

Arundel Neighbourhood Plan 2014-2029

Pre-Submission Plan



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May 2013

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Foreword

Chair of Arundel Neighbourhood Plan Steering Group

Arundel is a very special place, with a long history but it is also developing fast in the 21st Century as a modern market town, heritage and cultural centre and a place for leisure experience seekers. This development needs to be carefully managed, within the local planning environment, to protect the town and to proceed in line with the wishes of local people.

Its place between the South Downs, with the river Arun running through it and the magnificent skyline sets it apart from many other larger places in Sussex and the South East.

The recent Colliers Leisure and Culture Strategy document commissioned by Arun DC identified Arundel as one of the most attractive heritage towns in the country. Also in March 2013 The Times listed Arundel as 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 value what Arundel has to offer, and this plan sets visions and objectives to protect and enhance the town for the benefit of all.

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.

We have consulted the town’s population through focus groups, workshops and surveys to prepare this Draft Neighbourhood Plan. It has been created to encompass 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.

This draft is for your information and comment. It 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.

The draft neighbourhood plan contains policies covering housing, car parking, transport, community assets and more, which have been written in response to your views to date and to be in line with the Arun DC Local Plan and South Downs National Park Plan.

Please read it in full along with the evidence base and let us have your views again, before we create the final version in July for submission to Arun DC and SDNP for adoption.

James Stewart

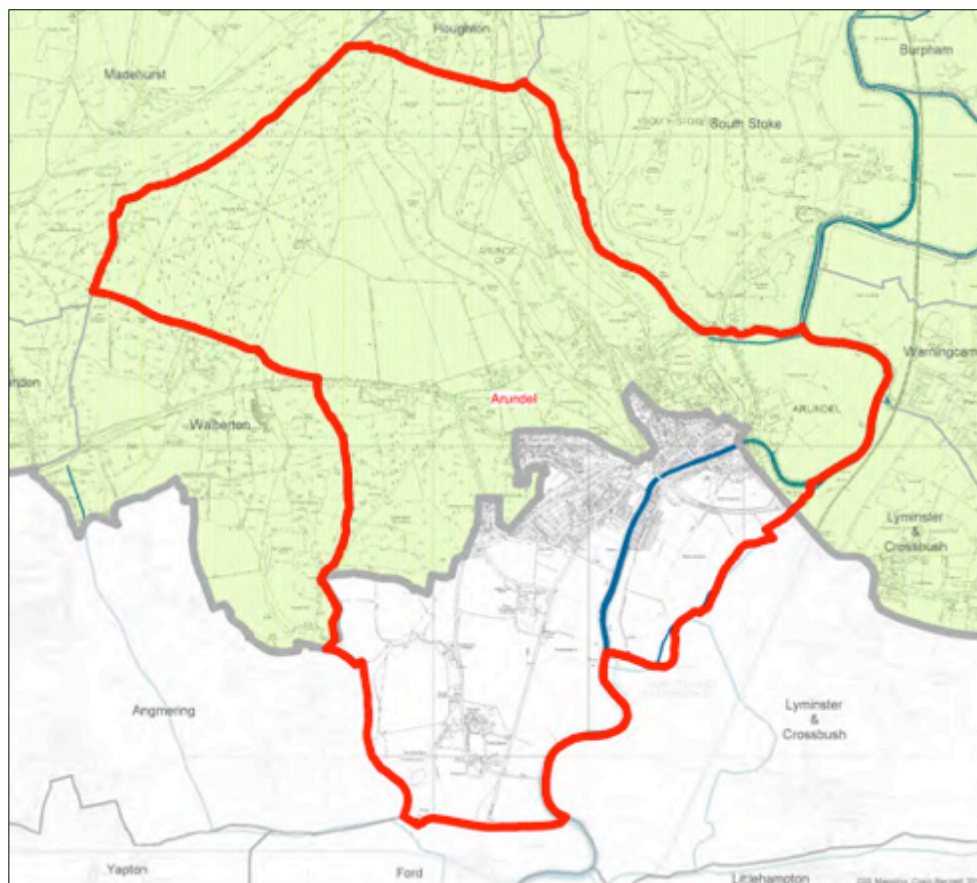
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1. Introduction

1.1 Purpose

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, have designated a Neighbourhood Area for that part of the parish in their respective administrative areas (see Plan A). The Town Council is now leading the preparation of the 'Arundel Neighbourhood Plan' (ANP) for the plan period 2014 – 2029.



Plan A: Arundel Parish Neighbourhood Development Plan Area

The ANP is being prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning Regulations 2012 and Directive 2001/42/EC on Strategic Environmental Assessment. The Town Council wishes to prepare the plan to establish a vision of the future of the parish and to set out how that vision will be realised through planning and controlling land use and development change.

Specifically, the ANP proposes how much new housing should be built in the parish up to 2031 and where this housing should be built. It also makes proposals for specific sites for other land uses and for design policies. It also proposes the making of three Community Right to Build Orders.

The purpose of the Pre-Submission ANP is to consult the local community and statutory authorities on the plan's proposed policies in accordance with Regulations 14 and 21 of the 2012 Regulations.

1.2 Neighbourhood Development Plans

The ANP is amongst the first Neighbourhood Development Plans prepared in England since the 2011 Localism Act. The National Planning Policy Framework states:

“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)”.

1.3 Strategic Environmental Assessment

The ANP requires a strategic environmental assessment (SEA), under Directive 2001/42/EC, “to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development”. Showing how the plan “contributes to the achievement of sustainable development” is one of the ‘basic conditions’ of the 1990 Act and therefore a requirement of the ANP.

In which case, the ANP needs to include an (SEA) Environmental Report setting out the likely significant effects of the plan, which has been consulted up on, and showing how the results of the environmental assessment have been taken into account. The State of the Town Report has already been published for consultation with the statutory bodies to agree the scope of the SEA. Its conclusions, and the assessment of environmental effects of the policies of the ANP, are reported in an SEA Report included as Section 6 of this document and will form part of the Submission Plan in due course.

1.4 Consultation

The Town Council has consulted the local community extensively over the last year. 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.

The Pre-Submission ANP, including the Draft SEA, has been approved by the Town Council's Neighbourhood Plan Steering Group to be published for public consultation for a six week period commencing 20 May 2013 and ending on 30 June 2013.

Any representation on the Pre-Submission ANP should be submitted to the Town Clerk:

The Clerk to Arundel Town Council
Arundel Town Hall
Maltravers Street
Arundel
West Sussex BN18 9AP

or sent by email to the Clerk at ndp@arundeltowncouncil.gov.uk.

1.5 The Plan Preparation Process

The process of preparing and seeking final adoption of the ANP is in accordance with the Neighbourhood Plan Regulations 2012 and has been agreed by the Town Council.

The intention of the Town Council is to submit the ANP to the District Council and SDNPA for approval and then independent examination in 2013. This will enable the District Council to consider its contents at around the time of the submission of the Arun Local Plan and the SDNPA to help inform the 'Issues & Options' report of its own emerging Local Plan in 2014. In the meantime, the ANP reflects, where appropriate, the strategic and local 'saved' policies of the 2003 Arun Local Plan for both administrative areas.

The process up to submission comprises four main stages:

- State of the Town of Arundel Report – this report summarised all the evidence on which the ANP is based and was also published for consultation as the SEA Scoping Report
- Draft Pre-Submission ANP – this report comprised the draft vision, objectives, policies, proposals (including Community Right to Build Orders) and map of the plan for an informal four week consultation period with the local planning authorities
- Pre-Submission ANP – this report comprises the draft vision, objectives, policies, proposals (including Community Right to Build Orders) and map of the plan for a six week public consultation period
- Submission ANP – this report will take into account the representations received on the draft plan during the public consultation period and will amend as necessary its content for submission to the local planning authorities; it will be accompanied by the SEA Report, a Basic Conditions Statement, a Consultation Statement and the Community Right to Build Orders.

If approved by the local planning authorities, the ANP will then be subject to an independent examination. Any recommendations made by the Examiner will be considered by the Town Council and local planning authorities and the plan amended as necessary before being approved for a local referendum. If supported by a majority vote at the referendum, the ANP will be adopted by the local planning authorities as planning policy for that part of the parish that falls within their respective administrative area.

2. State of the Parish

2.1 An Introduction to the Parish of Arundel

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

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).

The parish is dominated by the town of Arundel with a current population is 3,650, which lies at an important crossing of the River Arun and where the important roads of the A27 and A29 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.

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.

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 built 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.

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.

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.

Today Arundel is a popular tourist destination and successful market town and cultural centre. In 2001 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.

2.2 Selected Parish Statistics

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. Some of the data sets used have relied upon the 2001 Census. However, their comparison with data for England remain relevant.

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* Hiorne'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 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

2.3 Community Views

Since the launch of the ANP, the Town 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.

The following are some general views that have emerged from most, if not all, of the groups and meetings:

- Key strengths of the town - community spirit, festivals, very pretty town, cultural centre, river, walks, Castle, Lido, WWT
- Problems - parking in town and outer 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

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%).

The survey is intended to provide 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 was walking (92%), followed by the car (51%) and cycling (17%).
- The most commonly identified mechanism for getting around outside of the town was the car (89%), the bus (24%) and walking (22%).
- The greatest concern of respondents were 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.

2.4 Developments & Site Promotions

Developments

There has been no significant development in the parish in the recent past. The only proposals that would have affected the parish were those of an 'eco-town' at Ford and Yapton to the immediate south of the parish made five years ago in response to a Government initiative. The Nineveh Shipyard residential scheme off River Road is now some years old and only relatively small infill schemes and the Caen Stone Court retirement housing scheme on The Causeway have been built in the town since the larger estates off Ford Road over four decades ago.

Arundel Design Statement

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.

Applications

There are no current planning applications or appeals in the parish of any scale or significance for the ANP to consider. At April 2011, there were planning consents for a net 18 dwellings on very small sites in the parish, with no site proposing more than 2 dwellings.

Site Promotions

In addition, 22 sites in the parish were 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.

This 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.

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. These numbers compare with the Arun Local Plan housing supply target for Arundel of 50 dwellings in the plan period.

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.

2.5 Planning Policy Context

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.

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.

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 and the NPPF. The ANP must be deemed by ADC to be in general conformity with the development plan. The forthcoming Local Plan will replace these documents once adopted. The ANP is being prepared in expectation of the adoption of this Plan but also acknowledges some saved policies in the 2003 plan.

The Submission version of the Local Plan was published for public consultation by ADC in May 2013. The Local Plan will be publicised in June 2013 before its examination later in the year and intended adoption in 2014. The South Downs National Park Local Plan will replace the 2003 Arun Local Plan once adopted in 2017. Before then, SDNPA plans to publish an Issues & Options report as the next stage in this process in early 2014.

Arun Local Plan 2014 – 2029

The 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.”

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)

The Plan then sets out a series of strategic objectives:

- *“To strengthen Arun’s economic base and provide local job opportunities by increasing, diversifying and improving the quality of employment within the district through the provision of appropriate employment sites, better infrastructure including road access, quality affordable accommodation and the development of business support and partnerships;*
- *To reduce the need to travel and promote sustainable forms of transport;*
- *To plan for climate change; to work in harmony with the environment to conserve natural resources and increase biodiversity;*
- *To plan and deliver a range of housing mix and types in locations with good access to employment, services and facilities to meet the district’s housing requirements and the needs of Arun’s residents and communities both urban and rural, ensuring that issues of affordability and the provision of appropriate levels of affordable housing are addressed while supporting the creation of integrated communities;*
- *To protect and enhance Arun’s outstanding landscape, coastline, historic, built and archaeological environment thereby reinforcing local character and identity;*

- To create vibrant, attractive, safe and accessible towns and villages that build upon their unique characters to provide a wide range of uses and which are a focus for quality shopping, entertainment, leisure, tourism and cultural activities; and
- To promote strong, well integrated and cohesive communities, through the promotion of healthy lifestyles, provision of good quality accessible community facilities and a safe environment, which delivers an enhanced quality of life to all. This includes meeting the needs of a growing elderly population.”

It describes Arundel thus:

“The town of Arundel, dominated by its cathedral and castle, lies inland from the coast, at the foot of the Downs. Arundel is recorded in the Domesday book. Its historical development has resulted in a rich built environment set against the impressive backdrop of the River Arun, the Arun Valley and Arundel Park. It is an important visitor destination and many of the facilities, services and employment opportunities reflect this attribute. Arundel has historical and environmental designations and its future growth has to meet the challenge of its special historic and landscape character.” (para. 4.8)



Most of the Local Plan’s policies will be relevant to Arundel and 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 – defining the urban area in relation to the countryside
- SP3 Countryside – safeguarding the countryside for its own sake
- SP4 Green Infrastructure & Development – defining a green infrastructure network
- SP5 Gaps Between Settlements - defining gaps between settlements to prevent coalescence, including ‘Arundel to Littlehampton’
- DM1 Protection of Landscape Character – protecting landscape character, especially in respect of the setting of the National Park
- DM2 The Setting of Arundel – managing proposals to protect specific views to, through and from the town

- DM3 Protection of Existing Premises & Sites – protecting sites where there remains a good prospect of employment use
- SP9 Hierarchy of Centres – identifying Arundel as a service centre to “maintain its existing role ... providing both a range of shops and services for the local population and fulfilling a specialist role as a tourist and visitor destination”.
- 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 – protecting tourism features to promote and manage tourism growth
- DM9 Tourism Development – managing proposals for visitor attractions and the relationship with the National Park
- SP11 Parish Housing Allocations – requiring the ANP to identify land for 50 new homes in the plan period
- DM14 Housing Mix – requiring an appropriate mix of housing types and sizes in new schemes, including promoting self-build homes
- SP12 Affordable Housing – requiring affordable housing provision based on housing scheme size
- SP13 Rural Exception Sites – provision for primarily affordable homes on special rural sites, including the use of community land trusts
- SP19 Health & Well-being – guiding the development of new community facilities
- DM22 Open Space, Sport & Recreation – protecting existing community facilities
- 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
- DM24 Public Car Parks – requiring a parking strategy to manage public car parking space provision
- SP24 Historic Environment – restating national policy on conserving and enhancing heritage assets
- DM25 Listed Buildings – restating national policy on development affecting listed buildings
- DM26 Buildings or Structures of Character – defining locally important buildings and structures
- DM27 Conservation Areas – restating national policy on conservation area management
- DM28 Areas of Special Character – defining 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 – guiding approach to infrastructure assessment and use of the Community Infrastructure Levy

South Downs National Park Local Plan

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.

The Authority sees planning policy affecting 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.”

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. It is proposed that the Plan will be formally submitted to the Secretary of State in June 2016 and be adopted in 2017. It will set the planning policy framework for the National Park for the period up to 2035. 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

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.

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.

The ANP therefore examines how these proposals relate to other planning issues in the town and devise policies accordingly. It may also consider identifying these proposals as warranting support as infrastructure projects to be funded through the Community Infrastructure Levy (CIL).

Lower Tidal River Arun Strategy

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.

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.”*

The report goes on to state that *“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 a third will be provided by the Agency and the remainder coming from local sources.

The ANP should therefore examine how its planning policies should resist development proposals that make flooding worse in the town and wider area as well as safeguard land for future flood defence works. The plan may also identify such works for CIL investment.

West Sussex Local Transport Plan 3

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.”*

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.”*

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.”

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.”*

Planning for and delivering the A27 Arundel Bypass scheme falls outside the scope of the ANP. However, the plan can restate the community’s support for the earliest implementation of the scheme. It can also examine how the objectives of the LTP3 influence its allocation of development sites and make proposals for traffic management-related improvements in the town, financed in part from the CIL.

3. Vision & Objectives

3.1 Vision

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 destination of 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 the completion of the A27 Bypass, from works to manage traffic 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.”

3.2 Objectives & Measures

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.

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

1. To maintain and enhance the nationally important heritage assets and special character of the town and its setting:
 - No development permitted that is detrimental to any heritage asset or its setting
 - 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
 - New Arundel Community Land Trust
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 designated
4. To sustain a thriving town centre offering a range of independent goods and services to the local community and visitors:
 - No loss of town centre uses

- Continued dominance of independent retail and service providers in 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
- New A27 Bypass
 - Traffic and car parking management in town centre and other problem locations
 - 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

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 Arun Local Plan and of the South Downs National Park purposes as they relate to Arundel Parish.

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.

3.3 Monitoring & Review

The ANP will be monitored by the local planning authorities and Arundel Town Council on an annual basis as part of the Arun and South Downs National Park Annual Monitoring Reports. The objectives and measures will form the core of the monitoring activity but other data collected and reported at a parish level relevant to the plan will also be included.

It is expected the ANP will be formally reviewed on a five-year cycle or to coincide with the review of the Arun Local Plan if this cycle is different.

4. Policies & Proposals

4.1 Introduction

The Neighbourhood Development Plan contains a series of policies and proposals, the successful delivery of which during the plan period will achieve the community's vision for the Parish. In addition, the saved policies of the 2003 Arun Local Plan, and those of the Local Plan in due course, will be used by the local planning authority to consider and determine planning applications.

Each policy is numbered and is accompanied by a short explanation and justification, including a reference to the relevant key evidence (which is listed in Appendix A).

4.2 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: NPPF, para 14)

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 directs future housing, economic and community-related development within the parish to the built up area boundary of the town of Arundel, as defined by the development plan, to build and bolster its role as a resilient town community.

(Conformity Reference: Arun Local Plan 2003 Policy GEN2 and GEN3, Arun Submission Local Plan Policy SP2 and SP3 and NPPF para's 17 and 109)

This policy requires the focus of development in the plan period to be within the built up area boundary proposed in the Local Plan. 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.

Focussing development on the town area also consolidates its role as a service centre and makes the best 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. These wider sustainability benefits provide a rationale for the policies of the ANP considering development in areas identified as being at flood risk.

4.3 Housing Policies

Policy 3: Housing Supply

The Neighbourhood Plan provides for the development of a total of 85 homes in the period 1 April 2014 to 31 December 2029.

Sites will be allocated for housing development only on previously-developed land within the designated built-up area boundary of the development plan or on other land that will directly enable the successful development of such land.

Sites will be identified as suitable in principle for housing development on land within or adjoining the designated built-up area boundary that:

- i. is not currently available for development but may become available later in the plan; and/or*
- ii. will qualify as a Rural Exception Site in Policy SP13 of the Arun Local Plan*

The proportion of affordable housing on each site will reflect its circumstances but the Neighbourhood Plan requires at least 36 homes built in the plan period to be affordable.

The type of housing provided on each allocated site will reflect the proximity of the site to the town centre. In which case:

- i. sites that are within 400m walking distance from the town centre will be particularly suited to meeting the needs of smaller households of older or young people without private transport and will therefore have at least 50% of the total number of homes provided as houses and/or flats with two bedrooms or fewer*
- ii. sites that are beyond 400m walking distance of a designated village centre will be suited to households with access to private transport and will therefore have no more than 25% of homes provided as houses and flats with two bedrooms or fewer*

(Conformity Reference: Arun Local Plan 2003 Policy GEN 5, GEN7, DEV 17 and DEV18, Arun Submission Local Plan Policy SP2, SP3, SP11, SP12, SP13 and DM14 and NPPF para 50)

This policy sets a target for the supply of new homes in the Parish and phases it across the full plan period 2014 - 2029. It also establishes the selection criteria for the housing development proposals made in policies 4, and 6 of the ANP. In addition, it sets out the principles of the types and tenures of new homes, with which those proposals are expected to accord.

The policy responds to the Arun Local Plan housing supply target of identifying at least 50 new homes in the parish for the plan period. It also 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 delivering affordable housing and on reusing previously developed land within the town.

The policy makes a distinction between sites that are available for development now, which are allocated for delivery in the period 2014 – 2019, and those that are not, which are not allocated but are identified as suited in principle for delivery beyond 2019.

This both provides certainty for development proposals to come forward soon and sends an appropriate signal to investors that other sites may be supported in future. As a result, the ANP does not require the allocation of sites outside of the built up area boundary that are currently available unless they will directly enable the delivery of a site that is allocated.

The ANP acknowledges that the delivery of affordable homes on some previously developed sites may be financially difficult to achieve due to higher development costs. But, the policy requires the delivery of a total number of affordable homes at a level that accords with the Local Plan. It therefore provides for identifying sites adjoining the built up area boundary that will qualify under Policy SP13 of the Local Plan as ‘rural exception sites’, on each of which at least two thirds of homes will be defined as affordable. In this respect, in the absence of an up-to-date development plan for the National Park, it is assumed that the Arun Local Plan policy on affordable housing and rural exceptions sites will apply to those sites in the National Park boundary.

The ANP also seeks to enable those households with a requirement or preference for living in smaller homes in closer proximity to the town centre and its services to do so. Where households desire larger, family properties and have access to private transport, then the Plan also makes provision.

Policy 4: Housing Site Allocations

In order to deliver 38 of the new homes required in the plan period 2014 - 2019, the Neighbourhood Plan allocates the following sites for housing development, as shown on the Proposals Map, subject to the development principles outlined:

- i. up to 13 dwellings on land at River Road – comprising 2 and 3 bed open market houses and/or flats,*
- ii. up to 25 dwellings on land at Ford Road – comprising 2, 3 and 4 bed houses, of which at least 7 homes will be affordable homes, provided the scheme makes satisfactory provision for private and public car parking spaces for the benefit of existing homes on Ford Road and visitors to the town centre respectively and for an improved footpath from the site to The Slipe*

(Conformity Reference: Arun Local Plan 2003 Policy GEN5, Arun Submission Local Plan Policy SP11 and SP12 and NPPF para 47)

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.

The sites have been selected from those suggested by the local community. Both sites are available for development in the period 2014-2019 so will be able to contribute to the local planning authority’s five years housing supply.

Those allocated are the only sites that are considered to accord with the selection criteria in Policy 3. No other sites are required to be allocated during the plan period to 2019 to meet the housing supply needs of Policy 3.

River Road (‘Bevan & Bevan’)

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, and a small number of privately-let garages, owned by Arun District Council. It occupies a tight but important site adjoin 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. Given the likely higher development costs associated with demolition and addressing ground conditions, the site is not expected to be able to provide onsite affordable housing.

Ford Road ('Old Gas Works')

The site comprises the former gas works and the adjoining land between that site and the A27, adjoining the Arundel Conservation Area. It is in two separate private ownerships. The comprehensive development of both sites will deliver clear community benefits by removing a prominent, derelict site, by delivering new open market and affordable homes and by providing private and public car parking spaces, together with an enhanced footpath access to the town centre from Ford Road under the A27 bridge to The Slupe.

Combining the sites, one of which adjoins the built up area boundary of the 2003 Local Plan, will enable a quantum of development that will address the very high development costs anticipated in resolving the ground condition problems at the gas works site. Although all the site benefits from the adjoining flood defences, part of the site remains designated within Flood Zone 2 and so development proposals must include a Flood Risk Assessment that demonstrates how such risks will be managed.

Policy 5: Land at Fitzalan Road

In order to deliver the new homes required in the plan period, the Neighbourhood Plan will support proposals for housing development of up to 18 dwellings at Fitzalan Road comprising 2 and 3 bedroom houses and/or flats, of which at least 5 homes will be affordable homes, as shown on the Proposals Map:

(Conformity Reference: Arun Local Plan 2003 Policy GEN 5 and DEV 17, Arun Submission Local Plan Policy SP11, SP12, DM3 and DM14 and NPPF para 51)

This policy identifies land for housing development in the existing built up area boundary at Fitzalan Road ('Blastreat'), which may become available later in the plan period. As such, it qualifies for identification under Policy 3 of the ANP to supply housing in the plan period but this may be beyond 2019.

The land comprises land currently occupied by an industrial use and an adjoining residential property and adjoins the Arundel Conservation Area. The combined site is considered large enough for a housing scheme to accommodate higher development costs and to deliver affordable housing on site. Although all the site benefits from the Arundel flood defences, it remains designated within Flood Zone 3a and so development proposals must include a Flood Risk Assessment that demonstrates how such risks will be managed.

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 change of use of other sites nearby in Fitzalan Road and Queen Street to residential over the last few years, and the industrial nature of the primary use, its change of use 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. As such, the policy conforms with Local Plan in justifying an exception to its protection of employment land policy.

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 use of the land. It is not the intention of the Town Council to require the relocation of these uses nor to propose that the District Council uses any compulsory purchase powers.

The availability of the land will 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 allocated 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.

Policy 6: Rural Exception Sites

In order to deliver at least 29 of the new homes required in the plan period, the Neighbourhood Plan will support proposals for housing development on the following rural exception sites, as shown on the Proposals Map, in accordance with Policy SP13 of the Arun Local Plan and provided that Community Right to Build Orders are made for each site:

- i. up to 12 dwellings on land off Park Place – comprising 2 and 3 bed houses with at least 10 permanently affordable houses to meet parish housing need, to be delivered in the period 2020-29*
- ii. up to 12 dwellings on land at The Causeway – comprising 2 and 3 bed houses with at least 10 permanently affordable houses to meet parish housing need, to be delivered in the period to 2019, provided that land is made available for private car parking to deliver Policy 14 of the plan*
- iii. up to 5 dwellings on land at Jubilee Park, off Ford Road - comprising 2 and 3 bed houses with at least 4 permanently affordable houses to meet parish housing need, to be delivered in the period to 2019*

(Conformity Reference: Arun Local Plan 2003 Policy DEV 18, Arun Submission Local Plan Policy SP11, SP12, SP13 and DM14 and NPPF para 51)

This policy identifies three sites that have been assessed as qualifying as ‘rural exception sites’ as defined by Policy SP13 of the Local Plan. At present, no other sites have been assessed as meeting this qualification.

The policy requires that a Community Right to Build Order is made for each proposal, which will determine the precise mix of affordable and open market housing. The proposed Arun Local Plan policy requires one open market home for every two affordable homes but the Orders will strive to achieve the highest proportion of affordable homes that is financially viable. For each site, the Order will be accompanied by a development appraisal that satisfactorily justifies the proposed mix and will include a Section 106 planning obligations and conditions as necessary. In all cases too, the Order will include an assessment of how the impact of development on the sensitive landscape character of the sites and their settings will be satisfactorily managed.

In addition, Policy 20 of the ANP proposes the setting up of an Arundel Community Land Trust (CLT) for the purpose of delivering all three sites, none of which would normally be suited to conventional open market housing development as a result of their policy constraints. Action in rural Sussex (AirS) has a long track record of helping local planning authorities, landowners and affordable housing providers deliver successful rural exception sites and will work with these organisations for the same purpose in Arundel. Together the three schemes form a critical mass to justify a new CLT, which is a relatively new means of financing, governing and managing permanently affordable housing for local people.

It is accepted, however, that one or more of the sites may not be made available for this purpose and the policy is intended only to provide a signal to the landowners/occupiers of a preferred use of part of the land. It is not the intention of the Town Council or Local Planning Authority to require the relocation of current occupiers, where relevant, or to propose the use of compulsory purchase powers. The availability of the land will 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 affordable housing development will be allocated to meet the supply target in Policy 3.

Land off Park Place ('Arundel Farm Riding Centre')

This large site lies within the National Park and the Arundel Conservation Area and adjoins the built up area boundary. It comprises open land and buildings of a well-established, privately-owned equestrian facility between Park Place and the A284. All the land is currently in use and so is not currently available for development. However, the land owner has indicated that part of the site may become available during the plan period, provided a suitable alternative site has been secured if it is not possible to continue to operate the facility on this site. In which case, the site has been identified as being suited for an affordable housing scheme in the period beyond 2019. The Community Right to Build Order will determine if this will be necessary and will take into account how the proposals will relate to the character of the National Park and Conservation Area and to nearby Listed Buildings in Park Place.

The Causeway ('Portreeves Field')

The site in the National Park is a privately-owned, undeveloped field on The Causeway adjoining the built-up area boundary and is surrounded by housing and small hotel uses. The site is available for development and part is required to provide off-street car parking to enable the change of use of the Mill House Farm site for a children's nursery under Policy 15 of the ANP.

Although all the site benefits from the Arundel flood defences, it remains designated within Flood Zone 3a and so the Community Right to Build Order will include a Flood Risk Assessment that demonstrates how such risks will be addressed. In addition, part of the site is identified in Policy 17 of the ANP as being safeguarded for works to raise the existing flood defence embankment. The Order will also include a Section 106 planning obligation to provide the off-street car parking and other conditions as necessary.

Ford Road ('Jubilee Park')

The site adjoining the built up area boundary off Ford Road is owned by Arun District Council and is a small field behind residential properties on Maxwell Road. It is separated from the open countryside to the south by a significant belt of mature trees.

The Community Right to Build Order will determine how the scheme can use the route of an existing track to access Ford Road and will include a Section 106 planning obligation and other conditions as necessary.

4.4 Transport Policies

Policy 7: Town Centre Car Parking

The Neighbourhood Plan will support in principle the following proposals, provided they are detailed, designed, funded and implemented as part of a Parking Strategy for Arundel:

- i. provide additional on-street car parking spaces for local residents and visitors at Maltravers Street (from King Street to High Street) as part of a traffic management scheme to slow traffic speeds and allow for occasional road closures to support community events*
- ii. allow for occasional and/or regular road closures on Tarrant Street (from Surrey Street to High Street) to support community and shopping events*
- iii. improve the signage inside and outside the town to existing public car parks.*

(Conformity Reference: Arun Local Plan 2003 Policy AREA 20 and DEV34, Arun Submission Local Plan Policy SP10 and DM24 and NPPF para 51)

This policy supports in principle a range of changes to the existing arrangements in the town centre to improve the availability of car parking spaces for local residents and businesses on the one hand and tourists and visitors on the other. In doing so, it recognises that such changes may also deliver other community benefits, e.g. better traffic management in the historic streets and occasional road closures to support town centre events.

It reflects the local community's expressed objection to previous residents' parking zone proposals but 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.

The new public car park proposed in Policy 8 of the ANP and the other provisions of this policy, e.g. better signposting of other public car parks, in which there is spare capacity at all times other than during major town events (for which temporary overspill arrangements are regularly put in place), ought to provide a long term solution to effective car parking management in the town.

In any event, the policy requires that the details of each proposal, including its design, funding and implementation, are provided in a Parking Strategy for Arundel. The strategy should be jointly prepared by the Town Council, County Council and District Council and consulted upon with local residents, local businesses and property interests in due course. In the meantime, the ANP provides a clear steer on the main principles to be included in the strategy.

Policy 8: Other Public Car Parking

The Neighbourhood Plan will allocate land at Ford Road, as shown on the Proposals Map, to provide public car parking spaces, in association with the housing allocation in Policy 4 and as part of a Parking Strategy for Arundel.

(Conformity Reference: Arun Local Plan 2003 Policy AREA7 and DEV 34, Arun Submission Local Plan Policy SP10, DM24 and DM38 and NPPF para 51)

This policy allocates land off Ford Road for use as a public car park as part of a housing development scheme provided for in Policy 4. The Proposals Map shows the whole site. The extent of the housing and car parking requirements; the arrangements for improving the footpath to the town centre; and proposals for addressing flood risk on the site will be a matter for a planning application to determine.

The policy will form a key feature of the proposed Parking Strategy for Arundel by providing additional spaces to support the town centre and is therefore complementary to Policy 7 of the ANP. It may also enable residents in Ford Road that currently rely on on-street car parking to access spaces, provided appropriate traffic management measures are planned to slow traffic speeds in this location. The land is just over 100m from the town centre at Tarrant Street but the walking route is mostly at grade and offers a delightful view of the town and River Arun in part. The use and improvement of the existing route under the A27 road bridge will avoid the need for an additional pedestrian crossing facility on the A27, which would not be supported.

Policy 9: School Car Parking

The Neighbourhood Plan will support proposals to provide off-street car parking spaces to serve Arundel CoE Primary School on land at Jarvis Road and to serve St.Philip's Catholic Primary School on land at London Road, as shown on the Proposals Map, provided their impact on the character of the National Park and on any designated nature sites can be satisfactorily mitigated.

(Conformity Reference: Arun Local Plan 2003 Policy AREA 7, Arun Submission Local Plan Policy DM24 and NPPF para 51)

This 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 off street spaces and therefore requires the identification of other land suited for this purpose.

At Jarvis Road, it may be possible to use a strip of land on the edge of the woodland opposite the school to provide a new turning head and herringbone spaces. However, as the woodland is designated as ancient woodland, the proposals must demonstrate that the design will satisfactorily minimise and mitigate its impact on this designation.

On London Road, there may be opportunities to use private amenity land opposite and nearby the school or part of a field just north on the London Road. 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. However, the location provides part of the setting to the town from the north and to Arundel Castle and is where the urban edge of the town meets the National Park. In which case, proposals must demonstrate that the design will satisfactorily minimise and mitigate its impact in these respects.

Policy 10: Access to Arundel Station

The Neighbourhood Plan supports proposals to improve pedestrian access from the town centre to Arundel Station.

(Conformity Reference: Arun Local Plan 2003 Policy GEN14 and GEN15, Arun Submission Local Plan Policy SP22, SP23 and DM23 and NPPF para 51)

This policy supports a longstanding proposal of the highways authority to design and implement a scheme to improve pedestrian access from the town to the railway station and, in doing so, to remove the existing pedestrian crossing on the A27. 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.

Policy 11: A27 Bypass

The Neighbourhood Plan supports the implementation within the plan period of the A27 Arundel Bypass proposal on its preferred route.

(Conformity Reference: DoT Preferred Route Statement 1993, Arun Local Plan 2003 Policy DEV15, Arun Submission Local Plan Policy SP23 and NPPF para's 30 and 37)

The policy supports the long term commitment of the DoT, Highways Agency and the local highway authority to delivering the A27 Arundel Bypass on the proposed 'Pink/Blue' preferred route and to the safeguarding of the scheme in the Arun Submission Local Plan (Policy SP23) in the interim.

Policy 12: Arundel Chord Rail Improvement

The Neighbourhood Plan supports the implementation of the Arundel Chord Rail Improvement Scheme at the Arundel Junction in the plan area, as shown on the Proposals Map, provided its design incorporates flood risk mitigation measures.

(Conformity Reference: Arun Local Plan 2003 Policy GEN14, Arun Submission Local Plan Policy DM23 and NPPF para's 31 and 41)

This policy identifies the Arundel Chord Rail Improvement scheme as a potential infrastructure project, the location of which falls outside the parish boundary. The scheme will improve the efficiency of the local rail network, enabling improvements to services that will benefit the town and its neighbours. It recognises, however, the location of the scheme in the flood plain of the River Arun and requires that the design of the scheme does not increase the risk of flooding elsewhere in the area.

4.5 Community Facility Policies

Policy 13: Arundel Lido

The Neighbourhood Plan will support proposals for suitable additional D2 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)

This policy encourages development proposals that consolidate the role of the Arundel Lido as an important and valued community leisure facility. 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 14: Victoria Institute

The Neighbourhood Plan will support proposals to continue the D2 community or culture use of the Victoria Institute, Tarrant Street. Should the property no longer be viable for such uses, the Neighbourhood Plan will support proposals for a change of use to a C1 hotel use, C2 residential institution use or C3 dwelling use.

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

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 would like to see it remain in such use, hence its identification as an Asset of Community Value in Policy 16.

However, the policy also provides for a change of use to other uses appropriate to the building and its location, provided applicants can demonstrate that the property is no longer viable as a community or cultural facility. Proposals will also need to take account its listed status and the legal constraints on the use and tenure of the building.

Policy 15: 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 D1 children's day nursery use, provided:

- i. the proposals retain the character of the farm building as a designated Building or Structure of Character;*
- ii. the facility will have opening hours to meet the needs of working parents;*
- iii. consent has been obtained to use the land at The Causeway for a car park to serve the facility, as provided for by Policy 6;*
- iv. it can be demonstrated that the facility will cause no significant harm to the amenities of adjoining hotel uses on The Causeway; and*
- v. 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 17*

(Conformity Reference: Arun Local Plan 2003 Policy DEV6, Arun Submission Local Plan Policy SP19 and DM26 and NPPF para 28)

This policy supports proposals that will retain the Mill House Farm building on The Causeway, which is a designated Building or Structure of Character, for a D1 children's day nursery use.

The community has indicated that the availability of pre-school places in the town is limited, especially for working parents requiring early and late opening hours on weekdays (as evidenced by the ANP Community Survey). This prominent site at the eastern entrance to the town has been disused for a number of years. It is suited in principle to this new use provided the proposals retain the character of the farm building.

There is also a requirement for off-street car parking spaces for parents and staff to be met off-site. The close proximity of the site to the roundabout where The Causeway meets the A27 means that a new access serving this type of use cannot be achieved directly to the site. Policy 6 of the ANP provides for the opportunity to meet this requirement to enable staff, parents and children to walk less than 50m to the facility.

Although the hours of opening are unlikely to coincide for the most part, the policy also requires that proposals are designed to avoid harm to the amenities of the adjoining C1 hotel use by way of noise disturbance to hotel residents.

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.

Policy 16: 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 shown on the Proposals Map, as a result of their acknowledged importance to the life and enjoyment of the community:

- i. Arundel CoE Primary School, Jarvis Road,
- ii. St. Philips Catholic Primary School, London Road,
- iii. Arundel Library and Early Years facilities, Surrey Street
- iv. Police Station, The Causeway
- v. Fire Station, Ford Road
- vi. Priory Playhouse, London Road
- vii. St. Mary's Hall, London Road
- viii. Arundel Museum, Mill Road
- ix. Norfolk Centre, Mill Road
- x. Scout Hall, Green Lane Close
- xi. Arundel Lido, Queen Street
- xii. Victoria Institute, Tarrant Street
- xiii. Arundel & District Community Hospital, Chichester Road
- xiv. Town Hall, Maltravers Street
- xv. Arundel Football Club, Mill Road
- xvi. Arundel Tennis Club, Mill Road
- xvii. Arundel Bowling Club, Mill Road
- xviii. Arundel Cricket Ground, Chichester Road
- xix. Children's Play Area, Mill Road
- xx. Children's Play Area, Canada Road
- xxi. The Swan Hotel, High Street
- xxii. Norfolk Hotel, High Street
- xxiii. The Red Lion P.H., High Street

- xxiv. *The Eagle Inn, Tarrant Street*
- xxv. *The Kings Arms P.H., Tarrant Street*
- xxvi. *Post Office, Mill Road*
- xxvii. *The White Hart P.H., Queen Street*
- xxviii. *The White Swan P.H., Chichester Road*
- xxix. *The St. Mary's Gate Inn, London Road*

Proposals that will enhance the viability and/or community value of the assets 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)

This policy proposes that new Assets of Community Value are designated by the local planning authority in line with the Community Right to Bid provisions of the Localism Act 2011. The Town Council is a qualifying body to make such a proposal to the District Council.

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).

If designated, the policy supports proposals that will continue the viable use of the community asset but requires proposals to that will result in the loss of an asset 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 of sale on the open market.

4.6 Environment Policies

Policy 17: 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 GEN10 and GEN11, Arun Submission Local Plan Policy DM38 and NPPF para's 94 and 162)

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.

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.

Policy 18: Buildings and Structures of Character

The Neighbourhood Plan proposes the consideration by the local planning authority to designate the following buildings and structures as Buildings or Structures of Character:

- *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, 9 Tarrant 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*

(Conformity Reference: Arun Local Plan 2003 Policy GEN22, Arun Submission Local Plan Policy DM27 and NPPF para's 61 and 70)

Throughout the parish there are buildings and structures that, while not of sufficient special historic and/or architectural 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.

As such, they meet the criteria of Policy DM27 of the Local Plan (and of the existing Buildings or Structures of Special Character Supplementary Planning Document) for designation as Buildings or Structures of Special Character.

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.

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

4.7 Retail Policies

Policy 19: Arundel Town Centre

Within the proposed Arundel Primary and Secondary Shopping Frontages, defined by the Draft Arun Local Plan Proposals Map, the Neighbourhood Plan will:

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

The Neighbourhood Plan will also support proposals in that area for the temporary use of empty shop premises for start-up retail businesses or other forms of 'pop-up' shops.

The Neighbourhood Plan will encourage and support retailers and other commercial interests in the town centre to participate in an appropriate retail organisation to co-ordinate retail operations and to jointly market the town centre to local customers and visitors.

(Conformity Reference: Arun Local Plan 2003 Policy AREA19 and AREA20, Arun Submission Local Plan Policy SP9 and DM8 and NPPF para 28)

This policy complements Policy DM8 of the Arun Local Plan 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.

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.

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 is 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.

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 Policy 7 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.

5. Delivery Principles & Policies

5.1 Introduction

The Neighbourhood Development Plan 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.

5.2 Development Management

Most of the policies contained in the Neighbourhood Development Plan 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.

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.

Policy 20: Arundel Community Land Trust

In pursuit of Policy 6, the Neighbourhood Plan supports the setting up of an Arundel Community Land Trust for the purpose of delivering each of the rural exception site proposals, provided the trust is set up and governed by local people.

(Conformity Reference: Arun Submission Local Plan Policy SP12 and SP13 and NPPF para 28)

This policy identifies the opportunity to establish a Community Land Trust (CLT) for Arundel to implement one or more of the housing allocations using the Community Right to Build Orders proposed in policies 6 and 21 of the ANP respectively.

CLTs are becoming an increasingly popular means of developing rural exception sites in England as they allow for direct local community ownership and long term control of affordable housing to meet local needs. Action in rural Sussex (AirS) is the rural community council for the county. It has strong track record in helping local people deliver and access affordable housing on rural exception site and has recently formed a programme to support the creation of CLTs.

The opportunity to plan for up to three schemes in the ANP will support the justification of a CLT for Arundel, which may in future seek to acquire an interest in other community assets in housing or other use for the benefit of local people. Whilst the Town Council is playing a key role in proposing a CLT for this purpose through the ANP and the Orders, the CLT will be entirely independent of the Town Council. AirS will be discussing with the Town Council the options for how the CLT is formed and for its business plan and partnerships.

Policy 21: Community Right to Build Orders

In pursuit of Policy 6, the Neighbourhood Plan proposes to make the following Community Right to Build Orders in accordance with the Town & Country Planning Act 1990 and the Neighbourhood Planning (General) Regulations 2012:

- i. up to 12 dwellings on land at the Riding School off the A284 – comprising 2 and 3 bed houses with a minimum 10 permanently affordable houses to meet local housing need;*
- ii. up to 12 dwellings on land at The Causeway – comprising 2 and 3 bed houses with a minimum 10 permanently affordable houses to meet local housing need; and*
- iii. up to 5 dwellings on land at Jubilee Park, off Ford Road - comprising 2 and 3 bed houses with a minimum 4 permanently affordable houses to meet local housing need.*

(Conformity Reference: NPPF para's 71 and 183 and Neighbourhood Planning Regulations 2012)

The Localism Act 2011 and the Neighbourhood Planning Regulations 2012 provide for the means to obtain deemed planning consent for proposals from eligible community organisations for specific sites and schemes. To obtain deemed consent a Community Right to Build Order must be granted to the eligible organisation following a proposal that is considered valid by the local planning authority and a successful referendum vote.

It is proposed to make three Orders in respect of implementing Policy 6. The Plan is viewed as a timely and suitable means by which these policies can be formulated and consulted upon within the context of other land use planning and development issues in the parish. The full details of each Order will be developed to accompany the Submission ANP for the same examination by an independent examiner in due course. The Orders will be the subject of separate questions on the referendum.

The benefit of the Orders will be to expedite the implementation of Policy 6, thereby providing confidence to the local community that the proposals will be delivered in the ways proposed in the plan.

5.3 Infrastructure Projects

Policy 22: Infrastructure Projects

The Neighbourhood Plan proposes the priority for investment of future Community Infrastructure Levy funding allocated by the local planning authority during the plan period is Town Centre Public Realm works.

(Conformity Reference: NPPF para 17, 175 & 184)

The remaining 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.

This sum should be sufficient to finance a significant element of the Town Centre Public Realm Programme with financial contributions from town centre businesses and the local authorities.

6. Strategic Environmental Assessment

1. Introduction

The purpose of this report is to provide an assessment of any significant environmental effects resulting from the policies and proposals of the Pre-Submission Neighbourhood Development Plan for Arundel (“the Neighbourhood Plan”) in accordance with EU Directive 2001/42 on strategic environmental assessment (SEA).

The Neighbourhood Plan has been published for pre-submission consultation by Arundel Town Council under the Neighbourhood Planning Regulations 2012. Although neither Arun District Council nor the South Downs National Park Authority, as the local planning authorities, have issued a formal screening opinion requiring an SEA, one has in any event been prepared that accords with the EU Directive.

The Neighbourhood Plan is amongst the first in England to incorporate Community Right to Build Orders (under the Localism Act 2011) as policies to implement key proposals within the Neighbourhood Plan. It is also amongst the first Neighbourhood Plans to be subject to an SEA alone, and not Sustainability Appraisal, as the Government has made clear that such plans are not subject to appraisal.

The SEA report therefore provides an assessment of the Neighbourhood Plan and seeks to do in a way that is proportionate to this task and that recognises the limitations of the available data and means of measuring direct impacts.

2. Background to Strategic Environmental Assessment

Strategic Environmental Assessment (SEA) involves the evaluation of the environmental impacts of a plan. The requirement for SEA is set out in the European Directive 2001/42/EC adopted into UK law as the “Environmental Assessment of Plans or Programmes Regulations 2004” as follows:

- An outline of the contents, main objectives of the plan, and relationship with other relevant plans or programmes
- The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan
- The environmental characteristics of areas likely to be significantly affected
- Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC
- The environmental protection objectives, established at international, community or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation
- The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors
- The measures envisaged to prevent, reduce, and as fully as possible offset any significant adverse effects on the environment of implementing the plan
- An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information
- A description of measures envisaged concerning monitoring in accordance with Article 10

Since 2004, the requirement for SEA of relevant plans and programmes has been aligned with the similar process of Sustainability Appraisal (SA) in the UK. During the preparation of the Neighbourhood Plan, the Government confirmed that an SA is not required of a Neighbourhood Plan but that SEA may still be necessary in circumstances where policies may have a significant environmental effect.

The methodology for the assessment is intended to be proportionate to the task of assessing the modest development proposals of a Neighbourhood Plan in a relatively small parish area. It focuses only on the requirements of SEA and does not extend to cover the wider sustainability attributes of a Sustainability Appraisal.

The report responds to each of the SEA requirements in turn, beginning with a short description of the Neighbourhood Plan, identifying the key environmental features of the parish and then assessing the impact of the strategic objectives and policies of the Neighbourhood Plan on those features, using a number of SEA objectives and measures.

3. An outline of the contents, main objectives of the Neighbourhood Plan and relationship with other relevant plans or programmes

The Neighbourhood Plan contains a number of policies for the use and development of land in the parish of Arundel in the plan period from 2014 to 2029. These policies, together with the policies of the Arun development plan - that is the saved policies of the 2003 Local Plan; the proposed Arun Local Plan ("the new Local Plan") published in April 2013; and the emerging South Downs National Park Local Plan - and the National Planning Policy Framework (NPPF), will be used by the local planning authorities in determining planning applications should the Neighbourhood Plan be adopted in due course.

The Vision of the Neighbourhood Plan is:

"By 2029, Arundel will have retained its status as one of England's most significant historic towns and will have become a key destination of 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 the completion of the A27 Bypass, from works to manage traffic 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."

In pursuit of this Vision, the Neighbourhood Plan contains six strategic objectives and specific measures:

1. To maintain and enhance the nationally important heritage assets and special character of the town and its setting:

- No development permitted that is detrimental to any heritage asset or its setting
- 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, bicycle 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
 - New Arundel Community Land Trust
3. To secure the long term future of community and cultural facilities that help make the town special:
 - New and/or improved multi-purpose community and cultural facilities
 - Assets of community value designated
4. To sustain a thriving town centre offering a range of independent goods and services to the local community and visitors:
 - No loss of town centre uses
 - Continued dominance of independent retail and service providers in 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
 - New A27 Bypass
 - Traffic and car parking management in town centre and other problem locations
 - 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

The Neighbourhood Plan sets out a range of housing, retail, traffic and community asset policies and proposes to make three Community Right to Build Orders. These policies are each assessed in section 6 of the SEA below.

5. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the Neighbourhood Plan

The State of the Town Report for the Neighbourhood Plan published by the Town Council in December 2012 identified the key features of the local environment. These are:

- The northern half of the parish of Arundel falling in the South Downs National Park
- 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
- 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* Hiorn'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 town area
- three Scheduled Ancient Monuments at Arundel Castle, Arundel Mediaeval Blackfriars and Tortington Priory
- a listed Park & Garden (Arundel Park)

The quality and status of the local natural and built environment is therefore of considerable importance to future planning decisions in the town and parish and these environmental designations form the baseline data for the assessment.

Should the Neighbourhood Plan not be adopted then decisions on future planning applications will be made using the policy provisions of the Arun and South Downs National Park development plans and the NPPF. Given the limitation on the Neighbourhood Plan to make only local and not strategic planning policy for the parish, the current state of these environmental features will not be affected by a failure to adopt or to implement the Neighbourhood Plan.

6. The environmental characteristics of areas likely to be significantly affected

The designated environmental features of the parish are identified in the Neighbourhood Plan and in section 4 of the SEA report above. The location of the part of the parish, and especially the northern landscape setting of the town, within the National Park requires a sensitivity of the Neighbourhood Plan to meeting its strategic objectives. The landscape character of this part of the National Park has been assessed as having generally low to negligible capacity for development.

The town of Arundel is of significant national heritage importance. Its variety and high concentration of Listed Buildings in the Arundel Conservation Area, which covers most the town east of the A27, require special attention to be paid to the duty to protect and conserve this importance. The topography of the town in long views to the south across the flood plain of the River Arun to the coast makes these heritage assets especially prominent in the landscape.

In addition, the extensive presence of ancient woodland and some designated nature conservation sites in and around the parish boundary complements the visual value of the natural landscape. The designated watercourse in the parish - the River Arun – is prone to flood events, although defended.

7. Any existing environmental problems that are relevant to the Neighbourhood Plan

There are no specific environmental problems to which the Neighbourhood Plan is intended to directly respond. Those problems that do require addressing, rising from traffic congestion on the A27 and long term flood defence improvement - will be more effectively done so by the Arun and South Downs National Park development plans and the NPPF, together with the management and investment plans and programmes of other bodies, e.g. Environment Agency, Highways Agency.

The primary purpose of the Neighbourhood Plan is to take responsibility for allocating land in the parish for new housing development in the plan period, in accordance with the new Local Plan and the NPPF. It aims to do so by minimising the environmental impact of the allocations by selecting suitable sites, when considered along other social and economic policy objectives.

8. The environmental protection objectives that are relevant to the Neighbourhood Plan and the way those objectives and any environmental considerations have been taken into account during its preparation

The Neighbourhood Plan has been prepared with the assumption that the Arun and South Downs National Park development plans will contain all the appropriate policies to protect the local environment, based on the saved policies of the 2003 Local Plan and on those of the new Local Plan. It does not therefore seek to repeat, refine or qualify such policies.

9. The likely significant effects on the environment

To assess the likely effects of the Neighbourhood Plan on the environment, the environmental objectives used by the Arun Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) of 2013 have been adopted. This report adopts an over-arching environmental objective – to enhance Arun’s environmental integrity – and sub-divides it into eleven more detailed objectives.

The environmental sub-objectives considered to be of relevance to the Neighbourhood Plan are set out below, together with the measures identified for each objective.

Neighbourhood Plan SEA Objective	Neighbourhood Plan SEA Measures
Historic Environment	<ul style="list-style-type: none">• buildings of Grade I and II* and scheduled monuments at risk;• number of Conservation Areas with appraisals and management proposals;• number of Listed Buildings in the District
Designated Environmental Sites	<ul style="list-style-type: none">• condition of internationally and nationally important wildlife and geological sites (SSSI, SPA, SAC & Ramsar);• area of ancient woodland within the District;• number of planning applications approved in the National Park
Flood Risk	<ul style="list-style-type: none">• number of properties at risk from flooding, as defined by the Environment Agency;• number of planning applications approved contrary to advice given by the EA on flood risk/flood defence grounds.
Land Contamination	<ul style="list-style-type: none">• area of land reclaimed/de-contaminated

The assessment of the strategic objectives and policies of the Neighbourhood Plan against the baseline data in section 4 is made using the following notation: + positive; 0 neutral; and - negative.

In most cases, it is acknowledged the data is not collected or reported at a parish scale to enable an accurate assessment. In addition, the scale of development proposed in the Neighbourhood Plan is too small in comparison with the scale of existing development in the town, making the identification of cause-and-effect relationships between inputs and outputs very uncertain.

However, the assessment does seek to identify the relative attributes of the policies of the Neighbourhood Plan to inform the reader.

Assessing the impact of the Neighbourhood Plan Strategic Objectives

The six strategic objectives of the Neighbourhood Plan are outlined in Section 4 above. They cover a range of economic, social and environmental issues in support of realising the Vision. Each of these objectives is assessed against the SEA objectives below.

The requirement of the Neighbourhood Plan to allocate land for housing development, and the scarcity of previously-developed land within the built up area boundary that is in Flood Zone 1, means that in respect of flood risk, there will be a potential negative impact. However, the specific policies make clear that not only are there strong social benefits providing a rationale for this, but planning applications and Community Right to Build Orders will have to include Flood Risk Assessments to demonstrate how such risks will be managed and mitigated.

In many other respects, the relationship between the Neighbourhood Plan objectives and the key environmental measures is complementary, with the prospective of considerable positive environmental impacts. At the very least, impacts will be neutral.

	Neighbourhood Plan Strategic Objectives					
Neighbourhood Plan SEA Objective	1	2	3	4	5	6
Historic Environment	+	+	0	+	+	0
Designated Environmental Sites	+	0	0	0	+	+
Flood Risk	0	-	0	0	0	+
Land Contamination	+	+	0	0	0	0

Assessing the impact of the Neighbourhood Plan policies

The Neighbourhood Plan contains the following policies, which may have an environmental impact on the key environmental features identified in section 5. The assessment has compared the proposed policy with the Neighbourhood Plan not having a policy but also explains to what extent there were other plausible options available.

Policy 2 - A Spatial Plan for the Parish

The policy directs development to within the built up area boundary of Arundel town. In doing so, it will avoid development affecting designated environmental sites outside the boundary – primarily the National Park – and encourage the identification of land that may have had a previous (and possibly contaminated) use, both positive impacts.

The policy may have negative impacts on the historic environment if not located and designed to reflect the appearance and setting of heritage assets but this is a matter for other development plan policies to manage. Similarly, part of the built up area boundary falls outside of Flood Zone 1 but negative impacts can be avoided or mitigated by site selection.

The option of no policy would have a neutral impact as existing development plan policy would direct future development in a similar way.

Neighbourhood Plan SEA Objective	Policy	No Policy
Historic Environment	0	0
Designated Environmental Sites	+	0
Flood Risk	0	0
Land Contamination	+	0

Policy 3 - Housing Supply

The policy proposes a housing supply target for the plan period and the site selection criteria by which sites will be identified. As with the general direction of Policy 2, this policy requires sites to be within the built up area boundary and on previously used land (or adjoining land that will enable proposals to be viable). It also provides for the identification of land not yet available but suited to housing use in these locations and of exception sites to maximise the proportion of affordable homes.

The impacts of this policy are generally positive as with Policy 2. The option of not having a policy on this would likely have a negative impact as the ability to manage housing proposals using development plan policy alone may be hindered. The option of delivering fewer homes would likely be in conflict with the development plan and would not, in any event, be likely to secure a successful referendum vote. The option of delivering more than 85 homes would also not likely win the support at a referendum. Neither option is assessed in the SEA as neither are plausible.

Neighbourhood Plan SEA Objective	Policy	No Policy
Historic Environment	0	-
Designated Environmental Sites	+	-
Flood Risk	0	-
Land Contamination	+	-

Policy 4 - Housing Site Allocations

This policy proposes two specific housing site allocations that are the only two sites that meet the criteria in Policy 3. The River Road site will lead to the reuse of a vacant listed building and the redevelopment of its derelict curtilage in an important part of the Conservation Area. Its impact on the historic environment and on addressing land contamination is therefore positive.

The Ford Road site falls partially within the defended Flood Zones 2 and 3 and partially outside the built up area boundary. However, by allocating the full site will enable the viable redevelopment of the former gas works land, which will remove land contamination; it will improve the setting to the Conservation Area on a prominent site; and it will enable the provision of new off-street car parking spaces for visitors and local residents. The future Flood Risk Assessment for the scheme will determine the best means of mitigating flood risk.

As no other sites met the Policy 3 criteria, none have been assessed as options. A no policy option would be neutral for the most part, given development plan policy, but may miss the opportunity of bringing forward the Ford Road site in the way proposed.

Neighbourhood Plan SEA Objective	Policy	No Policy
Historic Environment	+	0
Designated Environmental Sites	0	0
Flood Risk	-	0
Land Contamination	+	-

Policy 5 – Land at Fitzalan Road

The policy identifies this existing primarily industrial site inside the built up area boundary as suited to housing development in the later part of the plan period if it becomes available. Its redevelopment would make a positive contribution to the setting of the Conservation Area and would remove possible ground contamination from the past industrial uses of the site. The site falls in Flood Zone 3 but the successful recent redevelopment for housing of adjoining sites has shown that it is possible to manage flood risk in this location.

There are no other sites that have been identified in the built up area offering this potential. No policy would result in the continuation of an industrial use that does not enhance the setting of the Conservation Area and that may have land contamination.

Neighbourhood Plan SEA Objective	Policy	No Policy
Historic Environment	+	-
Designated Environmental Sites	0	0
Flood Risk	-	0
Land Contamination	+	-

Policy 6 - Rural Exception Sites

The policy allocates three sites adjoining the built up area boundary of the town to deliver high levels of affordable housing on land that would not otherwise be identified for conventional housing. None of the three sites will have a significant effect on heritage assets and only one (Park Place) is in proximity to a Listed Building, the details of which will be assessed as part of the proposed Community Right to Build Order. Only one of the three (The Causeway) is not in Flood Zone 1, hence the marginally negative impact assessment, so the Order for that scheme will include a Flood Risk Assessment. None are contaminated. The Park Place and The Causeway sites are in the National Park but both are located in areas of relatively low sensitivity, being bordered by development on most or all sides already.

Neighbourhood Plan SEA Objective	Policy	No Policy
Historic Environment	0	0
Designated Environmental Sites	0	0
Flood Risk	-	0
Land Contamination	0	0

Policy 7 – Town Centre Parking

The policy proposes a series of initiatives aimed at reducing the visual impact of the demand for on-street town centre parking for visitors and residents. It will therefore have a positive impact on the local historic environment.

Neighbourhood Plan SEA Objective	Policy	No Policy
Historic Environment	+	-
Designated Environmental Sites	0	0
Flood Risk	0	0
Land Contamination	0	0

Policy 8 – Other Public Car Parking

The policy proposes the use of land at Ford Road for a new car park for visitors to the town and for local residents on Ford Road. The policy will have many environmental benefits in terms of enhancing the setting of the Conservation Area and National Park and helping address a land contamination issue on the adjoining land. No policy will result in these benefits being lost.

Neighbourhood Plan SEA Objective	Policy	No Policy
Historic Environment	+	-
Designated Environmental Sites	+	-
Flood Risk	-	0
Land Contamination	+	-

Policy 9 – School Car Parking

This policy identifies land in close proximity to the two primary schools in the town for the purpose of improving car parking arrangements to address safety concerns. Both identified locations are in environmentally sensitive locations in respect of the setting of the National Park and Arundel Castle and of ancient woodland. These appear to be the only plausible locations given the need for the arrangements to be in reasonably close proximity to each school. Additional work will be required to determine if it is possible in both locations to avoid or satisfactorily mitigate environmental impact to deliver these other benefits.

Neighbourhood Plan SEA Objective	Policy	No Policy
Historic Environment	-	0
Designated Environmental Sites	-	0
Flood Risk	0	0
Land Contamination	0	0

Policy 10 – Access to Arundel Station

The policy supports the implementation of proposals to enhance pedestrian access from the town to the railway station on The Causeway. The proposals will make the route safer for pedestrians and will allow for the removal of the current traffic light crossing. It will therefore help ease traffic congestion, which in turn may reduce the impacts of that congestion on the historic town centre and encourage more people to walk rather than drive to the station.

Neighbourhood Plan SEA Objective	Policy	No Policy
Historic Environment	+	0
Designated Environmental Sites	0	0
Flood Risk	0	0
Land Contamination	0	0

Policy 11 – A27 Bypass

The policy supports the continued promotion and safeguarding of the preferred A27 Bypass route through the southern part of the parish. In addressing long standing traffic congestion problems in and around the town, the proposal will have a positive effect on the historic environment but will have a negative impact on the landscape to the south of the town, which will require mitigation through its design features.

Neighbourhood Plan SEA Objective	Policy	No Policy
Historic Environment	+	0
Designated Environmental Sites	-	0
Flood Risk	0	0
Land Contamination	0	0

Policy 12 – Arundel Chord Rail Improvement

The policy supports emerging proposals to improve local rail services by improving an existing rail junction outside the parish boundary, but of potential benefit to those using services from Arundel Station. There are no direct environmental impacts of this policy within the parish boundary.

Neighbourhood Plan SEA Objective	Policy	No Policy
Historic Environment	0	0
Designated Environmental Sites	0	0
Flood Risk	0	0
Land Contamination	0	0

Policy 13 – Arundel Lido

The policy supports the extension of leisure and community facilities at the popular Lido facility in the National Park. The likely extent of any such proposal will be minor in comparison to the scale of the existing facility and so has no environmental impact.

Neighbourhood Plan SEA Objective	Policy	No Policy
Historic Environment	0	0
Designated Environmental Sites	0	0
Flood Risk	0	0
Land Contamination	0	0

Policy 14 – Victoria Institute

The policy supports the beneficial reuse of this important community asset. The building is Grade II listed and so the policy will have a positive impact in encouraging future investment for its protection. No policy may not provide the stimulus to potential investors.

Neighbourhood Plan SEA Objective	Policy	No Policy
Historic Environment	+	-
Designated Environmental Sites	0	0
Flood Risk	0	0
Land Contamination	0	0

Policy 15 – Mill House Farm

The policy supports the reuse and development of the building and surrounding land that is listed as a Building of Character. In bringing the building back in to good repair and improving the land, the policy will improve the setting to the Conservation Area and National Park at this prominent location. It will also ensure that provision is made to safeguard land for flood defence improvement. No policy will result in these opportunities being missed.

Neighbourhood Plan SEA Objective	Policy	No Policy
Historic Environment	+	-
Designated Environmental Sites	0	0
Flood Risk	+	0
Land Contamination	+	-

Policy 16 – Assets of Community Value

This policy proposes the designation by the local planning authority of Assets of Community Value under the Localism Act 2011. Each identified asset is considered to meet the criteria for inclusion on a list of those assets to which the Community Right to Bid applies.

The policy has a positive impact in respect of those proposed assets that are already designated heritage assets by providing a contingency for the future closure of their operations. This may prevent them falling into disrepair.

The option of not having a policy will result in less of an opportunity for the local community to have a contingency plan and so is assessed as a negative impact.

Neighbourhood Plan SEA Objective	Policy	No Policy
Historic Environment	+	-
Designated Environmental Sites	0	0
Flood Risk	0	0
Land Contamination	0	0

Policy 17 – Flood Defences

The policy safeguards land for the purpose of carrying out future works to improve the existing flood defences to Arundel. This will have a positive impact on protecting heritage and natural assets that may be affected by future flood events created by climate change.

Neighbourhood Plan SEA Objective	Policy	No Policy
Historic Environment	+	0
Designated Environmental Sites	+	0
Flood Risk	+	0
Land Contamination	0	0

Policy 18 – Buildings and Structures of Character

The policy proposes the formal designation of the Buildings of Character. This will have a positive impact on the historic environment by providing these ‘locally listed’ heritage assets with greater protection from unnecessary or unjustified loss.

Neighbourhood Plan SEA Objective	Policy	No Policy
Historic Environment	+	0
Designated Environmental Sites	0	0
Flood Risk	0	0
Land Contamination	0	0

Policy 19 – Arundel Town Centre

The policy supports public realm improvements and other measures to promote retail investment in the town centre. It will have a positive effect on the many heritage assets in the town centre by enhancing their appearance and by encouraging investment in their upkeep.

Neighbourhood Plan SEA Objective	Policy	No Policy
Historic Environment	+	0
Designated Environmental Sites	0	0
Flood Risk	0	0
Land Contamination	0	0

Assessment Conclusion

The policy options chosen in the Neighbourhood Plan have been assessed as those, where genuine, plausible options were available, that achieved an appropriate balance between avoiding any significant environmental impact and meeting the strategic objectives of the Neighbourhood Plan.

In some cases, the location of proposed development adjoining the built up area boundary and/or in the National Park, will result in a relatively minor environmental impact. In all these cases, there is a strong policy justification for doing so and there are clear means proposed of minimizing and mitigating that impact.

The use of Community Right to Build Orders to implement some proposals will enable their impact to be fully understood in detail and the mitigation solutions to be designed, consulted upon, examined and put to a referendum as integral features of the Neighbourhood Plan.

In all other cases, there are no measureable environmental impacts, for which there is existing data or will be future data to make a meaningful assessment. Where options have allowed for a choice in proposals, where relative impact may be judged, then in each case, the option chosen as sought to minimise impact within the constraints of other policy objectives.

10. The measures envisaged to prevent, reduce, and as fully as possible offset any significant adverse effects on the environment of implementing the Neighbourhood Plan

The assessment indicates there are no significant environmental effects of the Plan. Those minor environmental effects of the Neighbourhood Plan will be addressed as identified above.

11. An outline of the reasons for selecting the alternatives dealt with

With all the policies, where there were plausible options to assess, the conclusions reached in all cases was that the preferred options now proposed in the Neighbourhood Plan were those that would minimize environmental impact when considered alongside its strategic objectives. The social and/or economic value of some policies, and the need for the Neighbourhood Plan to pass a referendum to become adopted, required environmental objectives to be qualified.

12. A description of measures envisaged concerning monitoring

The Neighbourhood Plan proposes that the progress in its implementation will be assessed using the measures identified for each of its strategic objectives. These will be reported in the Arun and South Downs National Park Annual Monitoring Reports. Similarly, its progress in respect of its SEA objectives may be assessed and reported in the same way.

Proposals Map

SEE SEPARATE DOCUMENT

Annex 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 Affordable Housing Options Viability Study Update (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 Local Plan Sustainability Appraisal (2012)
Arun Core Strategy Habitats Assessment (2010)
Arun Economic Strategy (2009)
Arun Draft Leisure Strategy (2012)
Lower Tidal River Arun Strategy (2010)
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)
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)