the respective affordable housing policies of the two local planning authorities, and development schemes will need to provide a connection to the sewerage system at the nearest point of adequate capacity as advised by Southern Water.***

***Given the National Park and heritage asset sensitivities of the Former Castle Stables, proposals must include a historic buildings analysis to support the proposed number of dwellings; demonstration that commercial uses for the stables are no longer viable; and a sequential assessment demonstrating new build elements cannot be achieved in a more appropriate location.***

*(Conformity Reference: Arun Local Plan 2003 Policy GEN2, GEN7, GEN11, AREA2, AREA3, AREA9 & DEV17, Arun Submission Local Plan Policy SP11, SP12, DM2, DM14, DM38, DM46 and NPPF para's 47, 101, 102, 115, 131, 132 & 137)*

4.14 This policy allocates land for the development of new homes in the town to achieve the housing supply objective of Policy 3. It also indicates the likely phasing of development in respect of the current five year supply period to 2019 and thereafter.

4.15 The sites have been selected from those assessed in the ANP Site Assessments Report as being suitable, available, achievable and acceptable to the local community. These are therefore the only sites that accord with the selection criteria in Policy 3. No other sites are required to be allocated during the plan period to meet the housing supply needs of Policy 3. All three sites are available for development in the plan period. Two are available in the period 2014-2019 so will be able to contribute up to 29 new homes to the five years housing land supply in Arun and the National Park. The remaining site – the former Gas Works on Ford Road - will also become available in the plan period as its previous use ended many years ago but is likely to require further work to address known ground condition and land ownership issues.

4.16 The policy does not seek to impose any change to established affordable housing policy in the development plan. The 2012 Housing Needs Survey highlighted a strong need for affordable housing provision in the town and the policy requires such provision to be made. However, it is anticipated that the higher development costs associated with delivering viable schemes on previously-developed land may require some relaxation of this policy but it will be for applicants to demonstrate such circumstances to the local planning authorities.

4.17 The allocations provide for up to 50 new homes in the Arun District Council administrative area and up to 16 homes in that part of the parish in the boundary of the South Downs National Park Authority.

### **River Road ('Bevin & Bevin')**

4.18 The site comprises the Grade II listed former Eagle Brewery building and associated land, which is privately owned and has been vacant for some time. It occupies a tight but important site adjoining the town centre and is therefore well suited to higher density housing development. Its design must be of a high quality to respect the Arundel Conservation Area, within which it is located, and the brewery building and other nearby Listed Buildings.

4.19 The landowner has submitted a planning application for 13 dwellings. The application is consistent with the requirements of this policy and demonstrates this allocation is achievable.

### **Ford Road ('Old Gas Works')**

4.20 The site comprises the former Arundel Gas Works in the control of National Grid. Redevelopment will deliver important community benefits by removing a prominent and long term derelict site within a residential area. As the Site Assessments Report makes clear, this outcome satisfies part of the Exception Test of the NPPF (para 102) in respect of managing flood risk.

4.21 The site can accommodate a scheme of up to 37 dwellings, as it is suited to a higher than average housing density. This will deliver a viable scheme that allows for known land remediation and flood risk management costs to be met. The scheme will create value from fronting both Ford Road (in keeping with the adjoining terrace of houses) and the River Arun.

4.22 It is known there are current land ownership issues and ground condition problems, as a legacy of the previous use, that will have to be resolved prior to, or as part of, the land coming forward for development. For this reason, the site is allocated for delivery in the period 2020 – 2029, with the policy lowering the planning risk of a future scheme. Although all the site benefits from the adjoining flood defences, it remains designated within Flood Zone 3. A future Flood Risk Assessment must therefore demonstrate how such risks will be managed in accordance with the Exception Test.

### **Former Castle Stables, Arundel Castle**

4.23 The site lies within the grounds of Arundel Castle, which is a Grade I listed building and a Scheduled Ancient Monument. It has operated as a commercial racing stable for many years, comprising a courtyard of single and two storey stone stable buildings, one of which is listed (Grade II) in its own right. The landowner believes a stable use is no longer viable at this location as recent attempts to replace the last operator have failed.

4.24 It is important that a new use is found for this significant heritage asset to ensure its long term survival and its contribution to the setting of the Castle. The stable block may have the potential to be converted into 12 dwellings in a way that is consistent with its conservation.

4.25 Adjoining the stable block is a series of modern wooden stable structures that do not make a positive contribution to the setting of either the stable block or the Castle. This part of the site may be redeveloped for up to four dwellings, the layout and design of which could make a positive contribution to the character and distinctiveness of its surrounding heritage assets. Beyond that part of the site, is an area of open land that should be returned to an open paddock use as part of a future scheme. The previous stables use generated traffic movements on the existing access road from London Road of a type and frequency that will be similar to a scheme of 16 dwellings so it is not anticipated that access will require any changes to the existing road layout or junction with London Road. The landowner, the Norfolk Estate, has proposed to deliver the open market and affordable dwellings on a rental basis only, thus increasing the stock of privately rented accommodation in the town to meet a wide range of local demand.

4.26 The nationally important heritage status of the Castle and its setting within the South Downs National Park will require a reuse and redevelopment scheme of the highest quality. Any planning application will be required to demonstrate the impact of development will pay particular attention to the desire to conserve the special historic and architectural character of the Castle and listed stable building and to conserve the special landscape and scenic beauty of the National Park.

### **Policy 5: Land at Fitzalan Road**

***The Neighbourhood Plan will support proposals for housing development of approximately 24 dwellings at Fitzalan Road, comprising a mix of dwelling types, as shown on the Proposals Map:***

*(Conformity Reference: Arun Local Plan 2003 Policy GEN2, GEN7, GEN11, AREA2, AREA3 and DEV 17, Arun Submission Local Plan Policy SP7, SP11, SP12, DM2, DM14, DM38, DM46 and NPPF para 47, 51, 101, 102 & 137)*

4.27 This policy identifies land for housing development in the existing built up area boundary at Fitzalan Road, comprising an industrial premises (currently occupied by 'Blastreat') and a large residential plot (known as 'Greenhurst').

4.28 Both parts of the site are currently occupied but may become available later in the plan period. As such, the site is developable but not currently deliverable as defined by para 47 of the NPPF. It has therefore not been allocated in Policy 4 but its redevelopment is supported, with the intention of sending a clear signal to the landowners, occupiers and investors that the ANP is encouraging a suitable scheme. The site therefore qualifies for identification under Policy 3 of the ANP to supply housing in the plan period.

4.29 There are two key policy constraints at present that have prevented a satisfactory redevelopment scheme coming forward: the location of the site in Flood Zone 3a and the use of part of the site for employment. Although the entire site benefits from the Arundel flood defences, and there are firm proposals to upgrade the standard of the defences (see Policy 12), it remains designated as being of a higher flood risk. The policy supports the redevelopment of the site for housing as there are no other more suitable and available sites that meet the criteria of Policy 3, either within or outside of land at lower risk of flooding.

The benefits of removing an industrial use from this residential area and of providing new homes for Arundel are, together, believed to outweigh the objective of avoiding development in a higher risk flood area.

4.30 Further, an examination of the flood risk assessments of a withdrawn planning application on the Greenhurst site (ref: AP/72/09) and of the Caen Stone Court development opposite the site (ref: AB/187/06) suggests it is possible for a housing scheme to address flood risk to the satisfaction of the Environment Agency. However, it is likely that this will only be possible with the comprehensive redevelopment of both parts of the site that will also enable a design that achieves a suitable transition from the lower density and build heights of land further along Fitzalan Road and the more recent, higher density schemes on Queen Street. In any event, future development proposals must include a Flood Risk Assessment that demonstrates how such a scheme will be achieved and must show how the design conserves the setting of Arundel and of the adjoining conservation area.

4.31 The current industrial use is a long established use of the site, which predates much of the residential development that has occurred surrounding the site over the last few years. However, its value as an employment site is limited as the employment density of its specific uses is relatively low. Although the location does not currently pose insurmountable environmental or amenity harm, the general industrial nature of the use and the appearance of the site means its change of use to residential will deliver a better long term planning outcome. The industrial occupier serves a wider market area than Arundel and could therefore relocate to other industrial sites in this part of Arun District, funded by the sale of land for housing development. With the importance of the ANP bringing forward housing land for development but in a way that adheres to the vision and objectives translated into Policy 2 and Policy 3, this policy conforms with the Local Plan in justifying an exception to its protection of employment land policy.

4.32 It is accepted that the land may not be made available for housing development and the policy is intended only to provide a signal to the

landowners/occupiers of the preferred long term use of the land. It is not the intention of the Town Council to require the relocation of this use, nor to propose that the District Council uses any compulsory purchase powers. The availability of the land will therefore be re-assessed at the first and subsequent reviews of the ANP. If it becomes clear that there is little likelihood of the land becoming available then other sites for housing development will be identified to meet the supply target in Policy 3. If, however, the land is made available, then the detailed design of the proposals will be expected to accord with the relevant development management policies of the development plan.

## **Transport Policy**

### **Policy 6: Transport, Access & Car Parking**

**The Neighbourhood Plan will support proposals to:**

- i. promote walking, cycling and the use of public transport, including making proper provision for those with mobility impairment;***
- ii. promote, protect and maintain the local footpath and cycle path network, including the Monarch's Way in conjunction with the South Downs National Park Authority, West Sussex County Council, Arun District Council and the Ramblers Association, and in doing so encourage walking and cycling for leisure especially by visitors to the area;***
- iii.***
- iv.***
- v. alleviate traffic problems in the town with the implementation within the plan period of an A27 improvement scheme; and***
- vi. develop a Parking Strategy for Arundel to manage car parking spaces for residents and visitors.***

*(Conformity Reference: Arun Local Plan 2003 Policy GEN14, GEN15, AREA7 & DEV 15, Arun Submission Local Plan Policy SP21, SP22, SP23, DM23, DM24 and NPPF para's 30 & 35)*

4.33 This policy brings together a range of transport-related development principles that together will result in a significant reduction in the environmental effects of traffic on the health of local people and on the town's heritage assets.

4.34 The policy will firstly support proposals that encourage and enable more journeys in the town to be undertaken by walking, cycling or public transport rather than the private car. Potential proposals include town centre cycle parking, improving access to the town centre from Ford Road/Torton Hill (avoiding the Maltravers Street/High Street hill) and the dual use of the riverside footpath under the A27 bridge to Tarrant Street as a cycle path

facilitating cross-town links. It also encourages proposals to protect and invest in the network of footpaths and cycle routes, including the Monarch's Way.

4.35 This latter proposal relates well to the Arun Green Infrastructure policy in the Submission Local Plan for a riverside cycle path from Arundel to Littlehampton. This will help develop the visitor economy, local off-road access to Ford and Littlehampton stations providing independent mobility for young people of Arundel and business opportunities, along with improved walking surfaces (particularly in winter).

4.36 The policy also encourages walking and cycling access to be given full consideration in future decisions on improving road access and car parking. For example, the only route for cycling and walking to the doctor's surgery is to follow an extended loop to follow the car access route, rather than direct paths from both the lower part of Canada Road and the end of Green Lane Close which joins up to the path from Pearson Road bus stop.

4.37 Secondly, the policy encourages proposals to improve the existing problems of traffic management and car parking at peak times associated with the two primary schools on the edge of the town on land in the National Park. The schools are keen to maintain their popularity with parents from the town and beyond but they accept that parking issues are a problem for the safety and convenience of their children, parents and neighbours. Neither site has space within its operating area to provide adequate off street spaces and therefore each requires the identification of other land suited for this purpose. In both cases, the policy provides in principle support to encourage the schools, the highways authority and local landowners to prepare detailed proposals in due course. The policy also requires proposals to be accompanied by a Travel Plan setting out the measures that the schools will take to minimise the use of cars by staff and parents for their school journeys.

4.38 Thirdly, the policy supports a longstanding proposal of the highways authority to design and implement a scheme to improve pedestrian and cycling access from the town to the railway station. The majority of the scheme falls outside of the parish boundary, and therefore the designated Neighbourhood Area, but the ANP includes it to affirm continuing support.

4.39 Fourthly, the policy supports the principle of a scheme to address the traffic problems caused in the town by congestion on the A27 strategic route as part of a long term traffic management strategy for the area. The principle of an A27 improvement project at Arundel is identified in the West Sussex Local Transport Plan and in the Arun Submission Local Plan (Policy SP23). The Government has recently announced there will be a new feasibility study of the project.

4.40 Finally, the policy supports the development of a Parking Strategy for Arundel. The strategy should be jointly prepared and adopted by the Town Council, the County Council and the District Council and should be consulted upon with local residents, local businesses and property interests. In particular, the strategy should assess the effectiveness of the existing arrangement in the

town centre for car parking for local residents and businesses on the one hand and tourists and visitors on the other.

4.41 It should identify opportunities for changes that increase the availability of spaces in ways that also deliver other community benefits, e.g. better traffic management in the historic streets and occasional road closures to support town centre events. The policy reflects the local community's expressed objection to previous residents' parking zone proposals but also the need to make better use of existing spaces for day-to-day needs. A comprehensive traffic management regulation order is being proposed, with which this policy will be complementary.

### **Community Facility Policies**

#### **Policy 7: Victoria Institute**

***The Neighbourhood Plan will support proposals to continue the community or culture use of the Victoria Institute, Tarrant Street. Should it be clearly demonstrated that such uses of the property are no longer financially viable, the Neighbourhood Plan will support proposals for a change of use to a hotel use, a residential institution use or a dwelling use.***

*(Conformity Reference: Arun Submission Local Plan Policy SP19 and DM22 and NPPF para 28, 70 and 132)*

4.42 This policy encourages proposals to reuse the listed Victoria Institute building on Tarrant Street for a suitable community or cultural use. The local community holds the building in great affection and there is a strong preference for it to remain in such use, hence its identification as a potential Asset of Community Value in Policy 10.

4.43 However, the policy also provides for a change of use to other uses appropriate to the building and its location, provided applicants can clearly demonstrate that the property is no longer viable as a community or cultural facility. This will include applicants showing that all reasonable efforts have been undertaken to market the property for such purposes. Proposals will also need to take account of its listed status and the legal constraints on the use and tenure of the building.

#### **Policy 8: Arundel Lido**

***The Neighbourhood Plan will support proposals for suitable additional leisure and community uses and/or community facilities at the Arundel Lido, as shown on the Proposals Map.***

*(Conformity Reference: Arun Submission Local Plan Policy SP19 and DM22 and NPPF para 28, 70 & 115)*

4.44 This policy encourages development proposals that consolidate the role of the Arundel Lido as an important and valued community leisure facility.

4.45 It provides for an extension of the current facilities to accommodate additional D2 leisure or community uses, as indicated by the Arun Leisure & Culture Strategy. Proposals will need to take into account the mitigation of flood risk and any additional car parking requirements.

**Policy 9: Mill House Farm**

***The Neighbourhood Plan will support proposals to repair and reuse Mill House Farm on The Causeway, as shown on the Proposals Map, for a non-residential institution use or for an office use, provided:***

- i. the proposals retain the significance of the farm building as a non-designated heritage asset;***
- ii. satisfactory off-street parking facilities are achieved that have acceptable landscape impact within the South Downs National Park;***
- iii. it can be demonstrated that the facility will cause no significant harm to the amenities of neighbouring uses on The Causeway; and***
- iv. provision is made within the site boundary to allow for works on the boundary required to construct and/or maintain a new flanking flood defence embankment, as provided for by Policy 12, and more generally it can be demonstrated in a Flood Risk Assessment that the site is suited to its proposed use.***

*(Conformity Reference: Arun Local Plan 2003 Policy GEN3, DEV1, Arun Submission Local Plan Policy SP3, SP7, DM2, DM26, DM38 and NPPF para 28, 115 & 132)*

4.46 This policy supports proposals that will retain and reuse the Mill House Farm building on The Causeway, which is a designated Building or Structure of Character, for a D1 non-residential institution use or for a B1(a) office use. However, it also sets out a series of conditions on which this support is provided.

4.47 This prominent site at the main south eastern entrance to the town has been disused for a number of years. Previous attempts to secure a use have failed to obtain a planning consent as they have not resolved its access arrangements. However, the landowner remains keen to find a new use and has identified other land in its control in the vicinity of the farm to enable the access issue to be resolved.

4.48 The intention of the policy is to encourage and manage suitable proposals for its beneficial reuse to conserve its historic character and appearance. The site has challenges – its location, where The Causeway meets the A27, means that a new access cannot be achieved directly to the site. For both types of use there is therefore a requirement for dedicated car parking spaces to be provided off site in reasonably close proximity for walking. To that end, other land in the control of the same landowner on the same side of The Causeway may enable a dedicated car park to be provided. Although not ideal, this will enable the building to be reused rather than lie derelict and, given the land is in the same ownership, the use of a Grampian condition with a future planning consent to require such provision will be reasonable and will be capable of being implemented.

4.49 As such, the site offers an opportunity to accommodate a variety of business and non-residential institution uses that may not be possible to locate in the main town area.

New business floor space here will also mitigate the loss of employment land in Policy 5 and is consistent with the objective of effective reusing previously-used land for economic benefit.

4.50 The site also adjoins an indicative location for the construction of a new flanking flood defence embankment as part of the implementation of the Lower Tidal River Arun Strategy. In which case, as part of its flood risk assessment, the design of the proposals should take into account any land required on its southern boundary for access for the construction and/or future maintenance works as provided for by Policy 12. In any event, a Flood Risk Assessment is required of any planning application for development and this must demonstrate that the design of the scheme can successfully address flood risk issues.

### **Policy 10: Assets of Community Value**

**Proposals that will enhance the viability and/or community value of any assets designated by Arun District Council as assets of community value under the Localism Act 2011 will be supported. Otherwise, proposals that result in either the loss of the asset or in significant harm to the community value of an asset will be resisted, unless it can be clearly demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer financially viable.**

*(Conformity Reference: NPPF para 70)*

4.51 This policy proposes land and buildings of an existing social purpose and value are considered by the local planning authority for designation as Assets of Community Value under the Community Right to Bid provisions of the Localism Act 2011. The policy does not, in itself, propose their designation as this is not within the scope of the ANP.

4.52 The Town Council is a qualifying body to make such a proposal to the District Council and it is using the ANP as a timely and appropriate means of consulting local people on the proposals. The assets listed in the policy are all considered to meet the definition of the Act, i.e. that "a community asset is a local building or piece of land which the community considers to be of particular value to the local community. Each community is free to decide for itself what it values." All the assets selected are considered to be buildings and uses of some considerable longstanding in the local community and with which local people have a strong affinity (as evidenced by the ANP Community Survey).

4.53 Irrespective of the future designation decision, the policy supports proposals that will continue the viable use of each asset but requires proposals that will result in its loss to clearly demonstrate that all reasonable steps have been taken to retain its present use and its community value as a viable concern. In addition, the inclusion of these sites on the local planning authority's register of Assets of Community Value will provide the Town Council or other community organisations within the parish with an opportunity to bid to acquire on behalf of the local community the asset once placed on sale on the open market.

## **Environment Policies**

### **Policy 11: Local Green Spaces**

**The Neighbourhood Plan designates the following locations as Local Green Spaces, as shown on the Proposals Map:**

- i. 'The Horse's Field', rear of Pearson Road**
- ii. Canada Road Playground**
- iii. Herington Fields, off Fitzalan Road**

**Proposals for any development on the land will be resisted other than in very special circumstances, for example, it is essential to meet specific necessary utility infrastructure needs and no alternative feasible site is available.**

*(Conformity Reference: Arun Local Plan 2003 Policy AREA5, Arun Submission Local Plan Policy DM22 and NPPF para's 76 & 77)*

4.54 This policy proposes the designation of three sites as Local Green Spaces as defined by para's 76 and 77.

4.55 The site known as The Horse's Field to the rear of Pearson Road is surrounded on two of its three sides by residential areas and is a popular field with local people for walking. Some of its trees are of historic importance in identifying the line of an old route to Arundel Castle from the west and the adjoining ancient woodland is of special biodiversity interest. The landowner has recently tested local opinion on the principle of developing the site, the outcome of which has been considerable objection, evident in the number of representations made to the Pre Submission Plan. The site is therefore deserving of the special protection afforded by para 76 of the NPPF.

4.56 The public open space off Canada Road is a very well used and cherished recreational asset on this site of the town. The land is framed on two sides by mature trees. Herington Fields are used for community events and are popular with local residents for informal recreation.

### **Policy 12: Flood Defences**

**The Neighbourhood Plan will support proposals for new flood defences within the parish and will safeguard land that the Environment Agency designates as being required for flood defence works to deliver the Lower Tidal River Arun Strategy, as shown on the Proposals Map.**

*(Conformity Reference: Arun Local Plan 2003 Policy GEN11, Arun Submission Local Plan Policy SP28, DM38 and NPPF para's 100 and 162)*

4.57 This policy acknowledges the proposals by the Environment Agency to undertake flood defence works in the parish over the next twenty years, as set out in its Lower Tidal River Arun Strategy. It also responds to the provisions of Policy DM38 of the Draft Arun Local Plan that requires development proposals to take account of the Strategy.

4.58 The Strategy proposes a series of works comprising the construction of a new flood defence wall behind Fitzalan Road and of new flanking defences and the raising of existing defence embankments in some locations. All are shown on the Proposals Map. The ANP therefore proposes that the land required to enable all these works is safeguarded from development.

4.59 The delivery of these proposals helps justify the provisions of policies 4 and 5 of the plan. Although already defended, the proposed housing sites at Ford

Road and at Fitzalan Road will both benefit from the longer term effective management of flood risk afforded by these proposals.

### **Policy 13: Buildings and Structures of Character**

***The Neighbourhood Plan identifies the following buildings and structures as locally important heritage assets:***

- ***Arun Street - 1 Quaker Cottage, 3,5,7,9, 15, 17, and 19***
- ***1 Brewery Hill***
- ***Arundel District and Community Hospital, Chichester Road***
- ***High Street - 5 (Gibbs Newsagents), 16 (Lloyds Bank), 45 (Red Lion PH) and War Memorial***
- ***London Road - 5 (Lychgate House), The stable building (former electricity generator house) and The Mews House***
- ***Maltravers Street – 7, 20, 24, 24a, 28, 30, 32, 34, 36, 33-43 (odds), 62 Surrey Cottage, 64, 66, 68, 70, 85 and 87***
- ***Mount Pleasant - 25, 29, 8, 10, 2, 4 and 6***
- ***Orchard Place - 1, 3, 5, 7 and 11***
- ***Park Place - The Coach House, Vine Cottage, 10, 12, 14, 16/18, 20, 24 and 26***
- ***Arden Guest House, Queens Lane***
- ***Queen Street - 12 (The White Hart PH), 4, 8, 14, 16 and 18***
- ***River Road - 23, 25, 27, 29, 38 and 40***
- ***2 and 4 School Lane***
- ***Library, Surrey Street***
- ***Tarrant Street - 5, 7, 9, 11, 4,9Tarrant Square, 17, 23, 2, 4, 6, Old Printing Works, 25, 29, 31, 1-10 Castle Mews, 35, 37, 39, 41 (The Eagle PH), 16A, 20, 24, 28, 59, 61, 65, 91, 93, 95-101, 103, 105 and 107a***
- ***The Causeway - Mill House Farm Barn, 13, 15, 17 and 19***
- ***21 and 51-63 Ford Road***

***The effect of a proposal on the significance of these non-designated heritage assets will be taken into account in determining an application in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.***

*(Conformity Reference: Arun Local Plan 2003 Policy GEN22, Arun Submission Local Plan Policy DM26 and NPPF para's 61 and 135)*

4.60 Throughout the parish there are buildings and structures that, while not of sufficient special historic and/or architectural interest to warrant designation as listed buildings, have a distinct and valued local character and/or appearance that are worthy of retention as part of development proposals.

4.61 These buildings and structures have been identified in the adopted Buildings or Structures of Character Supplementary Planning Document of 2005 and are therefore covered by the provisions of saved Policy GEN22. The intention of the ANP policy is to restate the desire of the local community to see the continuation of the protection offered to these buildings and structures.

- 4.62 All of the buildings and structures are identified as a result of:
- being very good examples of traditional or established style, or unusual type; and
  - being buildings or structures which contribute towards the local townscape or have important historical associations; and
  - remaining largely intact and not adversely affected by later extensions or alterations.

4.63 A brief description of the special character of each building or structure is included in the Supplementary Planning Document.

## **Retail and Business Policies**

### **Policy 14: Arundel Town Centre**

***The Neighbourhood Plan designates a Primary and a Secondary Shopping Frontage, as shown on the Proposals Map, and in those frontages it will:***

- i. support proposals for new retail (A1) development in new or existing frontages; and***
- ii. resist proposals for the change of use of an existing retail (A1) premises in the Primary Shopping Frontage to any other use until such a time that the number of A1 uses in the Primary Shopping Frontage comprises at least 80% of the total number of A1-A5 units.***

*(Conformity Reference: Arun Local Plan 2003 Policy AREA19 and AREA20, Arun Submission Local Plan Policy SP9 and DM8 and NPPF para's 23, 28 & 132)*

4.64 This policy is consistent with but replaces Policy AREA20 of the adopted Local Plan 'Arundel Shopping Frontage' by defining a new Primary Shopping Frontage (as provided for in Policy AREA19 for other parts of Arun district) and a new Secondary Shopping Frontage.

4.65 In this respect, the policy anticipates the Submission Arun Local Plan Policy SP9 and Policy DM8, which intend to define both frontages in Arundel, to "maintain its existing role as a service centre providing both a range of shops and services for the local population and fulfilling a specialist role as a tourist and visitor destination".

Further, the policy seeks to refine the emerging policy by defining the meaning of 'concentration' in respect of the proportion of A2 and A3 uses in the proposed Primary and Secondary Shopping Frontages of the town centre.

4.66 The policy reflects the concerns of the town's business community, and the local community more generally, that too many food and drink uses in the town centre, to support the tourist/visitor market, will undermine the function of the town centre to provide shops and services for the local community.

4.67 Planning case law indicates that a 20% proportion of non-A1 uses is the maximum proportion to retain a vital and viable primary retail area. The

current proportion of non-A1 uses in the proposed Arundel Primary Shopping Frontage area is approximately 40% of all uses. In which case, proposals for new A1 retail provision are actively supported in the Primary and Secondary Shopping Frontages. On the other hand, proposals to further reduce the number of A1 retail units in the Primary Shopping Area will be resisted until there has been a rebalancing of units in stronger favour of A1 units.

4.68 However, the business community is keen for the town centre to continue to thrive for all types of customer. A combination of this policy together with the public realm improvements proposed in Appendix B:4 (Non Statutory Proposals: Infrastructure Projects) should achieve this objective. In addition, the policy also encourages closely associated, but non-land use planning policy, proposals for the temporary use of empty premises for 'pop-up shops' and for active town centre marketing and management practices.

### **Policy 15: Business Uses**

***The Neighbourhood Plan will support proposals for the development of new B1 business uses and Live-Work Units, within the built up area boundary of Arundel, provided they:***

- i. do not lead to the loss of A1 shops or of community facilities;***
- ii. do not harm local residential amenity; and***
- iii. are located outside Flood Zone 3.***

*(Conformity Reference: Arun Submission Local Plan Policy SP7 and NPPF para's 21 & 28)*

4.69 This policy encourages suitable proposals for B1 business development and for Live-Work Units to widen the offer to existing and new businesses in the town.

4.70 Arundel has a reasonable range of business premises to support local businesses. There are small B1 (c) business premises along Fitzalan Road and business premises over shop units in the town centre and at the Castle. The ANP proposes the loss of one existing B2 general industrial use (in Policy 5) and, together with Policy 9 at Mill House Farm, which also supports new office development, this policy seeks to redress this.

Although currently a novel form of business property in the UK, Live Work units (which are not classed as dwellings) may also offer potential, especially as they are suited to small businesses in the arts and cultural business sectors that are common to Arundel.

4.71 The policy requires that proposals are located within the built up area boundary and are therefore suitable to being in close proximity to residential properties. It also discourages proposals that will lead to the loss of A1 shop units or of community facilities and requires they avoid areas of high flood risk.

## **5. Delivery Plan**

### **Introduction**

5.1 The Arundel Neighbourhood Plan (ANP) will be implemented through a combination of the local planning authority's consideration and determination of planning applications for development in the parish and through steering public and private investment into a series of infrastructure projects contained in the plan.

### **Development Management**

5.2 Most of the policies contained in the ANP will be delivered by landowners and developers responding to its allocation of land for development. In preparing the Plan, care has been taken to ensure, as far as possible, that these allocations are achievable. All the allocated sites are considered viable to develop using conventional development appraisal techniques.

5.3 Whilst the local planning authority will be responsible for development management, the Town Council will also use the ANP to frame its representations on submitted planning applications. It will also work with the authority to monitor the progress of sites coming forward for development.

## Appendix A – Evidence Base

The list below contains all those documents collected and reviewed in the process of preparing this report. All are available to view via the Arundel Town Council website's neighbourhood plan pages.

- Community Profile for Arundel Parish (2012)
- Arundel Housing Needs Survey (2012)
- Arundel NDP Focus Group Notes (2012)
- Arundel SHLAA (2012)
- Arundel NP Site Assessment Report (2013)
- Arundel Community Plan (2007)
- Arundel NDP Community Survey (2012)
- Arundel Design Statement (2008)
- Arundel GI Network Map (2009)
- Arundel Parking Review (2012)
- Arun Note on 5 Year Housing Supply (2012)
- Arun Locally Generated Housing Needs Survey (2010)
- Arun Employment & Economic Land Assessment (2010)
- Arun District Shopping Centre Survey (2006)
- Arun Settlement Sustainability Study (2007)
- Arun Infrastructure & Funding Study (2009)
- Arun District Strategic Transport Study (2006)
- Arun Strategic Flood Risk Assessment (2008)
- Arun Landscape Study (2006)
- Arun PPG17 Assessment (2009)
- Arun Green Infrastructure Study (2012)
- Arun District Local Plan (2003)
- Arun Draft Local Plan Consultation Draft (2012)
- Arun Habitat Survey (2008)
- Economic Impact of Tourism in Arun (2008)
- Arun Intended Full Sustainability Appraisal (2013)
- Arun Core Strategy Habitats Assessment (2010)
- Arun Economic Strategy (2009)
- Arun Draft Leisure Strategy (2012)
- Lower Tidal River Arun Strategy (2013)
- South Downs National Park Management Plan (2008)
- South Downs National Park Housing Requirements (2011)
- South Downs Landscape Character Assessment (2011)
- South Downs National Park Employment Land Review (Oct 2012)
- South Downs National Park 'State of the Park' (2012)
- South Downs National Park Partnership Management Plan 2014-2029
- West Sussex Strategic Housing Market Assessment: Arun (May 2009)
- West Sussex Sustainable Energy Study (2009)
- West Sussex Local Transport Plan 2011-26
- A Revision of the Ancient Woodland Inventory for West Sussex (2010)

## Appendix B – Non-Statutory Proposals

### 1. Transport, Access & Car Parking:

- a. improve traffic management and car parking at the Arundel CoE Primary School and at the St.Philip's Catholic Primary School, provided proposals are accompanied by a Travel Plan setting out proposals for the promotion of public transport, cycling and walking alternatives to private car use;
- b. improve pedestrian and cycle access from north of the A27 to the town centre and on to Arundel Station;

### 2. Assets of Community Value:

*The Neighbourhood Plan proposes the following buildings are assessed by the local planning authority for designation as Assets of Community Value as a result of their acknowledged importance to the life and enjoyment of the community:*

- a. Arundel CoE Primary School, Jarvis Road,
- b. St. Philips Catholic Primary School, London Road,
- c. Arundel Library and Early Years facilities, Surrey Street
- d. Police Station, The Causeway
- e. Fire Station, Ford Road
- f. Priory Playhouse, London Road
- g. St. Mary's Hall, London Road
- h. Arundel Museum, Mill Road
- i. Norfolk Centre, Mill Road
- j. Scout Hall, Green Lane Close
- k. Arundel Lido, Queen Street
- l. Victoria Institute, Tarrant Street
- m. Arundel & District Community Hospital, Chichester Road
- n. Town Hall & Car Park, Maltravers Street
- o. Arundel Football Club, Mill Road
- p. Arundel Tennis Club, Mill Road
- q. Arundel Bowling Club, Mill Road
- r. Arundel Cricket Ground, Chichester Road
- s. Children's Play Area, Mill Road
- t. Children's Play Area, Canada Road
- u. The Swan Hotel, High Street
- v. Norfolk Hotel, High Street
- w. The Red Lion P.H., High Street
- x. The Eagle Inn, Tarrant Street
- y. The Kings Arms P.H., Tarrant Street
- z. Post Office, Mill Road
- aa. The White Hart P.H., Queen Street

- bb. The White Swan P.H., Chichester Road
- cc. The St. Mary's Gate Inn, London Road
- dd. Allotments, Maltravers Street
- ee. Putting Green, Mill Road
- ff. Herington Fields, off Fitzalan Road

### **3. Arundel Town Centre:**

*The Neighbourhood Plan will support proposals in the designated Primary and Secondary Shopping Frontage area for the temporary use of empty shop premises for start-up retail businesses or other forms of 'pop-up' shops.*

### **4. Infrastructure Projects**

*The Neighbourhood Plan prioritises Town Centre Public Realm works for the investment of future Community Infrastructure Levy funding allocated to Arundel Town Council by the local planning authority during the plan period.*

*(Conformity Reference: Submission Local Plan Policy SP28 and NPPF para 17, 175 & 184)*

a) The funds should be sourced from the new Arun Community Infrastructure Levy (CIL). The CIL, which will replace the pooling of S106 agreement financial contributions in 2014, will be charged on all qualifying residential and commercial development.

b) This sum should be sufficient to finance a significant element of a Town Centre Public Realm Programme with financial contributions from town centre businesses and the local authorities. This programme has been identified by the Draft Arun Cultural & Leisure Strategy of 2013 as a recommendation for future action. It will also combine with Policy 14 to secure a town centre of continued vitality and viability.