

# **ARUNDEL NEIGHBOURHOOD PLAN REVIEW 2018 - 2036**

## **PRE-SUBMISSION PLAN**

**NOVEMBER 2018**

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# ARUNDEL NEIGHBOURHOOD PLAN REVIEW 2018 - 2036

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## FOREWORD

*"If we want things to stay the same, things will have to change"  
from "The Leopard" by Tomasi di Lampedusa*

We know why many people choose to live in, work in and visit Arundel.

*The key strengths of Arundel are the community spirit (evidenced by the many many clubs, groups and societies providing a mix of education, sport and leisure to residents), its location on the Downs, straddling the river Arun and close to the sea and finally its heritage mixed with contemporary culture.*

*It is easy to see the town through 'rose tinted' glasses, only see the positives or only those that we want to see and thus not appreciate the need for change.*

*We did not need to carry out the recent workshops and focus groups to know that there are also negative aspects, or at least areas which could be improved upon, to living in Arundel: parking, dominance of cars, 'two halves', busy A27 and rat running, shortage of affordable housing and a concern that with the loss of the banks (as well as other changes to the High Street generally) Arundel is no longer the important market town it once was.*

*These factors combined with a national need to fulfil our share of new housing provision as sets out in Arun's new Local Plan, adopted in July 2018, mean that we need to have an up to date Neighbourhood Plan outlining how we, residents, wish to see the town develop over the next 18 years or so.*

*This Review contains six policies which combined with the 'saved' policies from the first Neighbourhood Plan will deliver sustainable growth in housing, a joined up green infrastructure.*

*The plan also provides for protecting and enchanting the vitality and vibrancy of the local economy.*

*In this plan we have included opportunities to promote physical activity and tackling social isolation. These are key priorities of Arun District council and the Arun Wellbeing and Health Partnership. The impact of urban design and the quality of our local environment on our health is widely known and increasingly understood, as are the powerful benefits of outdoor physical recreation. Encouraging greater physical activity and specifically, responding to the statistics charting the rise in childhood obesity in the UK, this plan can assist in improving the opportunities for physical activity for children.*

*Development in Arundel faces many constraints, the main ones being that large areas of the parish are in a flood zone and the need to protect the heritage setting and environmental aspects of the town. Any plan must take these into account as well as present policies that most people can support.*

*We have consulted with the town's population through focus groups and workshops, and received many comments and input to get to this stage. We on the Steering Group set out to draft a positive, bold, creative plan and achieve the objectives set*

*out, within the constraints, and planning legislation. It will need to be reviewed again in 5 years or so.*

*James Stewart*

*Chair, Arundel Neighbourhood Plan Review Steering Group*

## LIST OF POLICIES

### Policies of the Arundel Neighbourhood Plan Review 2018 – 2036

<b>POLICY NO.</b>	<b>POLICY TITLE</b>	<b>PAGE NO.</b>
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AR2	Housing Site Allocations	20
AR3	Community Facilities	24
AR4	Arundel Town Centre	25
AR5	Business Hubs	25
AR6	Green Infrastructure Network	26

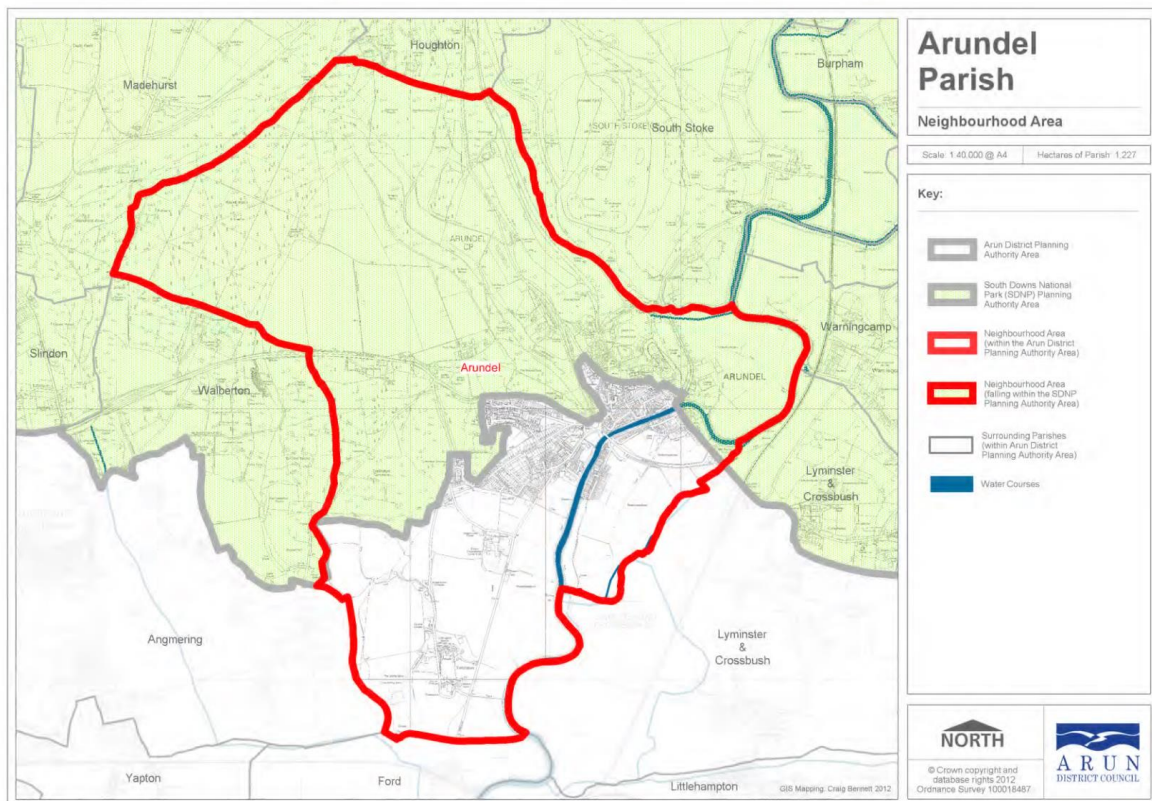
### Retained Policies of the Made Arundel Neighbourhood Plan 2014 - 2031

<b>POLICY NO.</b>	<b>POLICY TITLE</b>
Policy 4	Housing Site Allocations (only in relation to Castle Stables and Old Gas Works)
Policy 6	Transport & Access
Policy 7	The Victoria Institute
Policy 8	Arundel Lido
Policy 9	Mill House Farm
Policy 11	Local Green Spaces
Policy 12	Flood Defences
Policy 13	Buildings & Structures of Character

# 1. INTRODUCTION & BACKGROUND

1.1 Arundel Town Council is preparing the first review of the made Arundel Neighbourhood Plan 2014 – 2029 for the area designated by the local planning authorities that cover the parish. Arun District Council (ADC) and the South Downs National Park Authority (SDNPA) designated the neighbourhood area for that part of the town in their respective administrative areas on 29 November 2012 and 14 March 2013. The Review is being prepared in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended).

1.2 The Review area coincides with the parish boundary (see Plan A below).



*Plan A: Designated Arundel Neighbourhood Plan Area*

1.3 The purpose of the Review is to set out a series of planning policies that will be used to determine planning applications in the area in the period to 2036. The Plan will form part of the development plan for Arun, alongside the Arun District Local Plan 2011-2031, for the part of the parish that lies within the Arun District. The remainder of the parish lies within the SDNPA area, and the policies that apply here, will form part of the development plan for the South Downs National Park, alongside the 'saved policies' of the Arun District Local Plan 2003 and the emerging South Downs Local Plan 2014-2033, which, once adopted, will become part of the development plan for that part of Arundel which lies within the National Park.

1.4 Neighbourhood Plans provide local communities, like Arundel, with the chance to manage the quality of development of their areas, including the review of current policies within a made Neighbourhood Plan to provide an updated Neighbourhood Plan.

1.5 Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood Plans must meet some 'basic conditions'. In essence, the conditions are:

- Is the Plan consistent with the national planning policy?
- Is the Plan consistent with local planning policy?
- Does the plan promote the principles of sustainable development?
- Has the process of making the plan met the requirements of European law?

1.6 In addition, the Town Council will need to demonstrate to an independent examiner that it has successfully engaged with the local community in preparing the Review. If the examiner is satisfied that it has, and considers the Review meets the above conditions, then it will go to a referendum of the local electorate. If a simple majority of the turnout votes in favour of the Review, then it becomes adopted as formal planning policy for the local planning authorities' areas.

### **The Pre-Submission Plan**

1.7 The Pre-Submission version of the Review is the opportunity for the Town Council to formally consult on its proposed vision, objectives and policies. It has reviewed the relevant national and local planning policies and assessed how they affect this area. It has also gathered its own evidence examining the existing policies and their successes and failures. Additionally, the Review has focussed on contributing towards ADC's new Local Plan non-strategic sites housing supply target.

### **Sustainability Appraisal (including Strategic Environmental Assessment)**

1.8 It is clear from the scope of the Review that a Strategic Environmental Assessment (SEA) is necessary in accordance with the Environmental Assessment of Plans & Programmes Regulations 2004. The Town Council is mindful of the EU Directive/Regulations and of the obligations of the Review to meet the Basic Conditions (in terms of demonstrating it will 'contribute to the achievement of sustainable development'). It has therefore followed the statutory SEA process and it has chosen to undertake this as part of a wider Sustainability Appraisal (SA).

1.9 A Draft SA report has been prepared to inform the Review and to accompany it during the forthcoming consultation period (see the evidence base). This follows a scoping exercise that involved consultations with the statutory bodies and has resulted in a framework of relevant sustainability objectives being agreed to measure the attributes of the Review and of any reasonable alternatives. The final version of the SA report will be published for the examination alongside the Submission version of the Review.

1.10 The Town Council is aware that ADC is also undertaking a Sustainability Appraisal of its Non-Strategic Sites Development Plan Document, to test the spatial distribution of housing targets across the towns and parishes in the District and the attributes of site allocations (outside of Neighbourhood Plans). The outputs of that Appraisal may inform the final SA of the Review and vice versa. The Town Council and ADC will continue to liaise to ensure that the appraisals are complementary.

### **Habitats Regulation**

1.11 ADC has advised that there have been reasonably significant changes in circumstances relating to the Special Areas of Conservation and Special Protection Areas in the District since the made Plan. As a result, a Habitats Regulations Assessment (HRA) of the Review is necessary, in accordance with the Conservation of Habitats and Species Regulations 2010. The Town Council is obliged to provide ADC with relevant information so that it may carry out its Screening and Appropriate Assessment obligations as the 'competent authority' in time for the submission of the Review for examination in due course. It has therefore commissioned an initial report on this matter from consultants AECOM, which is published separately. ADC's Screening and Appropriate Assessment reports will be finalised, in liaison with Natural England, as part of the Submission version of the Review.

### **The Next Steps**

1.12 Once the consultation exercise is complete, the Town Council will review the comments made and prepare a final version of the Review. This will be submitted to ADC to arrange for its independent examination and then the referendum. ADC and SDNPA have an arrangement in place to deal with the designated Arundel Neighbourhood Plan Area, and ADC carries out the main administration of the project. However, the Review will also be formally submitted to the SDNPA.

### **Consultation**

1.13 If you have comments to make on this Pre-Submission version of the Review, please do so by **21 December 2018** at the latest in the following ways:

By Post:

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

By Email: [Neighbourhoodplan@arundeltowncouncil.gov.uk](mailto:Neighbourhoodplan@arundeltowncouncil.gov.uk)

View the website consultation page: [www.arundelneighbourhoodplan.co.uk](http://www.arundelneighbourhoodplan.co.uk)

1.13 Further information on the Review and its evidence base can be found on the project website at: [www.arundelneighbourhoodplan.co.uk](http://www.arundelneighbourhoodplan.co.uk)



## 2. THE NEIGHBOURHOOD AREA

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

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

2.3 The parish is dominated by the town of Arundel with a current population of approximately 3,475 in 1,690 dwellings. The town lies at an important crossing of the River Arun and where the important roads of the east-west A27 and the north-south A284 meet. It also includes part of the former ancient parish of Tortington inside its southern boundary.

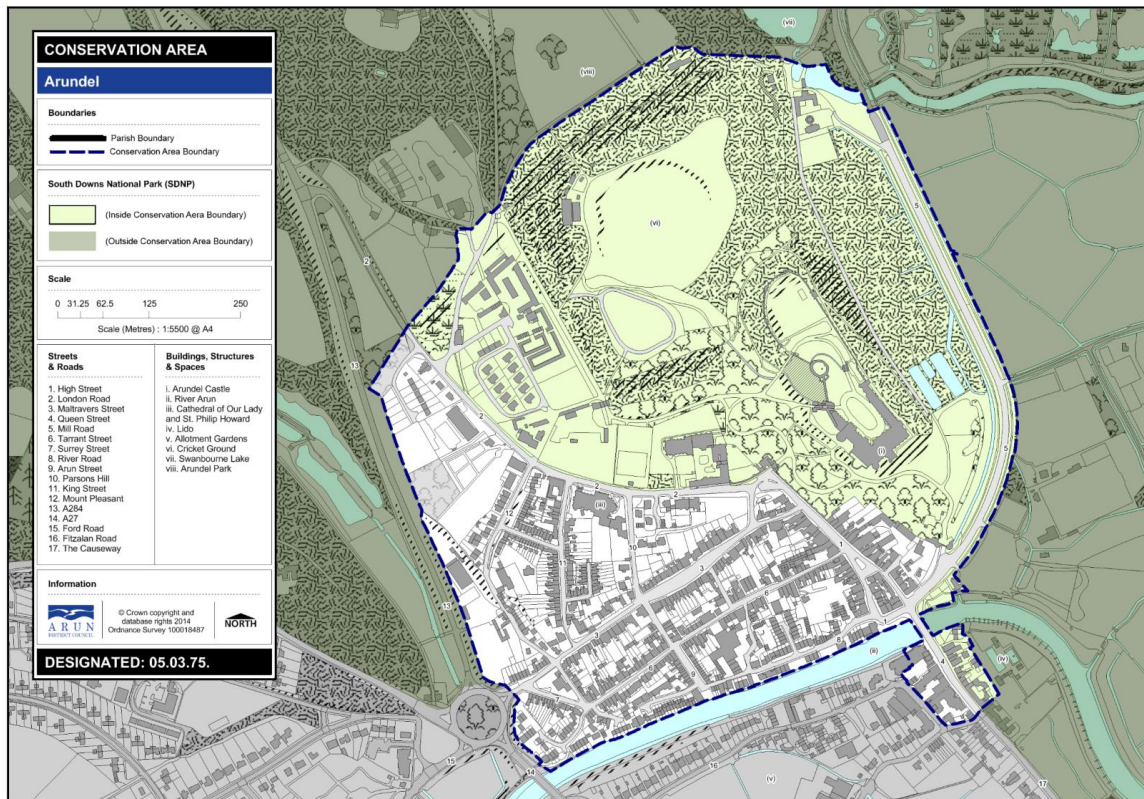
2.4 The A27 Bypass project is now further advanced than at the time of the made Plan, with Highways England having announced a modified version of Option 5A as their preferred route, but further consultation on all three route options will take place in the Spring of 2019. The route includes a new dual carriageway bypass between the Crossbush junction to the east of Arundel and a new junction between Binstead Lane and Yapton Lane to the west. The project will have very significant positive effects for the town in terms of relieving traffic congestion and enabling the re-planning of the current road and junctions.

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

2.6 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, and the town council all based in the town.

2.7 Arundel is renowned for its historic and cultural character. There are 215 listed buildings and structures including the Grade I Arundel Castle (as well as the Grade II\* Park and Garden and Scheduled Monument that protect earthworks and archaeological remains of the Castle), Church of St. Nicholas, Fitzalan Chapel and Roman Catholic Cathedral of St. Philip Neri (the St Magdalene's Church, Tortington Manor is Grade II listed) 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) and the Scheduled Monument of Maison Dieu, locally referred to as Blackfriars.

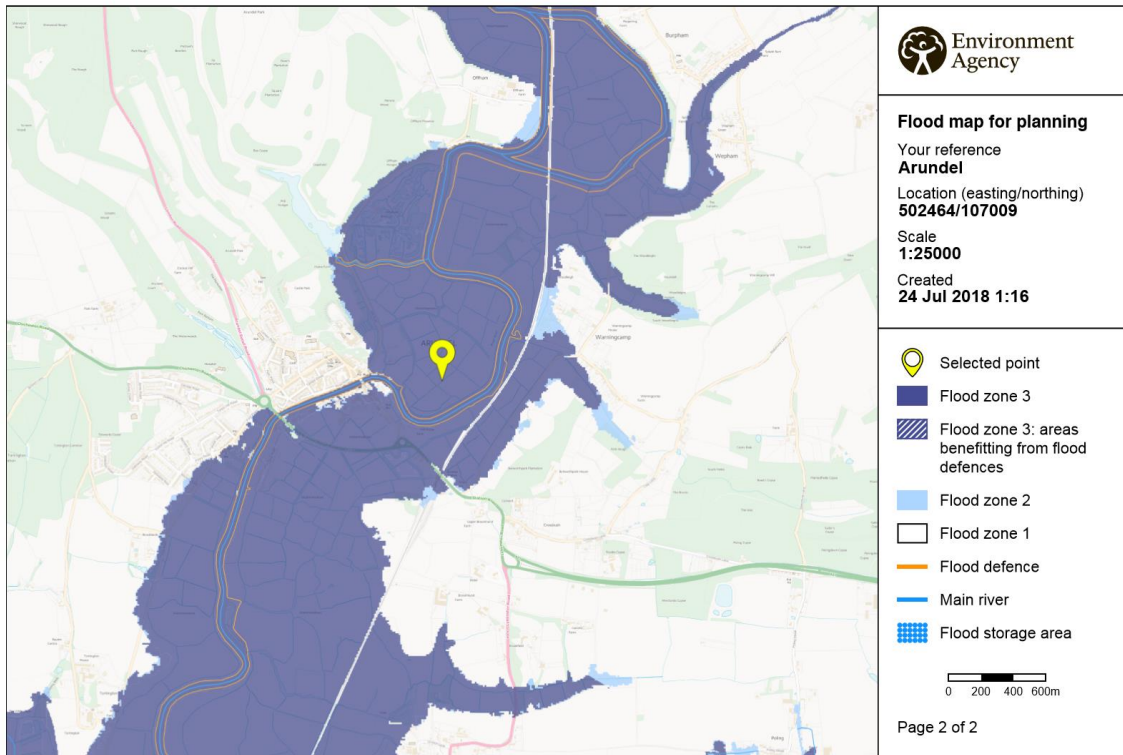
2.8 The Arundel Conservation Area (see plan B below) covers the majority of the historic town area. There is no Conservation Appraisal, but a description of the Conservation Areas is contained within ADC's Conservation Areas Supplementary Planning Guidance.



Plan B: Arundel Conservation Area

2.9 The Parish contains one Site of Special Scientific Interest (SSSI) at Arundel Park. There are no local nature reserves, but significant ancient woodland within the SDNP boundary and two West Sussex Sites of Nature Conservation Importance (SNCI) at Rewell Wood and at Binsted Wood. There is also a large Site of Local Importance for Nature Conservation (SINC) within the SDNP boundary. A small part of the Arundel NP area falls within 5km of the Arun Valley Special Protection Area (SPA) and a larger part within the Impact Risk Zone which identifies land which might be used by feeding Bewick swans.

2.10 Large parts of Arundel lie within Flood Zone 3 (see Plan C overleaf), and form part of proposals by the Environment Agency to undertake flood defence works in the parish over the next twenty years as set out by the Lower Tidal River Arun Strategy. The ANP1 safeguards land for the Strategy and the policy will be saved.



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*Plan C: Flood Risk in Arundel*

## A Short History

2.11 The town has traces of early Roman development, however, it mainly developed as a Saxon town and is referred to in the Domesday Book in 1086, by which time Arundel had become a flourishing market town and port, with a population of a few hundred.

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

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

2.14 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 of a little under 1,900. During the 19th century Arundel grew considerably. 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 its 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". Because of which, the port ceased to operate in the early 20th century, as did the markets.

2.15 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 in 1873. In 1965 it became a cathedral for the Roman Catholic diocese. In the early 19th Century some parts of the high levels of the town were lost when the Park was enclosed and the new London Road was constructed.

2.16 The former ancient parish of Tortington, lies next to the River Arun now in the parish of Arundel. The ecclesiastical parish was originally shaped like an inverted triangle, but many boundary changes took place over the centuries. Tortington Manor is mentioned in The Domesday book and the church dates from 12th century. As well as the manor—mentioned in the Domesday survey of 1086—there was a medieval Augustinian monastery, Tortington Priory. An agricultural hamlet had developed by the 12th century, and its layout and function have changed little since then.

### 3. PLANNING POLICY CONTEXT

3.1 The parish extends across both the Arun District and South Downs National Park in the county of West Sussex.

#### National Planning Policy

3.2 The National Planning Policy Framework (NPPF) published by the Government is an important guide in the preparation of local plans and neighbourhood plans. A revised Framework was published in July 2018 and, given the Review will be submitted after 24 January 2019, the new Framework will apply for the purpose of its examination. The following paragraphs of the NPPF 2018 are considered especially relevant:

- The presumption in favour of sustainable development (§11)
- Sustainable, inclusive and mixed communities (§61)
- Vitality of town centres (§85)
- Supporting a prosperous rural economy (§83)
- Promoting healthy and inclusive communities (§91)
- Social, recreational and cultural Facilities (§92)
- Natural environment and landscape (§160 – §176)
- Heritage assets (§184 - §197)

#### Strategic Planning Policy

3.3 The Review must also be able to show that its policies are in general conformity with the strategic policies of the development plan, which now comprises the Arun District Local Plan 2011-2029 and the made Neighbourhood Plan. It is expected that a number of policies of that Plan will be retained as they remain relevant and up-to-date in their made format (see 3.6 below). Some others will be replaced by policies of the Review and some others will not be retained as they are no longer necessary or relevant.

3.4 A number of policies in the Local Plan provide a helpful strategic policy framework for the Review, notably:

- SD SP1 Sustainable Development – defines how the presumption in favour of sustainable development contained in the NPPF will be applied.
- SD SP2 Built-Up Area Boundary (BUAB) – defines BUAB for the main towns and villages.
- C SP1 Countryside – defines areas outside of the BUAB as countryside.
- GI SP1 – Green Infrastructure and development – defines a Green Infrastructure Network to encourage protection and enhancement.
- LAN DM1 Protection of landscape character – safeguards the setting of the South Downs National Park.
- LAN DM2 The Setting of Arundel – safeguards the setting of Arundel.
- EMP DM1 Employment Land – seeks to protect and enhance existing employment sites and sets out approach to employment land.
- RET SP1 Hierarchy of Town Centres – requires Arundel to maintain its existing role as a service centre providing both a range of shops and services for the

local population and fulfilling a specialist role as a tourist and visitor destination and defines Primary and Secondary Shopping Frontages.

- RET DM1 Retail development – sets out criteria for town centre uses.
- TOU SP1 Sustainable tourism and the visitor economy – seeks to protect and promote tourism assets.
- H SP1 The housing requirement – allocates a number of Strategic Site Allocations across the District. No specific requirement for land allocations in Arundel but NPs in the District need to contribute to 1,250 total homes target to 2031 or ADC will allocate sites. Major strategic allocations at Ford, Littlehampton and Barnham etc may have important 'push and pull' influences on Arundel.
- AH SP2 Affordable Housing – requires 30% affordable housing on sites of 11+ homes.
- HWB SP1 Health & Wellbeing – requires design to maximise health & wellbeing.

3.5 The policies do not seek major forms of development from Arundel, but there is potentially a requirement for housing allocations or applications in the Parish to contribute to meeting the overall housing supply target set out in Policy HSP1.

3.6 A number of policies from the made Plan are proposed to be retained in their current form:

- Policy 4 Castle Stables and Ford Road (Old Gas Works) – The Brewery Hill allocation has been completed and will therefore not be saved.
- Policy 6 Transport and Access
- Policy 7 The Victoria Institute
- Policy 8 Arundel Lido
- Policy 9 Mill House Farm
- Policy 11 Local Green Spaces
- Policy 12 Flood Defences
- Policy 13 Buildings and Structures of Character

3.7 The retained policies essentially utilise brownfield sites, promote sustainable travel, protect Local Green Spaces and non-designated heritage assets, and protect the area from further flood risks.

3.8 Part of the Parish also lies within the boundary of the National Park and its development plan currently comprises the 'saved policies' of the adopted Arun District Local Plan 2003 and the emerging South Downs Local Plan 2014-2033. The latest version of the plan is the Submission Version published in April 2018 which comprises the Pre-Submission Version September 2017 and the Schedule of Changes April 2018. The following emerging policies are considered especially relevant:

- SD4 Landscape Character – sets out how development proposals will be expected to conserve and enhance landscape character in the National Park.
- SD5 Design – seeks high quality design.
- SD6 Safeguarding views – seeks to conserve and enhance key views and views of key landmarks within the National Park.

- SD12 Historic Environment – seeks to conserve and enhance the historic environment, including through the safeguarding of heritage assets and their setting.
- SD20 Walking Cycling and Equestrian Routes – safeguards and encourages enhancement of network of routes.
- SD23 Sustainable Tourism – seeks to encourage tourism and recreation development.
- SD43 New and existing community facilities – supports new and/or expanded community facility infrastructure subject to certain criteria and seeks to prevent the loss of existing facilities.
- SD45 Green Infrastructure – seeks to protect and enhance green infrastructure.

3.9 Prior to the adoption of the new Local Plan, those saved policies of the 2003 Arun Local Plan that relate to the Neighbourhood Area will continue to operate as the Development Plan. Once adopted, the new Local Plan will become part of the development plan for that part of Arundel which lies within the National Park.

3.10 It is noted that, although the submitted Plan acknowledges Arundel as one of a number of key 'gateways' to the National Park, it contains no specific policies for its part of the town.

3.11 There are other development plans – waste and minerals for example – that apply in the Parish, but none are considered relevant in this Neighbourhood Plan review. There are also other made neighbourhood plans in the vicinity, notably at Ford, Yapton and Littlehampton. None contain policies that are of direct relevance to the Review, other than the made Ford plan, which sets out the development principles for the 1,000 home strategic allocation of the Local Plan.

## 4. COMMUNITY VIEWS ON PLANNING ISSUES

4.1 Following approval to commence work on Review by Arundel Town Council in January 2018, the Steering Group met in February 2018 to discuss the way forward.

4.2 At the SG meeting in March, a workshop explored the likely focus for the Review and agreed the structure of that work. Following the workshop leaflets were distributed in March to all households in Arundel explaining the Review process, why the made Plan needs updating and how residents can take part in the discussions and contribute to the Review. This was supported by social media and the Review website, as well as the ATC website. Twenty eight residents came forward and were split into three Task Groups by town area: Town Centre (largely the conservation area north of the river); Riverside (Fitzalan/River Road & Queen St) and Torton Hill/Canada Road area.

4.3 The three task groups were asked to look at four subject areas over three meetings and each time the task group leader would report back to the Steering Group. The four subjects were:

- Social Infrastructure – concluding that Arundel was already a success, and well served in terms of social infrastructure with some exceptions and need for improvements.
- Connectivity – concluding that there remain some ongoing issues surrounding parking and traffic, identifying potential improvements to links in and around Arundel
- Economy – concluding that despite Arundel's distinct market position, there should be a broader offer.
- Housing – making some initial observations on the sites that were put forward for consideration.

4.4 From March the Review website had been populated with a number of background documents and suggested topics for the task groups, and wider public to consider. These included ATC, ADC and WSCC policies & strategies as well as a range of other relevant background papers.

4.5 In parallel with the consultation above, ATC had commissioned LUC, a firm of design consultants, supported by a grant from ADC, to look at three aspects of Arundel: improving the public realm, enhancing green spaces and connectivity/wayfaring. The plan would be to test some of their proposals within the Review informal consultation stage to see if any would fit with proposals coming forward for inclusion as policies in the emerging Review.

4.6 LUC held an initial workshop with the Steering Group and others to gather input for their project. They also attended the (monthly) Arundel Farmers Market from May to July with image boards to show residents the emerging proposals for feedback. This was supported by an online survey asking participants to provide views on Arundel. The survey was completed by 86 people and the report used by LUC in finalising their proposals. LUC presented their proposals in two meetings in July. These were then summarised on the ANP2 website and incorporated in the informal consultation presentation materials.



4.7 On 18 July the Steering Group met to look at the policy ideas that had come forward from the task group and workshop sessions to date, initial site assessments and the LUC proposals. It was agreed to commence informal engagement on these policy ideas and proposals in the period to 30 September to gauge support or otherwise for each. The Chair of the group presented the policy ideas, site assessments, LUC proposals with background to the Review to a number of meetings.

4.8 A number of comments were received and where possible these have either been addressed in the policies of the Review or they have been included in the non-statutory part of the plan for the Town Council to pursue where they are not related to planning matters. The main theme that emerged from the informal consultation were that there was some support for some of the LUC proposals and in turn for potential sites that would contribute to delivering these proposals. However, the comments were dominated with concern about traffic and the loss of parking in the Town Centre. Other comments were supportive of improving connectivity within and around Arundel and a steer to pursuing certain sites to contribute to housing growth was obtained.

## 5. VISION, OBJECTIVES & LAND USE POLICIES

### Vision

5.1 The vision and key objectives of the Review remain much the same as the made Plan. The vision of the neighbourhood area in 2036 is that:

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

*At the same time, the town will have grown modestly to provide wider housing opportunities of a range of types to meet local demand and need, including new affordable homes provided by a Community Land Trust. This growth 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 new A27 Bypass and from works to manage traffic and to promote walking and cycling within the town. There will also have been improvements to the local rail network and facilities to encourage greater use of rail services for commuting and other trips.*

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

### Objectives

5.2 The key objectives of the Neighbourhood Plan are:

- To maintain and enhance the nationally and locally important heritage assets and special character of the town and its setting
- 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
- To secure the long term future of community and cultural facilities that help make the town special
- To sustain a thriving town centre offering a range of goods and services to the local community and visitors
- To reduce the harmful impact of road traffic on the local community and the town’s heritage assets
- To plan for climate change and work in harmony with the environment to conserve natural resources

## Land Use Policies

5.3 The following policies are retained from the made Neighbourhood Plan:

- Policy 4 Housing Site Allocations (only in relation to Castle Stables and Old Gas Works)
- Policy 6 Transport & Access
- Policy 7 The Victoria Institute
- Policy 8 Arundel Lido
- Policy 9 Mill House Farm
- Policy 11 Local Green Spaces
- Policy 12 Flood Defences
- Policy 13 Buildings & Structures of Character

5.4 The following policies of the made Neighbourhood Plan of 2014 are deleted but, in some cases, they are replaced by a new policy in the Review.

- Policy 1 Presumption of Sustainable Development
- Policy 2 A Spatial Strategy for Arundel
- Policy 3 Housing Land Supply
- Policy 4 Housing Site Allocations (except Castle Stables and Old Gas Works)
- Policy 5 Land at Fitzalan Road
- Policy 10 Assets of Community Value
- Policy 14 Arundel Town Centre
- Policy 15 Business Uses

5.5 All of the new policies of the Review relate to the development and use of land in the designated Neighbourhood Area of Arundel. They focus on specific planning matters that are of greatest interest to the local community, 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. The plan period extends the adopted Local Plan period from 2031 to 2036 to reflect the scale of housing provided for in the Review, which is considered higher than would be appropriate in the shorter period.

5.6 Each policy is numbered and titled, and it is shown in bold italics. Where necessary, the area to which it will apply is shown on the Policies Map at the end of the document. After each policy is some supporting text that explains the purpose of the policy, how it will be applied and, where helpful, how it relates to other development plan policies.

## **Policy AR1 Arundel Built Up Area Boundary**

***The Neighbourhood Plan defines the Built Up Area Boundary of Arundel, as shown on the Policies Map, for the purpose of applying policies SD SP2 and C SP1 of the Local Plan.***

5.7 This policy updates the designated Built Up Area Boundary of Arundel, as shown on the Policies Map of the new Arun Local Plan, to accommodate the proposed allocation of land off Ford Road in Policy AR2. In doing so, the policy replaces Policy 2 of the made Neighbourhood Plan 2014 – 2029.

5.8 The definition of built up area boundaries remains an important feature of the new Local Plan in distinguishing how planning applications are considered if they relate to land inside or outside a boundary. Policies SD SP2 and C SP1 of the Local Plan explain how most development will be focused inside boundaries unless it meets specific criteria for being acceptable in the countryside.

## **Policy AR2 Housing Site Allocations**

***The Neighbourhood Plan allocates land for C3 residential uses on the following sites, as shown on the Policies Map:***

- i. Land Off Ford Road;***
- ii. Land at Fitzalan Road ('Blastreat and Greenhurst'); and***
- iii. The Police Station, The Causeway***

***Development proposals for these sites will be supported, provided the following key requirements are met:***

### **Land Off Ford Road**

- a. The developable land comprises no more than 12 Ha, as shown on the Policies Map;***
- b. The residential scheme comprises:***
  - approx. 60 open market dwellings with an emphasis on dwellings having 2 or 3 bedrooms and of a size and configuration suited to first-time buyers, young families and downsizers;***
  - approx. 30 affordable dwellings to be delivered entirely on site through the transfer of 2 Ha of land at no cost to a Community Land Trust or similarly constituted, Locally Approved Affordable Housing Provider;***
- c. Should the Community Land Trust or similarly constituted, Locally Approved Affordable Housing Provider not be operational within a time period for the making of the Neighbourhood Plan to be agreed, then the affordable housing will be delivered in line with the Local Plan provisions;***
- d. An additional site of 1.0 Ha is made available the Town Council in the location shown on the Policies Map for a D2 community use;***
- e. A biodiversity strategy is prepared and approved by the local planning authority to incorporate measures that ensure no net loss of effective foraging and roosting habitat for the Bewick Swan population of the Arun Valley***

- Special Protection Area in accordance with Local Plan Policy ENV DM1 and deliver a net gain in general biodiversity value, where possible, on site;**
- f. The residential uses and community uses have a vehicle access from Ford Road only at a point and with a junction arrangement to be agreed with the highways authority;**
  - g. Pedestrian and cycling access points are provided off Ford Road, Priory Lane, Dalloway Road, High Ridge Close and Priory Road of a specification to be agreed with the highways authority;**
  - h. All trees subject to a Tree Preservation Order are retained and protected;**
  - i. All other mature trees and hedgerows within the site are retained unless their removal is essential and the minimum required to facilitate an efficient development layout;**
  - j. A Local Equipped Play Area is provided that is conveniently located for all the new residential uses and that is accessible to children from the existing Torton Hill area;**
  - k. Land of 0.5 Ha is made available to the Town Council in a location to be agreed for an allotment or community garden;**
  - l. The remaining non-developable land within the gross site area is set out as a combination of formal and informal recreation parkland and incorporates the provisions of the approved biodiversity strategy respecting the rural edge of the settlement;**
  - m. A sustainable drainage strategy is prepared and approved by the local planning authority to address the effects of surface water run-off within and adjoining the land;**
  - n. Dwellings are no higher than two storeys and the layout has full regard to the location of the land within the setting of the South Downs National Park (Local Plan LANDM1), of Arundel (Policy LANDM2) and of the heritage assets at Tortington Priory (Policy HERSP1);**
  - o. The layout reflects the common grid street pattern and profile of Torton Hill, notably the use of front gardens, boundary walls and street trees, with an emphasis of east-west streets to encourage optimum design for passive solar design; and**
  - p. The building materials reflect those common to the local area.**

**Land at Fitzalan Road ('Blastreat and Greenhurst')**

- q. The developable land comprises 0.39 Ha, as shown on the Policies Map;**
- r. The scheme comprises of approx. 24 dwellings of 2 or 3 bedrooms suited to first-time buyers, young families and downsizers;**
- s. The layout retains and reuses as much as feasible of the former Swallow Brewery building, which is considered a locally important heritage asset;**
- t. The height of the buildings have regard to the location of the site within the Setting to Arundel policy of the Local Plan;**
- u. It can be demonstrated that the scheme is acceptable in its flood risk management proposals; and**
- v. A comprehensive proposal is brought forward for all of the land.**

### **The Police Station, The Causeway**

- w. The developable land comprises 1 Ha, as shown on the Policies Map;**
- x. The residential scheme comprises of approx. 12 dwellings of 2 or 3 bedrooms suited to first-time buyers, young families and downsizers;**
- y. The height of the buildings have regard to the location of the site within the Setting to Arundel policy of the Local Plan;**
- z. It can be demonstrated that the scheme is acceptable in its flood risk management proposals; and**
- aa. The layout and landscape scheme retain the flint boundary walls and as many of the on-site mature trees as possible and have regard to the amenities of the existing residential properties adjoining the site.**

5.9 This policy allocates three sites for housing development during the Neighbourhood Plan period to 2036. In doing so, it supplements the allocations at Castle Stables (in the National Park) and at the Old Gas Works on Ford Road that are part of retained Policy 4 of the made Neighbourhood Plan 2014 – 2029. It also updates and replaces the allocation of the Blastreat/Greenhurst site by Policy 5 of that Plan. In each of those earlier allocations, the housing capacity of the site has been counted as a commitment in the housing supply trajectories of the respective planning authorities.

5.10 This new policy makes provision for approximately an additional 100 homes, primarily on green field land on the SW edge of the town but also through the change of use and redevelopment of the Police Station on The Causeway. These homes will make a very positive contribution to the requirement of the new Local Plan Policy H SP1 to deliver 1,250 homes from non-strategic sites in the period to 2031, as well as making provision for the following five year period to 2036. There are no additional homes planned in the National Park, but there is no requirement in its emerging Local Plan to do so.

5.11 The main housing objective of the Neighbourhood Plan continues to address the increasing unaffordability of the town's housing stock. This is a result of the very special historic interest of much of the town and other significant environmental constraints on housebuilding over many years, e.g. the National Park, flooding. The objective is pursued in three ways through the Plan. Firstly, it focuses on supplying a majority of new homes as 2 or 3 bed dwellings that are of a price and type that are suited to young people and families and to 'downsizers'. Secondly, it proposes the creation of a new Community Land Trust (CLT), as a form of a Locally Approved Affordable Housing Provider, to finance, deliver and manage in perpetuity a mix of affordable homes, for local people residing or having a relevant association with Arundel (such eligibility to be fully defined within the CLT), that will be made available at well below the 80% of market rate level of conventional affordable homes delivered through the planning system. And thirdly, it intervenes in the local housing market to prevent any more homes or institutions aimed at older people, for whom the town's housing stock already makes adequate provision, compared to other parts of Arun District.

5.12 The Land off Ford Road has been assessed as the most sustainable of the sites made available for allocation by the Neighbourhood Plan. However, the assessment identified the importance of requiring a series of mitigation measures to ensure that proposals brought forward will address specific environmental constraints. This will result in a large part of the whole site being left undeveloped as public open space and biodiversity areas. The size and physical character of the site is also suited to delivering enough affordable homes in a distinct part of the site that will meet all of the needs of a new CLT to 2031. In which case, the policy refines Local Plan Policy AH SP2 by requiring all of its 30% affordable housing provision, and a further 5% which has been offered by the landowner, to be delivered through a CLT mechanism as a single cluster of a variety of types that meet the new NPPF definition of affordable homes. And there is sufficient land beyond the housing and open space/biodiversity areas to transfer to the Town Council to build new community facilities. The landowner has responded positively to these requirements.

5.13 The Blastreat/Greenhurst site was allocated in the made Neighbourhood Plan in order to send a signal to the land interests that the principle of redevelopment of the two adjoining sites would be acceptable. Up until that point, those interests had chosen not to engage in the Plan, hence the policy acknowledged that there was no certainty a scheme would come forward. Since then, a developer has submitted proposals for a C2 care home and the Town Council has obtained evidence of the local heritage value of the remaining buildings that formed the Swallow Brewery. The policy has therefore been updated to make it clearer that the support for the redevelopment (and loss) of an existing employment site is contingent on the delivery of C3 dwellings that will meet the over-riding housing objective of the Plan and on the retention of as much of the former brewery, which the policy designates as a local heritage asset, as possible (This adds Swallow Brewery to the list of locally important heritage assets in Policy 13 of ANP1). In addition to the Neighbourhood Plan policy requirements the site will also have to provide 30% affordable housing provision as set out in Local Plan Policy AH SP2.

5.14 The Police Station is no longer operational but is currently used as a base for the Roads Policing Unit in West Sussex. The Police estimate that the base will be relocated within the next five years and the land will be made available for redevelopment. There are residential properties on three sides of the site, but the policy requires a number of environmental matters to be taken into account in a future planning application, including a flood risk assessment. It also acknowledges that the scheme density should be higher than the adjoining housing in order to make a more efficient use of the land. In addition to the Neighbourhood Plan policy requirements the site will also have to provide 30% affordable housing provision as set out in Local Plan Policy AH SP2.

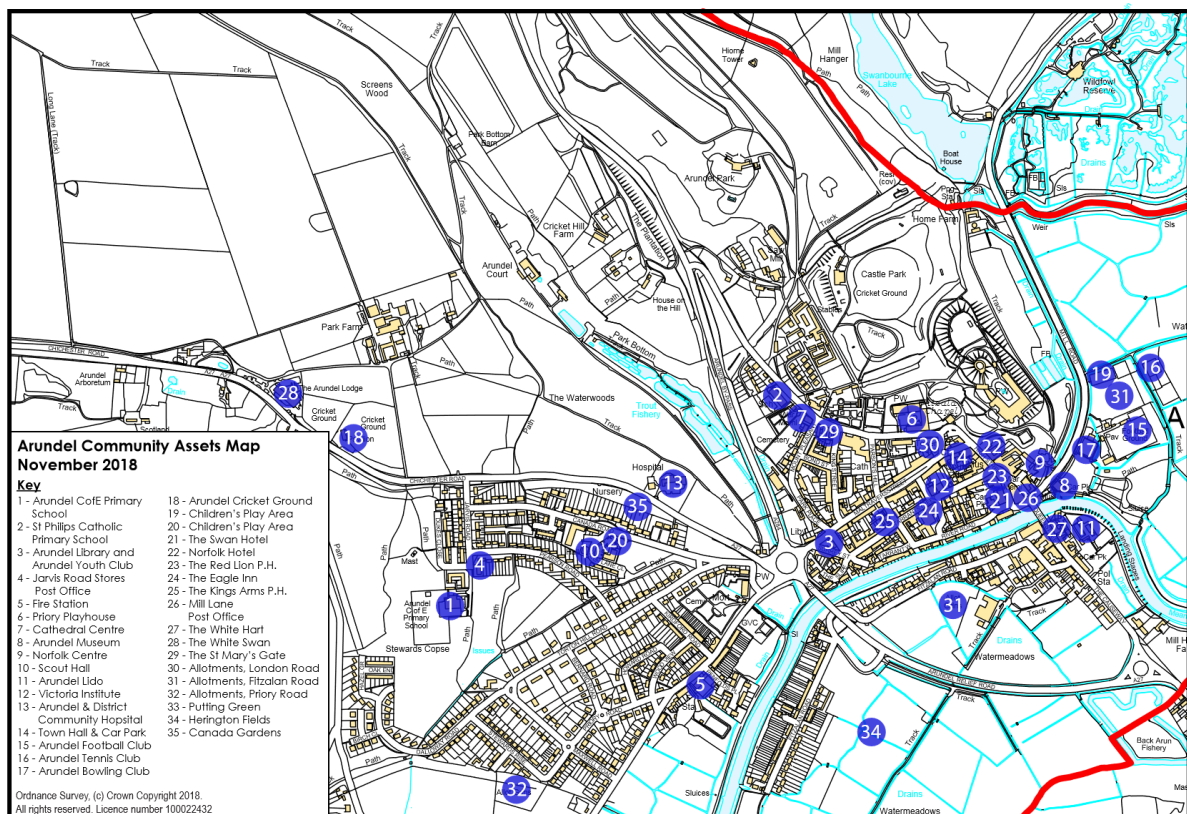
## **Policy AR3 Community Facilities**

**The Neighbourhood Plan identifies the community facilities listed in Appendix A.**

**In addition to the provisions of the Local Plan (Policy OSR DM1), proposals to change the established use of a facility and its ancillary land must demonstrate that the land is no longer suited to any other D1 community use. Proposals to change the use of part of a facility that is shown to be surplus to requirements will be supported, provided the change will not undermine the viability of the primary community use.**

**Proposals to extend a facility will be supported, provided they are consistent with the relevant policies of the development plan.**

5.15 This policy supplements a number of policies in the Neighbourhood Plan 2014 – 2029 that relate to specific community facilities and Policy OSR DM1 of the Local Plan by seeking to ensure that the long term potential value of land in community use is not lost without good reason. It also encourages the improvement of facilities to ensure they remain viable, but other planning policies will still need to be addressed, e.g. heritage. The policy replaces Policy 10 of the made Neighbourhood Plan 2014 – 2029 and updates the list of facilities included as Appendix B to that plan.



Plan D: Community Assets in Arundel



5.16 The list of facilities includes all those that serve to justify the status of the town in the hierarchy of settlements in the District and that remain valued by the local community. On occasions, some facilities will struggle, but this will more often be related to the economic viability of the use, rather than the limitations of the premises, land or location. As finding new land for such uses is often difficult, it is important that established land is retained in that use, even if the current occupier is not viable.

5.17 The policy, in conjunction with Policy AR5, allows for a partial change of use of a facility, if this is intended to help secure its longer term viability. This may be an important way of putting to economic use floorspace that is no longer needed, but which can make a financial contribution to sustaining the community facility. However, such changes must be shown not to undermine the community functions of the use.

#### **Policy AR4 Town Centre**

***The provisions of the Local Plan (Policy RET DM1) will be supported when considering proposals for the change of use along the primary and secondary shopping frontages in the town centre.***

***Proposals for the temporary use of empty shop premises for start-up retail businesses or other forms of 'pop-up' shops in a designated Primary and Secondary Shopping Frontage will be supported.***

5.18 This policy serves two related purposes and replaces Policy 14 of the made Neighbourhood Plan 2014 – 2029. Policy RET SP1 of the new Local Plan identifies Arundel as a Local Service Centre and expects that it “will maintain its existing role as a service centre providing both a range of shops and services for the local population and fulfilling a specialist role as a tourist and visitor destination.” Policy RET DM1 then makes a number of provisions for managing existing and new town centre uses, including defining a town centre boundary and primary and secondary shopping frontages. The Neighbourhood Plan fully supports the Local Plan aim and endorses the boundary, frontages and policy provisions.

5.19 The second element of the policy restates the support for encouraging the temporary use of units in the town centre for 'pop-up' shop uses, where planning permission is required.

#### **Policy AR5 Business Hubs**

***Proposals for the development of new B1 business uses and Live-Work Units, or to extend established uses, will be supported, provided they:***

- i. are located within the designated built up area boundary;***
- ii. do not lead to the loss of an active ground floor Primary or Secondary Frontage in the Arundel Town Centre; and***
- iii. do not harm local residential amenity.***

5.20 This policy supports the creation of new businesses in the town, either through business-specific floorspace (e.g. offices, managed workspaces, industrial units) or through novel schemes like 'live-work' units, which combine residential and businesses uses in one unit (often popular with craft and art businesses). It replaces Policy 15 of the made Neighbourhood Plan 2014 – 2029.

5.21 The support is confined to proposals located within the town boundary as there is no case for such development in the countryside in this area. It is now more flexible in allowing for changes of use of retail units in the town centre, provided an active street frontage is maintained. This may encourage the use of vacant space above the ground floor of some town centre uses that is not required to support those uses. And, as a change to the previous policy and now in line with Policy AR3, it enables the partial change of use of a community facility (for example, to provide separate office accommodation), if that will help sustain the main facility as a viable use.

### **Policy AR6 Green Infrastructure Network**

***The Neighbourhood Plan identifies a Green Infrastructure Network, as shown on the Policies Map. It comprises a connected sequence of public and private open spaces and natural green spaces.***

***Development proposals on land that lies within or adjoins the Network will be supported, provided they can demonstrate how their layout, means of access and landscape scheme will sustain and enhance the functionality of the Network. Proposals that will harm the functioning or connectivity of the Network will be resisted.***

***The Neighbourhood Plan designates Canada Gardens, as shown on the Policies Map as a Local Green Space.***

5.22 This policy is designed to implement an element of the 'Wayfaring in Arundel' Streetscene Project, which identified a network of green infrastructure assets through and around the town that it recommended should be protected and enhanced by the Neighbourhood Plan. This work builds on the Green Network Maps used by the District Council to show some of those assets and the policy translates Policy GI SP1 of the new Local Plan, so it has specific meaning in Arundel.

5.23 The Policies Map shows the full extent of the Network, which allows applicants to determine if their proposals should take this policy into account. Where proposals include provision for landscaping, new means of access or new layouts, there may be an opportunity to relate the land better to the Network, for example in complementing existing biodiversity value through the design of the landscape scheme. At the very least, the policy requires that proposals that will undermine the existing value of the Network will be refused permission.

5.24 The policy designates Canada Gardens as a Local Green Space in accordance with Local Plan Policy OSR DM1. In line with the tests of paragraph 100 of the NPPF the site lies in close proximity to the community, is not an extensive tract of land, and is currently being cleared for use as a community space that it is expected will be of recreational value to local people. The space plays an

important part of the Network and may become more important when the nearby A27 road is downgraded as part of the new Bypass scheme.

## **6. IMPLEMENTATION**

6.1 The Neighbourhood Plan will be implemented through the local planning authorities consideration and determination of planning applications for development in the parish in which the policies apply.

### **Development Management**

6.2 The two local planning authorities – Arun and the National Park - will use a combination of their respective Local Plan policies and the retained and new policies of the made Neighbourhood Plan and the Plan Review to inform and determine its planning application decisions. The Town Council is a statutory consultee on Arundel planning applications made in Arun and the National Park and it will be made aware of any future planning applications or alterations to those applications by the planning authority. It will seek to ensure that the Neighbourhood Plan policies have been identified and applied correctly by applicants and by officers in their decision reports.

6.3 Where necessary, the Town Council may seek to persuade the Secretary of State to call-in a planning application that it considers is in conflict with the Neighbourhood Plan, but to which the planning authority has deemed to consent. Similarly, it may also seek to persuade the Secretary of State to recover an appeal of a refused application, where the conflict with one or more Neighbourhood Plan policies has been important in the reasons for refusal. In both cases, the Town Council will do so if it considers matters of national policy significance (for neighbourhood planning) are raised.

### **Local Infrastructure Improvements**

6.4 Where opportunities arise through Section 106 agreements (or through the Community Infrastructure Levy) to secure financial contributions to invest in improving local infrastructure, the Town Council will review the evidence base and community consultations for the Neighbourhood Plan to inform its view in liaising with the local planning authorities. This is in addition to the infrastructure projects that are proposed to be delivered through site specific policies in this Neighbourhood Plan.

### **Other Non-Planning Matters**

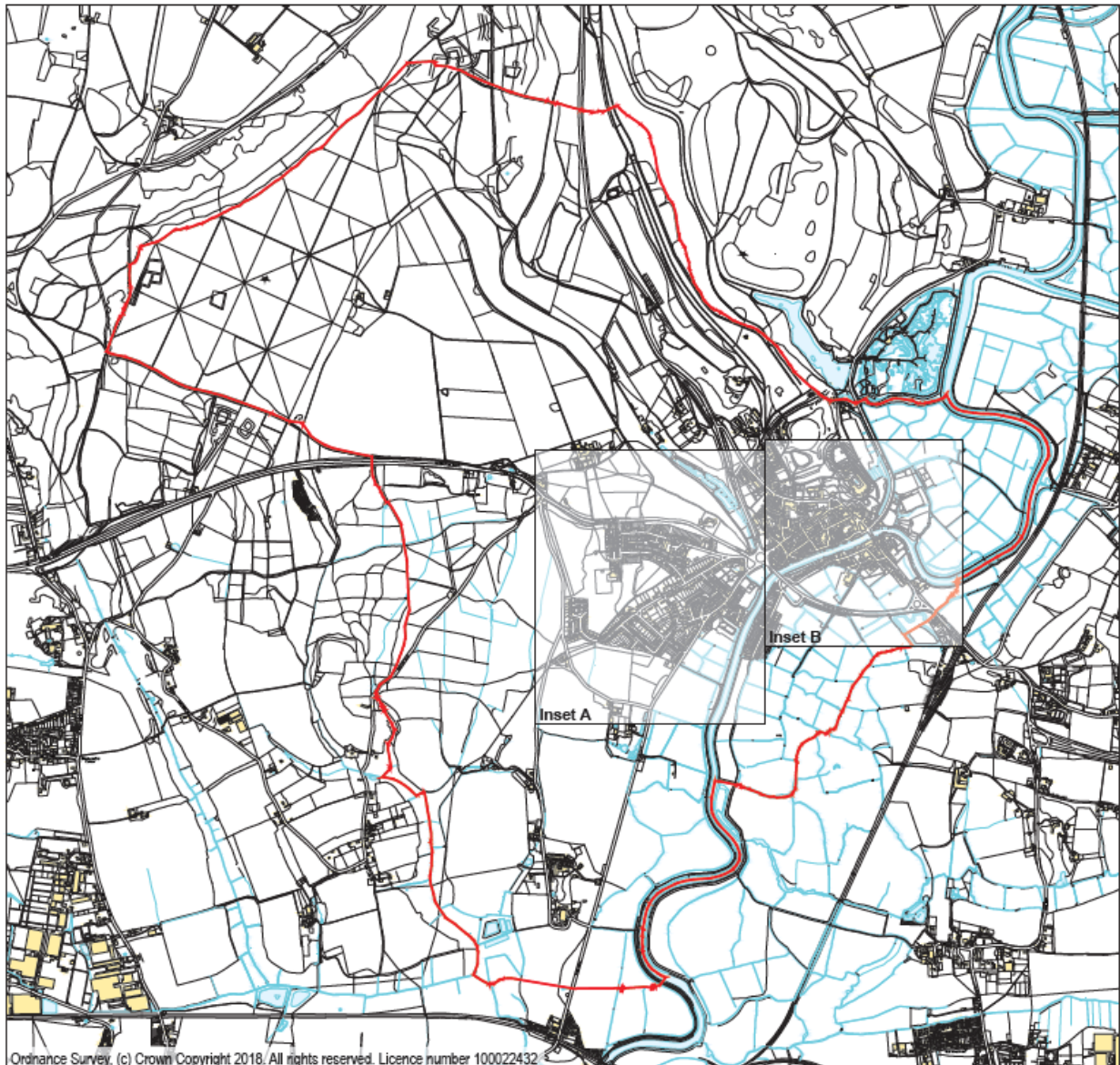
6.5 During the process of preparing the Neighbourhood Plan, there have been many ideas for improving or addressing current problems in the parish that lie outside the scope of the land use planning system to control, including:

- Improve traffic management around the Arundel CoE Primary School and at the St.Philip's Catholic Primary School and work with WSCC to support school Travel Plan proposals which promote use of public transport, cycling and walking as alternatives to private car use
- Improve pedestrian and cycle access from south of the A27 to the town centre and on to Arundel Station
- Working with WSCC to deliver its 2016 cycle and walking strategy.
- The creation of a walking and cycling path along Ford Road to Ford Station

- Better publication & coordination of events/services/facilities available in the town
- Reducing speed along Ford Road
- Re-opening the top gate from the Castle onto the High Street
- The preparation of a comprehensive parking strategy for the Town.
- Improving and enhancing local green spaces for amenity and wildlife.
- create new 'shared space' entrance to town from Mill Road/Blackfriars to the High Street (requires a Traffic Regulation Order (TRO))
- create 'shared space' areas in the High Street and Tarrant St, incorporating possible restoration of War Memorial to original design, new trees, seating areas (requires a TRO)
- New town wide wayfinding/signage to highlight green infrastructure network, heritage/culture and nature/environment

6.6 The Town Council has noted these issues and will take them forward through its day-to-day business and in partnership with the local community and relevant parties.

# POLICIES MAP



**Arundel Neighbourhood Plan  
Pre-Submission Plan: Policies Map  
November 2018**

## Key

 Parish Boundary






 Inset

# POLICIES MAP INSET A

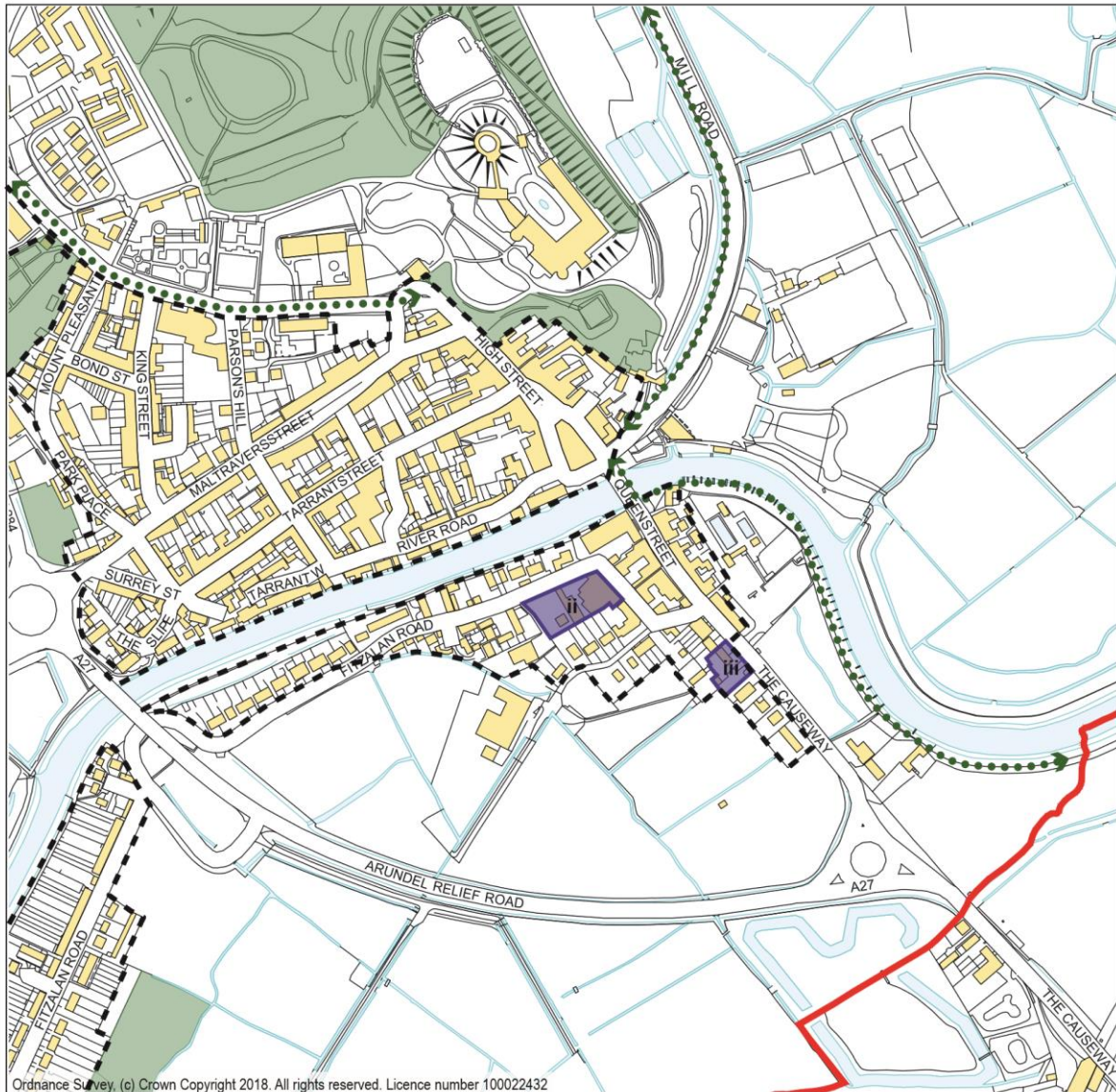


## Arundel Neighbourhood Plan Pre-Submission Plan: Inset A November 2018

### Key

-  Parish Boundary
-  AR1 Built-up Area Boundary
-  AR2 Housing Site Allocations  
i Land off Ford End Road
-  AR6 Green Infrastructure Network
-  AR6 Local Green Space





## POLICIES MAP INSET B



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### Arundel Neighbourhood Plan Pre-Submission Plan: Inset B November 2018

#### Key

-  Parish Boundary
-  AR1 Built-up Area Boundary
-  AR2 Housing Site Allocations  
ii Fitzalan Road  
iii Police Station
-  AR6 Green Infrastructure Network



## APPENDIX A

List of community facilities defined on the Community Assets Map

- 1 - Arundel C of E Primary School
- 2 - St Philips Catholic Primary School
- 3 - Arundel Library and Arundel Youth Club
- 4 – Jarvis Road Stores and Post Office
- 5 - Fire Station
- 6 - Priory Playhouse
- 7 - Cathedral Centre
- 8 - Arundel Museum
- 9 - Norfolk Centre
- 10 - Scout Hall
- 11 - Arundel Lido
- 12 - Victoria Institute
- 13 - Arundel & District Community Hospital
- 14 - Town Hall & Car Park
- 15 - Arundel Football Club
- 16 - Arundel Tennis Club
- 17 - Arundel Bowling Club
- 18 - Arundel Cricket Ground
- 19 - Children's Play Area
- 20 - Children's Play Area
- 21 - The Swan Hotel
- 22 - Norfolk Hotel
- 23 - The Red Lion P.H.
- 24 - The Eagle Inn
- 25 - The Kings Arms P.H.
- 26 – Mill Lane Post Office
- 27 - The White Hart
- 28 - The White Swan
- 29 - The St Mary's Gate
- 30 - Allotments, London Road
- 31 - Allotments, Fitzalan Road
- 32 - Allotments, Priory Road
- 33 - Putting Green
- 34 - Herington Fields
- 35 - Canada Gardens

## APPENDIX B

### RETAINED POLICIES OF THE MADE ARUNDEL NEIGHBOURHOOD PLAN 2014 - 2029

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

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

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

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

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

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

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

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

The Neighbourhood Plan will support proposals to:

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

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

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

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

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

### **Policy 9: Mill House Farm**

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

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

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

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

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

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

[Note: Addition of Canada Gardens as per Policy AR6]

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

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

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

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

- Arun Street - 1 Quaker Cottage, 3,5,7,9, 15, 17, and 19
- 1 Brewery Hill
- Arundel District and Community Hospital, Chichester Road
- High Street - 5 (Gibbs Newsagents), 16 (Lloyds Bank), 45 (Red Lion PH) and War Memorial
- London Road - 5 (Lychgate House), The stable building (former electricity generator house) and The Mews House
- Maltravers Street – 7, 20, 24, 24a, 28, 30, 32, 34, 36, 33-43 (odds), 62 Surrey Cottage, 64, 66, 68, 70, 85 and 87
- Mount Pleasant - 25, 29, 8, 10, 2, 4 and 6
- Orchard Place - 1, 3, 5, 7 and 11
- Park Place - The Coach House, Vine Cottage, 10, 12, 14, 16/18, 20, 24 and 26
- Arden Guest House, Queens Lane
- Queen Street - 12 (The White Hart PH), 4, 8, 14, 16 and 18
- River Road - 23, 25, 27, 29, 38 and 40
- 2 and 4 School Lane
- Library, Surrey Street
- Tarrant Street - 5, 7, 9, 11, 4,9 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
- 21 and 51-63 Ford Road

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

[Note: Swallow Brewery has also been identified as a locally important heritage asset as per Policy AR2]