



Angmering
Neighbourhood Plan
Pre-Submission Plan 2014 - 2029

Contents

Foreword	1
1 Introduction	2
Section 1: A Vision for Angmering	
2 About Angmering	9
Angmering's History	9
Conservation Area	11
South Downs National Park	12
3 Angmering Today	13
Housing	14
Community, Leisure and Wellbeing	15
Employment and Retail	17
Traffic and Movement	17
Environment and Heritage	22
4 Vision Statement and Plan Objectives	32
Section 2: Neighbourhood Plan Policies	
5 Introduction to Plan Policies	41
6 Housing	42
7 Community, Leisure and Wellbeing	54
8 Employment and Retail	60
9 Traffic and Movement	65
10 Environment and Heritage	71
Section 3: Housing Allocation – Site Specific Policies	
11 Parish Housing Allocation	81
Section 4: List of Neighbourhood Plan Policies & Appendices	
Appendix 1: List of Plan Policies	88
Appendix 2: List of Plan Appendices	89

FOREWORD

Angmering is a unique village. It has learnt to mix ancient history with modern times, with parishioners who can trace their ancestors living in the village, back several hundreds of years, some of the properties their ancestors lived in are still standing and being lived in. We enjoy a wide mix of people of all ages, in various trades, professions, occupations and education, together with a high proportion of older residents enjoying their retirement either in their homes and gardens or joining in the many activities available in and around the village.

We are so fortunate to have the South Downs National Park forming 60% of our Parish with the many delightful walks that are available, together with the far reaching views to be admired and treasured.

This Neighbourhood Plan has been created over the last 3 years from what you have told us that you want for this village over the next 15 years. You have rallied together to complete surveys, with a return rate of 42%, one of the highest of all the Parishes. You made time to come along to drop-in sessions in the Village Hall and Community Centre and you showed you cared, as we all do, for this village and its future.

Please try to spare the time to read this plan; it is so important to get your feedback. The Plan covers all aspects of your comments that we are able to influence through the Neighbourhood Plan process.

The final version will be delivered to every home towards the end of this year ready for a referendum in December, where you will be asked to vote a simple Yes/No vote in favour of this plan. If it is voted through, then Arun planners must consider this before granting any planning applications in the future and the Parish Council will have to power to carry out the wishes contained in it.

My thanks go to the many parishioners who have devoted so much of their time in all the research and preparation of this current version. I am proud to have worked with such a dedicated team from all walks of life.

Please do not hesitate to contact the Parish Council office if you have any queries at all.

Pat Turner

Chair: Angmering Neighbourhood Development Plan Steering Group

1 INTRODUCTION

1.1 The Angmering Neighbourhood Plan (referred to hereafter as **The Plan**) is a new type of planning document. It is part of the Government's new approach to planning, which aims to give local people more say about what goes on in their area

1.2 Introduced by the Government and formalised in the Localism Act 2011:

'Neighbourhood planning provides a powerful set of tools for local people to ensure they get the right types of development for their community. Using these new tools, communities will be able to:

- *choose where they want new homes, shops and offices to be built*
- *have their say on what those new buildings should look like*
- *grant planning permission for the new buildings they want to see go ahead*

Parish and town councils or neighbourhood forums will lead the creation of neighbourhood plans, supported by the local planning authority. Once written, the plan will be independently examined and put to a referendum of local people for approval.'

1.3 The Angmering Neighbourhood Plan Group has prepared **The Plan** to provide a vision for the future of the village. It sets out clear policies and objectives to realise these visions. through planning and controlling land use and development change over the plan period 2014 to 2029

1.4 These policies accord with higher level planning policy, principally the National Planning Policy Framework (NPPF) and the Arun District Council Local Plan, as required by the Localism Act.

Neighbourhood Development Plans

1.5 The purpose of a Neighbourhood Plan is to provide additional guidance to those wishing to submit planning applications for development within **the Plan** area. Without this plan, Arun District Council would make these decisions on behalf of the people of Angmering.

1.6 Although the Government's intention is for local people to decide what goes on in their villages/towns, the Localism Act sets out some important guidance. One of these is that all Neighbourhood Plans must be in line with higher level planning policy, that is, the National Planning Policy Framework and local policy, and the Arun Local Plan.

1.7 **The Plan** is a living document. It gives the community of Angmering the opportunity to take some control over how the village will evolve over the next 15 years, by introducing Policies that are specific to Angmering and supplement and expand upon the policies contained in the emerging Arun District Local Plan.

1.8 Although deciding where possible future housing could go is an important part of the plan, it is about much more than this. **The Plan** looks at a wider range of issues and opportunities, including:

- to protect, enhance and invest in the natural and built environment, its amenities and its surroundings;
- to help to determine for the period up to 2029 where housing should be built, and what it should look like;
- how travel around the parish could be improved;

- to protect retail and business areas to support the local economy;
- how health and education will be improved for a growing community both young and old;
- how the Heritage assets of Angmering can be preserved and maintained;
- to protect existing and propose new community land uses such as allotments, open spaces, playing fields, community gardens.

1.9 The Plan seeks to answer two questions: What are the problems and concerns the Plan could address? What opportunities are there that the plan could make the most of?

The Development Plan *(How it fits into the Planning System)*

1.10 **The Plan** forms only one part of the overarching Development Plan for Angmering.

1.11 The other part is provided by the saved policies from the expired 2003 Arun District Council Local Plan: which still form part of the statutory development plan and are taken into account when planning applications are determined (currently) for the Arun Local Planning Authority area: and the emerging Arun District Local Plan.

1.12 These 2 plans currently provide the strategic evidence base for **the Plan** and guides developers and decision makers on the most appropriate forms of development for the Local Planning Authority Area. It proposes:

“Neighbourhood Development Plans take forward some of these issues at a finer scale and in Arun this means allocating land for employment, housing and other uses ... Neighbourhood Development Plans need to be in conformity with the strategic policies ... unless evidence can be produced to justify an alternative approach.”

South Downs National Park

1.13 About two-thirds of the parish (north of the A27 and to the east) falls within the South Downs National Park (SDNP), who took over the statutory responsibility for planning policy for the National Park Area from Arun District Council on the 1st of April 2011.

1.14 Planning policy for the area of the parish that falls within the SDNP is covered by the National Park Authority.

1.15 The emerging National Park Local Plan will set out how this part of the parish and the National Park will develop into the future.

1.16 The National Park Local Plan will be formally submitted to the Secretary of State in 2016 and adopted in 2017. It will set the planning policy framework for the National Park for a minimum 15 year period from the date of adoption. The precise time period for the Plan has not been confirmed.

Angmering Neighbourhood Plan (The Plan)

1.17 The map below (Figure 1.1) shows Angmering parish boundary, with the SDNP in green.

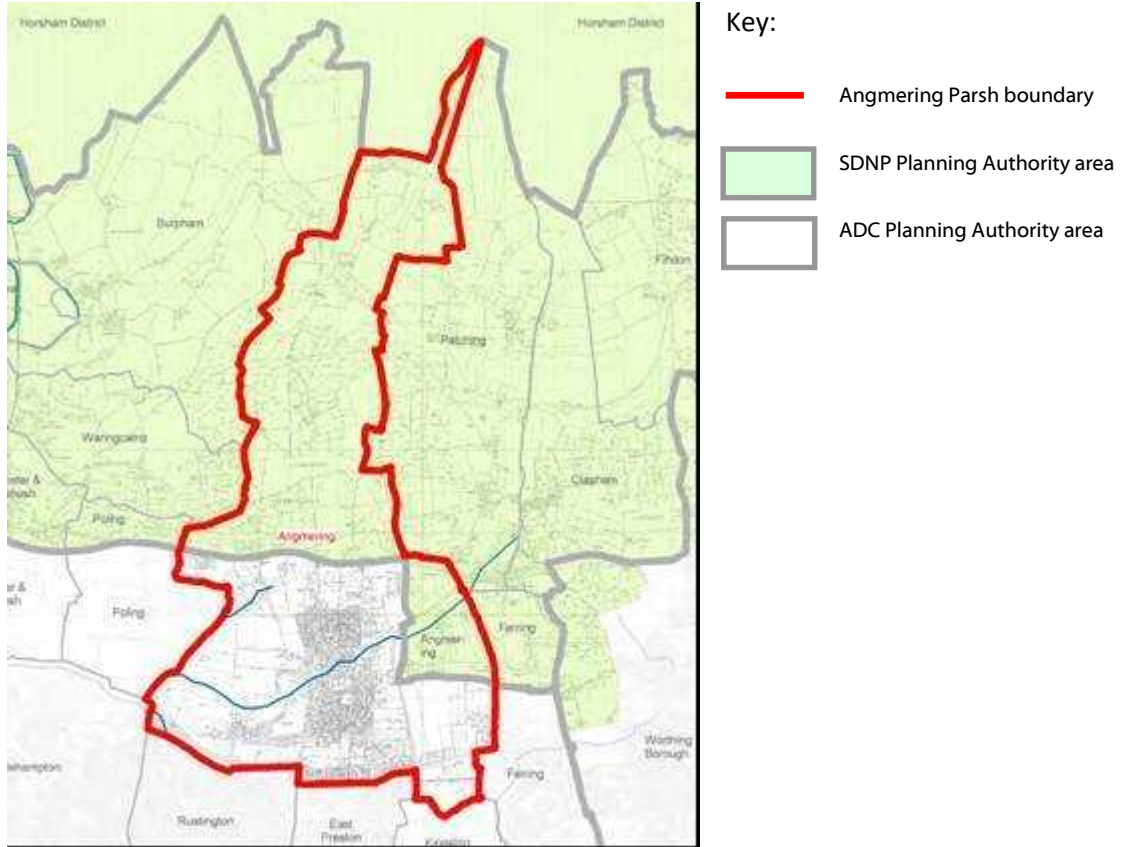


Figure 1.1: Angmering Parish Boundary

1.18 This **Plan** covers the area of the parish that falls outside of the SDNP (Figure 1.2 below).

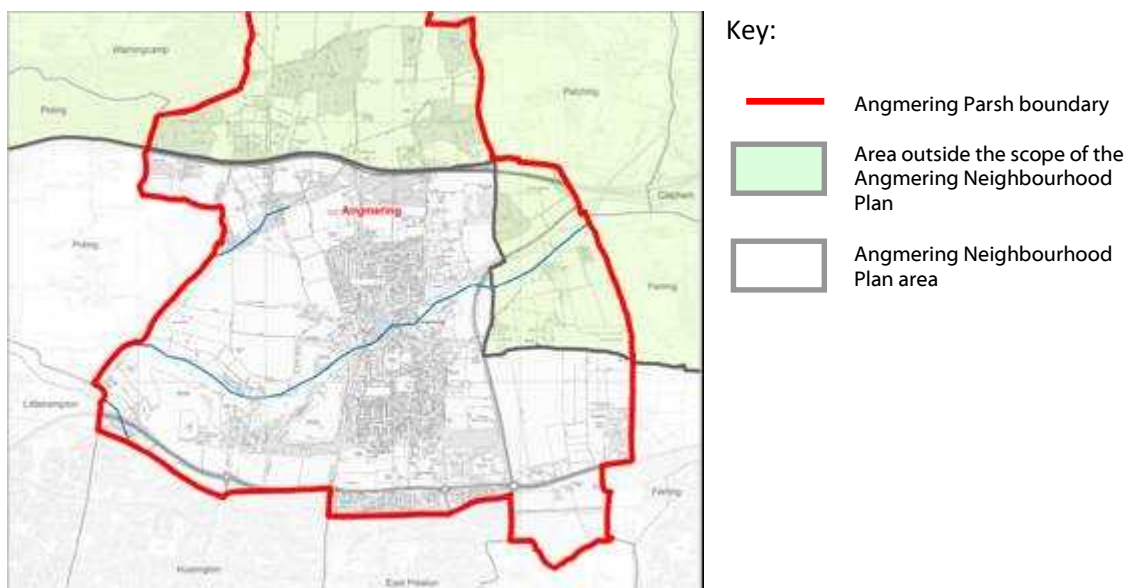


Figure 1.2: Angmering Parish Neighbourhood Plan Area

- 1.19 This **Plan** is intended to complement the policies contained in the emerging Arun District Local Plan and provide the relevant local policy context as related to Angmering and its impact on the landscape setting of the South Downs National Park.
- 1.20 The emerging Arun District Local Plan, along with Neighbourhood Development Plans, will form the statutory Development Plan for the District. They will be used to help guide planning and investment decisions. Its purpose is to encourage new development and manage future growth whilst ensuring that change across the District is sustainable and appropriate to meet local need.

The Plan Preparation Process

- 1.21 The plan preparation process is being sponsored by Angmering Parish Council, and led through the Neighbourhood Plan Steering Group
- 1.22 The Plan has been developed over the last three years through extensive consultation with the people of Angmering and various other stakeholders.
- 1.23 Working parties, consisting of volunteers from the parish, held a number of Open Days allowing members of the public to provide feedback and input. Consultation details and survey reports have been recorded on the Parish Council web site at:
- <http://www.angmeringparishcouncil.gov.uk>
- 1.24 A Consultation Statement provides an overview of the consultation, demonstrating that it fully accords with the requirements of the Localism Act. This consultation has included meeting the requirements of Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The Plan has been amended where appropriate in response to consultation comments.

Sustainability Appraisal

- 1.25 Neighbourhood Plans must also be in line with European Regulations on strategic environmental assessment and habitat regulations. A Strategic Environment Assessment (SEA) of **the Plan** will be undertaken if subsequently required will be a factor in shaping the Plan.
- 1.26 The objective of the Neighbourhood Plan and resultant Policies is to seek to protect the environment, developing Brownfield sites ahead of Greenfield; to protect the historic built and natural environmental assets of the village, increase or at least maintain biodiversity soil, water, air, climatic factors, architectural and archaeological heritage as well as landscape setting
- 1.27 As such, **the Plan** will help to achieve sustainable development by ensuring that its development policies and proposals will meet the needs of people living and working in the parish, whilst at the same time helping to ensure that any adverse environmental impact is minimised; in particular to the SDNP and its landscape setting.

Community Land Trust (CLT)

- 1.28 In addition, and as a separate project, the delivery of some of the policies contained, such as those for affordable housing could be achieved through a new Angmering Community Land Trust.

How the Plan is Organised

1.29 This Plan is divided into three sections:

Section 1: A Vision for Angmering: This sets out:

- An Introduction to Angmering
- Issues that have influenced the Vision
- The Vision Statement and Core Objectives
- The future vision for Angmering

Section 2: Neighbourhood Plan Policies:

- Sets out policies to support the overall Vision

Section 3: Housing Allocation Policies - Site Specific Requirements:

- Sets out site specific policies for the parish housing allocation.

1.30 This entire document forms the Neighbourhood Development Plan for Angmering. Under the Localism Act, Sections 2 and 3 form the Plan's policies.

1.31 There is a large amount of background information that has helped in producing the Plan (this is known as the 'Evidence Base'). This is available on the Angmering Parish Council web site.

SECTION 1:

A Vision for Angmering

THIS PAGE INTENTIONALLY LEFT BLANK

2 ABOUT ANGMERING

- 2.1 Understanding Angmering's history and background as to how it grew to become the settlement it is today, is the starting point and the basis for producing an informed and sound Neighbourhood Plan.
- 2.2 It also offers the community the opportunity to plan for the future based on lessons learnt from recent large scale development and, whilst seeking to maintain Angmering's heritage and charm as a rural village. This Chapter identifies problems and opportunities that **the Plan** seeks to address

Angmering's History

- 2.3 Angmering can trace its history as a settlement over a period of more than 3,500 years
- 2.4 The name "Angmering" is believed to come from a Saxon farming settlement of about 600AD. It is thought that the original name was "Angenmaering" meaning Angenmaer's people.
- 2.5 Archaeological excavations during the building of the A280 by-pass in the summer of 2001 revealed a Middle Bronze Age settlement (c.1500 BC) located approx 700 meters north from the centre of the village. Additionally, a second site approx 700 meters to the north-east of the village centre revealed settlements from the Mid- to-Late Bronze Age, Iron Age (c.750 BC to 0 BC), and Saxon (c.450 AD to 800 AD)
- 2.6 The remains of a substantial Roman or Romano-British villa dated between 65 and 75 AD; which rivals that at Fishbourne; lies beneath farmland about one mile to the west of the village centre. An Iron Age ditch was also discovered close to the villa.
- 2.7 Prior to the Norman invasion in 1066, there were two manors recorded in the Domesday Survey as being in Angemare; the manors of East (Ecclesden) and West (Ham) Angmering
- 2.8 None of the original buildings exist today. The current Ecclesden Manor house dates back to the 17th Century and the present Ham Manor is of Georgian origin.
- 2.9 Angmering grew slowly during the 17th & 19th Centuries as an agricultural community.
- 2.10 Further land enclosures by the gentry and principal farmers at the beginning of the 19th Century consolidated land holdings. For the less privileged members of the community, access to some of the commons and other land was lost driving many into poverty.



Ecclesden Manor (built c. 1630)

- 2.11 The map (Fig 2.1) is derived from the 1679 Manor Survey and shows the south- eastern corner of Angmering. East Lane is the ancient footpath now known as Cow Lane, which runs parallel to the route of the current A280 by-pass.
- 2.12 The land to the west of West Lane (now named Roundstone lane) is now housing, but the established ancient boundaries, fields and hedgerows between Roundstone Lane and Cow Lane remain unchanged to this day.
- 2.13 Angmering is situated in an area that has traditionally been used for farming and the cultivation of fruit, vegetables and flowers.
- 2.14 A commercial horticulture industry developed in the village, taking advantage of good light levels and soil that is rich in nutrients making it ideal for large-scale and small-scale growers and gardeners.
- 2.15 The Agricultural Revolution brought the railway to its southern boundary in 1846 allowing greater movement of the population and easier export of produce.

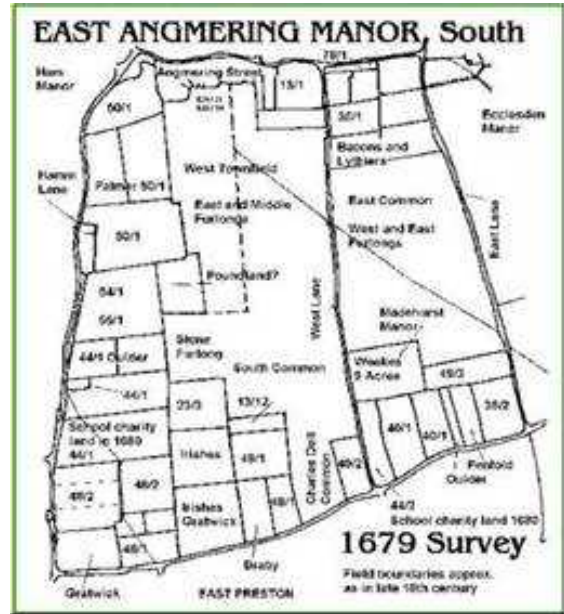
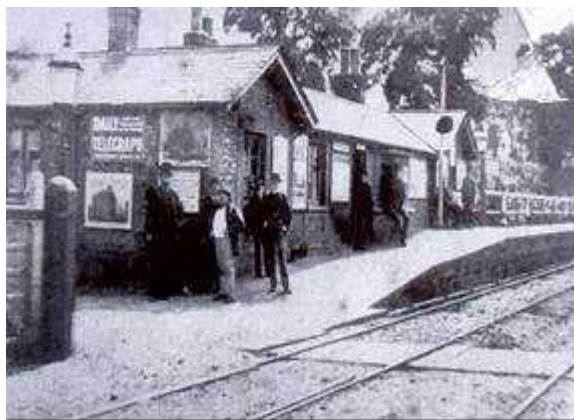


Figure 2.1: 1679 Survey Map



Angmering Railway Station (early 1860's)

This produce was largely the result of a market gardening industry which developed to serve the emerging local seaside resorts and cities such as London and Birmingham. The new railway was a vital link in getting fresh produce to these cities.

A fast growing horticultural industry, improving health and survival rates saw a burgeoning population and a demand for more housing.

- 2.16 Until the middle of the 19th century, most of Angmering's shops; such as butchers, bakers, general provisions, saddler, coal merchants, drapers, shoemaker, etc. were to be found in the High Street; pictured right, approximately 100 years ago), as well as in Arundel Road.
- 2.17 Gradually, over the last century, virtually all village shops migrated to The Square, to the extent that there are no longer any shops in the High Street or Arundel Road except those adjoining The Square at the foot of Stubbs Hill and Church Hill



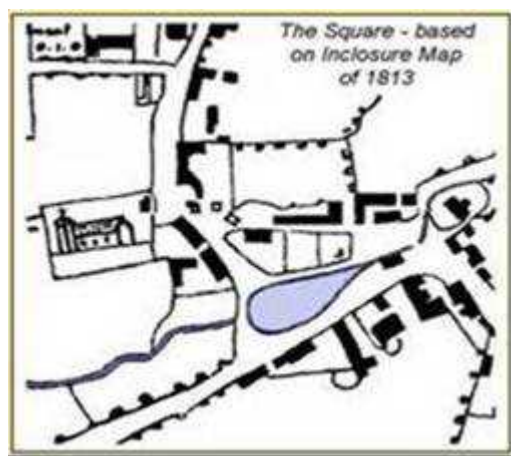
High Street Shops (late 1800's)

2.18 The main reason for this was that up to the mid 19th C there was a pond where The Green is today that was subject to regular flooding

2.19 The pond was fed by the stream called Black Ditch (known locally by some as Patching Stream). It runs from Patching Pond through the village centre and Ham Manor estate before winding its way west and into the River Arun.

This was often considerably larger under flood conditions, when a rowing boat was used to take people from one side of The Square to the other when the roads were impassable.

In the mid-19th Century, the stream was routed via a culvert under the village centre, the pond filled, and at the turn of the 20thC, landscaped and lime trees planted. With the stream culverted, flooding in The Square reduced, encouraging shops to relocate there



2.20 Angmering sits at the foot of the South Downs. It's geological make-up means that it is prone to surface and ground water flooding

2.21 Even now, every few years, after heavy rain, The Square can become a lake, flooding houses in Water Lane, and causing problems as far away as the Village Hall and Medical Centre.



Station Rd towards The Square (2012)

2.22 The 1881 Census also shows the arrival of wealthy retirees from London. A trend that still continues today, with in-migration of retirees and commuters from outside Arun.

2.23 Over the last 30 years, many of the nurseries and horticultural sites have been sold for housing development, with VHB West End Nurseries remaining as the last major horticultural employer in Angmering, serving major supermarkets across the UK and employing around 120 people locally.

2.24 The sweeping modernisation of Britain in the 1920's and 1930's, and the building boom of 1960's saw many ancient houses and cottages within the village demolished in the name of "progress". To prevent further loss of historical heritage to development, the Conservation Area was designated in 1975 protecting the historic core of the village

Conservation Area

2.25 Although its population has grown significantly since the 1930's, Angmering has managed to retain its rural charm principally due to its landscape setting, the preservation of its village square and shops, and designated Conservation area with a number of fine 16th Century at 18th Century houses and cottages, the oldest dating back to the 14th Century.

2.26 Many old buildings were lost in the 1930s when well meaning local councillors wished to improve housing and introduce more sanitary conditions into the village, demolished many old cottages and moved residents into new Council housing.

2.27 Old buildings and barns continued to disappear up until 1970 before the community became increasingly aware of its lost heritage. At that point, conservation and preservation organisations, such as The Angmering Society, were formed. Angmering currently has 76 Listed

Buildings, 64 of them in the Conservation Area. See map in Appendix B.



Former Almshouses (built 1728)



Public Library (built 1853)



War Memorial (20th c.)

2.28 With the exception of St Margaret's Church, New Place Farmhouse, and Ecclesden Manor which are of greater historic interest and are listed as Grade II*, the remainder are all Grade II .

2.29 The majority of these Listed Buildings are 18thC or earlier, but the list includes some 19th C buildings such as the Public Library (formerly Older's School built 1853). The War Memorial, is 20th C



St Margaret's Church (Norman)

South Downs National Park

2.30 The South Downs National Park (SDNP) came into being in April 2011 securing the future of the countryside to the north and east of the Parish as a statutorily protected landscape, and imposing a duty to have regard to the impact of any development upon the setting of SDNP

The South Downs Management Plan (2008) set out a variety of policies and proposals to deliver its vision of the South Downs that are relevant to the parish, including to:

“Ensure all land management and development control decisions conserve and enhance landscape character”

“Ensure that all regional and local planning policies take full account of the implications of development and associated infrastructure beyond the boundary of the protected landscape on the character, quality and amenity of the South Downs landscape and the Heritage Coast”

2.31 This has placed Angmering under even more pressure from development of the few remaining strips of Greenfield land bordering the Park in the north and east of **the Plan** area. These are comprised of Grade 1 / 2 agricultural lands which dominate views out of the National Park, as well as an “urban rural fringe” which contains the last remnants of important hedgerow and small areas of uncultivated grassland in the area shown in the 1679 Survey Map (Figure 2.1 above) , as well as playing fields and horticultural businesses.

2.32 The Partner Management Plan (PMP) builds upon the South Downs Management Plan (2008), to provide a framework for the emerging Park-wide local Plan, and states: *“It is vital to appreciate that impacts on the National Park’s special qualities can be caused by developments and activities from both inside and outside the boundary.”*

2.33 There is strong opposition from the community to any development that impacts adversely upon the landscape setting of Angmering. **The Plan** seeks to protect the setting of the National Park and ensure that the landscape character including its natural features, are maintained.

3 ANGMERING TODAY

3.1 The community takes great pride in its village with voluntary organizations such as Angmering in Bloom planting up flower beds along main roads, sponsored by local business and fund raising events.



Angmering in Bloom volunteers

3.2 They also work with local schools on community “green” projects, as well as supporting the annual Angmering Flower and Produce Show which raises money for local charities

3.3 Every Christmas the local village traders and organize a Traders' Evening to thank villagers for supporting them throughout the year. Over the years it has grown to the point where the centre of the village is closed off to traffic, to enable funfair rides and stalls to be set up.



Funfair - Christmas Traders evening

3.4 A whole range of community activities also take place at the Community Centre, Village and Church Halls, including film shows, children’s activities and quiz nights.

3.5 A wide range of issues have been considered in producing the Plan. These can be grouped under five themes:

- Housing
- Community, Leisure and Wellbeing
- Employment and Retail
- Traffic and Movement
- Environment and Heritage.

3.6 An overview of these five themes is set out below.

3.7 Supported by information from National Census data, and evidence from background reports, with concerns raised at the various consultation events to provide a profile of the community, and the context against which **the Plan** objectives and Policies are set.

3.8 The 2004 ADC Bramley Green Survey has been referenced. It provides information on the impact of recent new large scale development on Angmering as well as the opportunity to act on the concerns of ADC and also to avoid the repetition of issues raised by residents.

3.9 The 2004 ADC Bramley Green Survey and the issues raised during consultation are available to view on the Parish Council Website.

Housing

- 3.10 Between 2001 and 2013, 727 dwellings were completed in Angmering. (Source: WSCC) Increasing housing stock by over a third in a relatively short period of time
- 3.11 A review of housing data shows that 26% of housing is 4 or 5 bed compared to 17% in Arun, with less than 27% being 1 or 2 bed dwellings, compared to 45% across the rest of the district.
- 3.12 Consultation with local people (see Evidence Base) shows that they do not wish to see further major housing development in Angmering
- 3.13 The community believes that new housing is skewed towards 4 and 5 bed houses. It favours a higher provision of one and two-bed houses as part of any new development to help make entry-level housing in Angmering more affordable.
- “Bramley Green properties have an average of 3.6 bedrooms, compared with 2.6 for Arun properties in general*
- (Source: The 2003 Arun Housing Needs Survey)*
- “The 2003 Arun District Housing Needs Survey states adult single households make up 31% of all households in Arun District. A concern is that whilst the Housing Needs Survey indicates that the largest group in housing need are single persons, none of the Bramley Green stock one bedroom properties and less than 7% have two bedrooms.*
- (Source: 2004 ADC Bramley Green Residents Survey)*

Community, Leisure and Wellbeing

- 3.14 In 2001 the population of the Parish was 5,812.
- 3.15 By 2011, with the building of the Bramley Green estate the population had risen to 7,855.
- 3.16 This is a 35% increase in population, growth compared to 6% across Arun as a whole
- 3.17 Whilst across Arun the percentage of youngsters aged between 5 and 17 fell by 1% over the period, the figure for Angmering has increased from 14% to 17%. The percentage of pre-school age children remained the same at 5%.
- 3.18 The numbers of 10 to 14 year olds showed the biggest increase, from 6% to 8%, whilst Arun saw an overall drop from 6% to 5%
- 3.19 The increase in the numbers of younger residents moving into Angmering following the building of the Bramley Green estate has changed the demographic of Angmering. Causing the percentage of the population aged 60 and over to fall slightly to 30% reversing the trend seen across the rest of Arun, which saw an increase from 32% to 34%.
- “The 2001 Census shows the average age for Angmering Ward was 44.5, a full 14 years older than for Bramley Green.”*
- “The average age for Bramley Green residents is 30.5, compared with 44.7 for Arun District and 44.5 for Angmering Ward. Surrounding Wards have even higher average age profiles, leading to a concern that the local infrastructure may not be set up to cater for an influx of younger residents (potentially 1,700 at Bramley Green on top of the 5,812 residents in the Angmering Ward”*
- (Source: 2004 ADC Bramley Green Residents Survey)*

Education

- 3.20 Angmering has a Secondary school, Child Care centres and two Primary schools. However, recent large scale development and an increase in young families, has resulted in primary schools being oversubscribed, with some families having to send siblings to different schools in other parishes such as Barnham.
- 3.21 However, the report also points out that expansion possibilities may be constrained due to the availability of land at St Wilfred's and St Margaret's and that feasibility studies will be necessary.
- 3.22 A fully serviced education site was provided as part of the Bramley Green development. This is the preferred location for any new Primary school.

Based on 490 new homes in Angmering, as essential. Depending on the rate at which new dwellings are built and the type of houses that come forward there will be a need for:

- *Extra primary school capacity for up to 97 pupils. This is expected to be provided for as an extension to existing schools.*
- *Approx. 74 additional secondary school places and 15 6th form places at The Angmering School.*

(Source: "Arun Infrastructure Delivery Plan (IDP) - April 2013")

Healthcare

- 3.23 There are two private dental practices in the village, one at Weavers Hill and one in the village centre. However there is no NHS dentist in the village.
- 3.24 The Angmering Medical Centre is located on Station Road also has a pharmacy. A further branch, the Coppice Surgery, is located in Rustington. The joint practice currently has six GPs. The combined practice area covers Angmering, Kingston Gorse, East Preston and Rustington in the south, Littlehampton and, Poling in the west, and Patching and Clapham to the north.
- 3.25 The Neighbourhood Plan Survey shows that the community is broadly satisfied with Health provision, although there are complaints about long waiting times for a doctor's appointment.

490 additional dwellings will increase the Angmering Medical Centre GP practice list size by 1127 and that as part of any new development, an assessment will need to be made as to whether it should be extended or if it needs to be rebuilt.

It identifies the expansion of the Surgery along with associated community services as "Essential"

(Source: "Arun Infrastructure Delivery Plan (IDP) - April 2013")

Sports, Leisure and Amenities

- 3.26 Sports fields are located at the Angmering School in the south-western corner of the village; at the (privately owned) Worthing Rugby Club on Roundstone Lane, west of the A280 and at Palmer Road Recreation ground in the north west of the village.
- 3.27 The Angmering Youth Forum provides a double-decker bus that has been converted into a coffee bar / chill area for the local youth as a place for young people to go in the evening. It is run by volunteers and contributions and is the only youth facility in the village
- 3.28 With the increasing numbers of young people



Angmering Youth Bus

living in the village, there is a need for the provision of a permanent Youth Club facility.

- 3.29 There are 2 golf courses at Ham Manor and Rustington Golf centre, a Motor Racing circuit and a Virgin Active health club.

Allotments

- 3.30 The allotments site at Honey Lane dates back to the late 1800's and is located in the centre of the village it is easily accessible by foot. At one time there were also allotments in Lloyd Goring Close and Bewley Road.



Honey Lane Allotments

- 3.31 The Angmering Allotment Association was formed In July 1990, to help the Council run the Honey Lane site.

- 3.32 There are around 130 plots with 42 on the waiting list at present.

- 3.33 The community is against this site being developed for housing.

- 3.34 Cullberry Nursery also runs a community scheme that enables people to grow herbs and vegetables on their site.

- 3.35 Arun's "Soil & Agricultural Land Assessment Study - March 2013" confirms Angmering as having *"the best and most versatile quality agricultural land which greatly exceed region and national averages"*.

- 3.36 This provides new development no problem in allocating suitable local land for allotments.

Open Space and Play Areas

- 3.37 The Arun District Council Play Strategy 2011-2016, confirms Angmering has six "Local Areas Equipped for Play" (LEAP) and one "Neighbourhood Area Equipped for Play" (NEAP).

- 3.38 **The Plan** proposes to assign existing and new open space as Assets of Community Value.

Employment and Retail

- 3.39 The Evidence Base shows that loss of local jobs and existing employment areas to housing development was one of the biggest concerns raised by the community. *“The level of inward migration is significantly higher for Bramley Green residents than for Arun as a whole, with 72.1% of Bramley Green residents’ previous home was outside the District compared with 50.6% for all Arun residents”*
- 3.40 Unemployed persons account for 2.8% of the community, slightly lower than the district average of 3.3%. Of those in work, 12% are self-employed, which is higher than across the rest of Arun.
- 3.41 There are numerous small businesses of all types within the Parish which operate predominantly from small units in Dappers Lane, Arundel Road, and Roundstone Lane.
- 3.42 The motor trade is well represented as are garden centres and retail. Between them they generate 16% of local employment.
- 3.43 In other main areas of employment, 23% are in education, health and social work. A further 24% are employed within some of the stronger UK industries such as real estate, professional and scientific work, having higher than the district averages in financial and IT sectors. *“Less than 25% of employed main wage earners on Bramley Green work within the Arun District. In contrast, the Housing Needs Survey shows that more than 52% of Arun residents work within the District”*
- 3.44 These findings are not surprising as a significant proportion of residents travel to higher paying jobs outside of Arun. *“10.1% of Bramley Green’s main wage earners work in London.”*
- 3.45 Despite the presence of two large supermarkets and other large retail outlets along the A259, the village shops are still highly valued and well used for convenience shopping, with residents mostly walking and driving there. *(Source: 2004 ADC Bramley Green Residents Survey)*
- 3.46 Lack of parking in the village centre is seen as an issue by the community and retailers alike, with customers having to double park outside the shops or in local streets.
- 3.47 **The Plan** will seek to identify opportunities to provide additional parking as part of any new development in the village centre.

Traffic and Movement

- 3.48 The 2011 census shows that Angmering has a slightly higher percentage of people in employment working from home (7%), compared to the district as a whole (6%)

- 3.49 In terms of journeys to work, Angmering has a higher proportion of car users than the average across Arun. Uses of alternative forms of transport are below the district average. *“Bramley Green residents (in employment) tend to live further from their place of work than Arun residents (in employment) do”.*
- 3.50 Angmering has always been attractive to commuters. The recent large in-migration of residents has more than 75% of the main wage earners having employment outside of Arun. *“. . . the Bramley Green development is something of a dormitory for workers commuting to other parts of the county or further afield. This finding may help to explain the relatively high number of vehicles per household found on the Bramley Green development”*
- 3.51 The 2011 census shows that around 26% of Angmering residents travel between 5 and 10 kilometres to work each day, with 53% travelling between 5 and 30 kilometres. This compares with the overall figures for Arun of 19% and 44% respectively.

The findings support the concerns raised in the Arun Wavelength Survey and the community itself, that unless rail and bus travel can be made more attractive, or the right type of jobs created in Angmering and/or its neighbouring Parishes, the reality will be that Angmering is becoming a “dormitory” for commuters heavily reliant on road infrastructure.

“Bramley Green households have an average of 1.8 vehicles, compared with 1.2 for Arun District and 1.3 for Angmering Ward”

(Source: 2004 ADC Bramley Green Residents Survey)

Roads

- 3.52 Dualling the A259 was considered important for the future of the Parish in relieving traffic congestion in the village. This was also recognised as essential for Arun as a whole by the 2013 Arun Infrastructure Development Plan. *“Development at Angmering will put additional pressure on the Roundstone Lane link to the A259. The Strategic Transport Study looks at options to introduce a link between Roundstone Lane and the adjacent A280 to help relieve the pressure on the Roundstone Lane / A259 roundabout. The report concludes that the link will provide district wide benefits as well as helping relieve pressure as a consequence of strategic Angmering traffic.”*
- 3.53 The principal roads through Angmering are High Street, Weavers Hill, Arundel Road, Water Lane, Roundstone Lane and Station Road. *(Source: “Arun Infrastructure Delivery Plan (IDP) - April 2013”)*
- 3.54 High Street and Weavers Hill in particular, are narrow residential roads with dwellings that front directly onto the road and in several locations, having no footways at all.
- 3.55 The building of the A280 bypass, which was conditional in building the Bramley Green estate, was intended to take traffic away from the centre of the village.
- 3.56 However, traffic continues to use village roads as a “rat run” between the A259 and the A27 via the Water Lane / A280, junction. Traffic from the Bramley Green estate can only exit onto Roundstone Lane to turn south onto the A259, or north through the Conservation Area, High Street, Weavers Hill, on to Water Lane to reach



Through traffic negotiating Weavers Hill

the A280 / A27.

3.57 This is a concern to the community who believe that should any further development take place east of Roundstone Lane, an exit should be made onto the A280.

3.58 The current ‘traffic calming’ measures on Station Road and Water Lane - that were intended to discourage through traffic - are also ineffective, with vehicles speeding between various pinch points to avoid having to stop for oncoming traffic.



Queues blocking Roundstone Lane entry onto A259

Private Vehicle Usage

3.59 46% of people use a car or van as their choice of transport. Only 2% use a bicycle, compared to 3% for Arun.

3.60 Unless any new development can clearly demonstrate that fewer residents will travel to work by means other than by car, then the assumption must be that any new housing in Angmering will have a similar percentage of car use as Bramley Green.

The higher rate of car use and ownership highlighted by the Survey, plus the resultant issues with parking raised by residents must be taken into consideration as part of any development proposal, and provided for over and above the general guidance on numbers given by WSCC.

Any new development must demonstrate that it provides adequate parking provision and does not result in parking in nearby streets.

Public Transport

3.61 The Evidence Base shows access to both bus services and Angmering train station is poor.

3.62 **Bus Services:** An hourly bus service runs along Roundstone Lane up to the northern part of Angmering, back down to the centre along Station Road and connects to Angmering railway station and the shops at Rustington and Littlehampton in the west, and to Worthing, and ultimately to Holmbush Shopping Centre (Shoreham) in the east. However, this service only runs 6 days a week between the hours of 7am and 7pm, excluding Bank Holidays.

Bus route 700, runs south of the A259/A280 junction on Old Worthing Road. However it is not within reasonable walking distance for all

“More than two in three Bramley Green properties have two vehicles or more, compared with fewer than one in three for Arun in general and around two in five for Angmering Ward specifically.”

“Not enough car parking for visitors off roadside. No thought in design for multiple car ownership per house.”

“The major problem on the estate is the total lack of visitor parking spaces. You [ADC] should definitely have asked about car parking provision in your survey to give a true reflection of our views.”

(Source: 2004 ADC Bramley Green Residents Survey)

ADC’s Settlement Sustainability Study – July 2007 for Angmering says:

“Public transport availability – Poor

- *Bus - Poor Accessibility*
- *Train Station - Poor Accessibility”*

groups of users – particularly parents with young children, the elderly or mobility impaired.

- 3.63 **Rail:** Angmering railway station serves a local population of more than 27,000 people, including Rustington and East Preston, with commuter links to Worthing, Littlehampton, Brighton, Southampton Central, Portsmouth Harbour and London Victoria.

Only 2% of commuters use the train, which may be because Angmering station is situated the other side of the A259 at the extreme south western edge of the parish and not easily accessible by bus, foot or bicycle from many areas in Angmering.

- 3.64 The station has its own pay and display car park, but overflow commuter parking in residential roads around the station; particularly in Downs Way; is an issue for local residents.
- 3.65 Twice a day there is a surge of young people making their way from The Angmering School to and from the station on foot and by bicycle along Downs Way. Commuter parking increases the risk of accidents whilst school children cross between parked cars, which reduce the road to a single carriageway resulting in motorists having their view of such children obscured until they enter their path.

Footpaths and Pavements

- 3.66 Footways and footpaths are ineffective ‘safe routes to school’ from the east of the village as a result of missing links where they disappear through the Conservation Area and village centre.
- 3.67 The result is the increased use of cars to ferry children back and forth to the Primary schools in the northwest of the village.
- 3.68 **The Plan** is also seen as an opportunity to protect and enhance the footpaths, bridleways, and by-ways to ensure the continued enjoyment and education of visitors of the various landscapes, ancient woodland, hedgerows, ponds and wildlife that flourish within the parish area both inside and outside of the National Park.
- 3.69 The Bluebell Woods in Angmering Park north of the A27 and Decoy ponds and woods to the north west of the Plan area, as well as Highdown

“During the consultation process, discussions were held with Network Rail. Although no schemes were directly identified the following points were highlighted as requiring further investigation as development sites are finalised:

- *Station parking capacity; and*
- *The operation of level crossings in the vicinity of large development sites”*

(Source: “Arun Infrastructure Delivery Plan (IDP) - April 2013”)



Angmering Park (SDNP)

Hill are all popular walks.

3.70 In the summers of the early 1920s AA Milne and his family rented Decoy Cottage which is situated close to the ponds. CR Milne wrote that on the ponds was a swan which the family christened "Pooh". This small wood may have been the one that originally influenced AA Milne to write his "Winnie-the-Pooh" stories for his son Christopher Robin.

3.71 It is important that existing footpaths and bridleways are protected and enhanced, especially those that provide access to the SDNP both to the north and east of **the Plan** area.



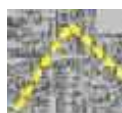
Decoy Ponds and Woods showing Decoy Cottage in the top left corner of the picture

Environment and Heritage

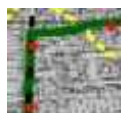
- 3.72 It is important to understand the physical and environmental constraints that may affect the location of new development in **the Plan** area. This Chapter provides the basis for making informed choices about where new development may go. Figure 3.2 below provides a summary of these.
- 3.73 The [colour] areas show sites that are being considered for Strategic Housing under the Arun 2013 Local Plan.
- 3.74 More information is available in the Evidence Base that supports this Plan.
- 3.75 The land allocated for the parish 100+ dwellings is shown in [colour]. A range of options were explored. These are explained in the Evidence Base documentation.



Flooding: The blue area shows the Black Ditch flood plain. Angmering is also a groundwater emergence zone. (Source: Arun District Council's Strategic Flood Risk Assessment (SFRA)).



800 meter walking zone: The yellow; dashed line shows the approximate 10 minute walking distance from the Village centre. This is a starting point for considering potential locations for 'walkable' development to shops, GP surgeries and primary schools and should not be thought of as definitive - some people are able to walk further in 10 minutes, and others less far.



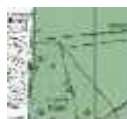
Bus routes: This plan simply shows the routes buses currently take through Angmering. It does not show how often buses run. As the general principle is to disperse new housing around the village in small numbers, we would expect to upgrade existing bus routes rather than providing new ones. This plan helps us to see where the bus routes are.



A Road's: Marked by a thick black line, the A27 trunk road to the north, A259 (Roundstone by-pass) to the south and A280 (Angmering by-pass) to the east, enclose **the Plan** area on 3 sides, forming a hard edge which is difficult to cross.



'B Roads': Roundstone Lane / Arundel Road (B2225) is a narrow road connecting the A259 to the village centre and Station Road (B2140) via the High Street, Station Road is the main arterial road through Angmering connecting to Water Lane. Whilst still an obstacle to movement, 'B roads' are less of a barrier to new development than the 'A roads'.



South Downs National Park is shown by the dark green shaded area. There is a statutory duty in preparation of this plan to have regard to the purposes of National Park designation.



Conservation and Heritage: Development must preserve the setting of the conservation area and/or any listed building or building of character. The Conservation area is situated in the centre of the village and shaded purple.



Local Gaps & Green Infrastructure: The [colour] areas show land which is designated Green Infrastructure.



Ham Manor and Rustington Golf Courses: are situated to the south west of Angmering. The light green shading marks land categorised as historic parkscape.

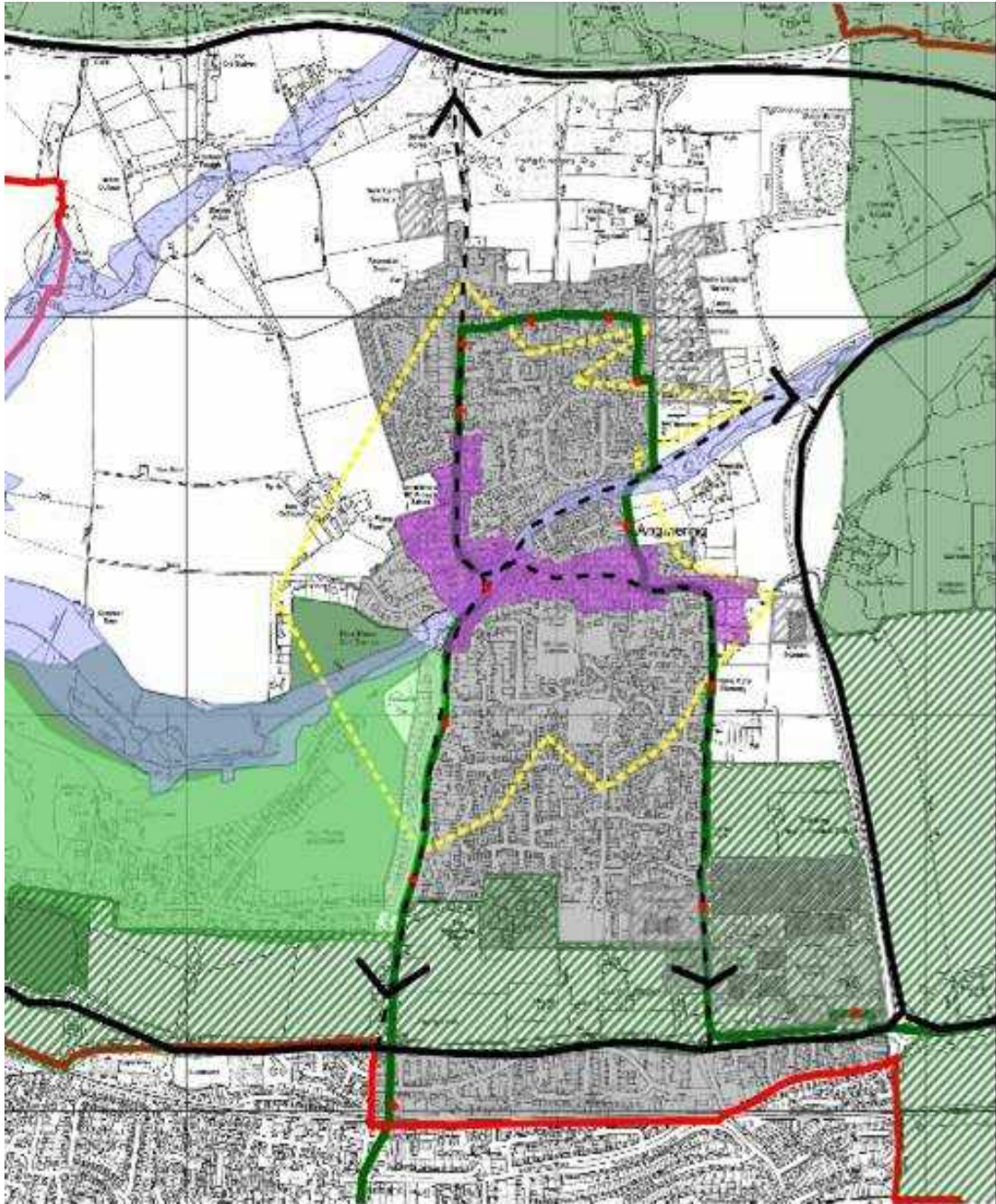
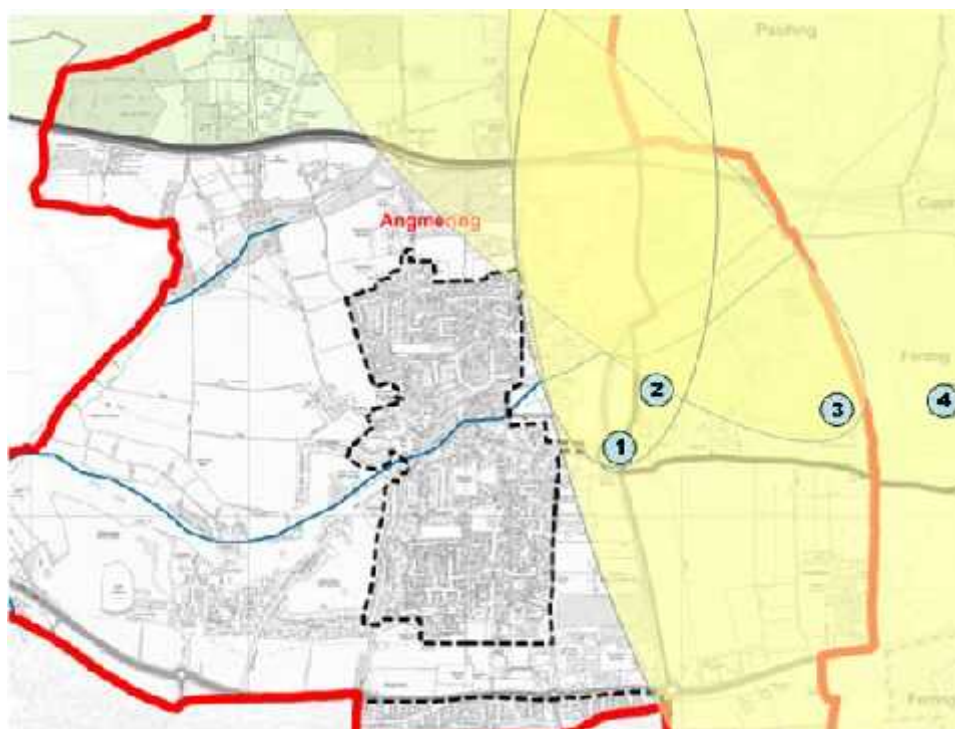


Figure 3.2: Map Showing Spatial Challenges and Constraints to Development

Landscape Character

- 3.76 The proximity of any development that has the potential to impact on the sensitive landscape and amenity of the National Park must be carefully managed and mitigated, including protection of important hedgerows and ancient woodland copses, panoramic views across open downland to the north and views across the Coastal Plain to the south. (Source: SDNP Landscape Assessment).
- 3.77 Figure 3.3 below highlights a selection of key locations where the landscape setting in **the Plan** area plays an important role in maintaining views in to and out of the National Park.



- ① Bridge over A280
- ② Footpath along boundary SDNP
- ③ NT Footpath east of Ecclesden Mill
- ④ Highdown Hill

Figure 3.3: Key Viewpoints highlighting Sensitive Areas of Landscape

- 3.78 The community value the landscape setting of the village, which is located at the foot of the South Downs and the Ecclesden Hills. There are a combination of views that are gained from local roads, footpaths, pedestrian and cycle ways that access the countryside and the National Park. The main views are gained from:
- Roads along the edge of the built-up area boundary and those approaching Angmering. Both the A280 by-pass to the east of Angmering and A259 to the south have long views across open fields towards the South Downs, Ecclesden Mill and Highdown Hill.
 - The footbridge over the A280 into the National Park
 - Public right of ways in the surrounding countryside (particularly those that run along the boundary between Angmering and the National Park).
- 3.79 The National Park part of the parish is very typical of the Downs encompassing different land types for grazing and crop production. The specific shape of the Park arose to ensure there was a cross section of BOTH downland grazing and lowland arable land.

- 3.80 There are local landscape areas worthy of note, particularly to the north-east of **the Plan** area, which contributes to providing distant panoramic views across open farmland towards the Downs and Arundel, and to the south of Highdown Hill towards the sea. It is also important to retain and enhance the historic connectivity to the rest of the parish that resides in the Park, both to the north of the A27 and to the east along High Street and Cow Lane.



Figure 3.4: View of the Downs from the A280 “horse” bridge into the National Park

- 3.81 The north of the parish falls within the ‘Wooded Estate Downland’ general landscape character area, described in the South Downs Integrated Landscape Character Assessment (2011) as *“a distinctive ridge of chalk dominated by large woodland block and estates”*.
- 3.82 The southern and eastern boundaries of the National Park boundary follow the A27 along most of its length, diverts south along the A280 and then east below Ecclesden Manor towards Worthing to include Highdown Hill.
- “This boundary represents a change in character to the Upper Coastal Plain, with. . . . Constantly changing views, with some views across to Arundel Castle to the west and other views across the open downland to the north and the coastal plain to the south”*
- “Highdown Hill provides parking, visitor facilities and interpretation. There are some notable views across to Arundel Castle to the west as well as views across the open downland to the north and views across the coastal plain to the south”*
- 3.83 In addition to the generic landscape management and development considerations for this landscape type, considerations specific to this character area, include helping to:
- “Conserve the irregular patchwork of assarts [hedged fields which are medieval in nature] south of the A27, e.g. around Ecclesden Farm (east of Angmering) . . . and . . . maintain hedgerows and ancient woodland copses that surround, and define, these ancient fields. . . . Maintain views across to Arundel Castle to the west, panoramic views across the open downland to the north and views across the coastal plain to the south.”*
- 3.84 The following responses from the SDNPA to the Arun emerging Local Plan consultation (Consultation Doc 19.07.12), are particularly relevant to the proposed Areas for Growth identified in the emerging Local Plan, which are currently Greenfield sites.
- “Given the close proximity of some of the urban areas within Arun District to the sensitive landscape of the South Downs National Park it is imperative that the Local Plan includes a policy safeguarding the setting of the National Park.”*
- “The SDNPA supports the reference in Policy SP8 to the provision for a buffer strip along the eastern and northern boundaries to suitably screen this area when viewed from the South Downs National Park, but suggests this could be emphasized by reference to ‘extensive buffer strip’.”*
- 3.85 However, screening development is not always appropriate. For example, taking this approach in the north-east of **the Plan** area will significantly impact upon its contribution to both key landscape views and the setting of the National Park.

Flooding

3.86 Angmering has suffered from significant flooding over an extended period and most recently in June 2012. Residential and commercial properties have suffered considerable damage and transportation links have been severed.

3.87 In addition to village flooding from Main Rivers (The Black Ditch), flooding has also resulted from overwhelmed inadequately sized culverts, direct rainfall runoff from the surface and groundwater emerging from the ground.



Figure 3.5: Water Lane June 2012

3.88 Surface water culverts that have caused particular problems are those under the road (Water Lane / Station Road) from Weavers Hill to the village green and under the A27 in the vicinity of Hammerpot.

3.89 Main river flooding zones associated with the Black Ditch have been mapped by the Environment Agency (right).



Figure 3.6: Angmering's Flood Plain

3.90 Arun District Council's Strategic Flood Risk Assessment (SFRA) has mapped the risks of flooding from rainfall runoff from the land and the risks of rising groundwater levels.

3.91 The main residential area of Angmering, which is outside the South Downs National Park, is at a medium to high risk of flooding from rainfall runoff from the land.

3.92 The area is identified as a groundwater emergence zone and for these two criteria have been assigned the highest risk categories.

3.93 The area in red identifies the category as medium to high shown on "Flood Zone Map" to the right. There is no higher category. The blue dots show points where historic flooding has been reported.



Figure 3.7: Flood Zone Map

3.94 Any new development must be directed to areas where the probability of flooding from all sources is lowest and does not increase flood risk to others.

3.95 There are various flood control and management schemes in the village.

Environment Agency Webcam – Black Ditch Monitoring

3.96 Working with the Environment Agency, Angmering Parish Council's Emergency

Committee installed a webcam at the Black Ditch culvert entrance on Water Lane, at the bottom of Weaver's Hill.

3.97 It sends an image of the water levels in the culvert hourly. The community can also access the camera image. A link is provided on both the Parish Council website and the Angmering Village Life web site.

3.98 As a result, in Feb 2014 this log was spotted blocking the grille, enabling the Environment Agency to be alerted and immediately send a team to remove it and prevent major flooding in the village centre.



Figure 3.8: Black Ditch Culvert – Feb 2014

Mayflower Park's Sustainable Urban Drainage System (SUDS)

3.99 The "Black Ditch" runs through the centre of the village and to the east. However, groundwater emergence in the east of the village has resulted in the requirement for new development to install SUDS.

3.100 This SUDS services the run-off from the Bramley Green Estate which comprises 600 + dwellings.



Figure 3.9: Mayflower Way SUDS – 2011

3.101 The picture at Fig 3.9 was taken in 2011. It shows the water levels overflowing onto the nearby footpath.

3.102 The level has at times been much higher as is shown in the picture at Fig 3.10.

3.103 Taken from where the water can be seen overflowing onto the path in Fig 3.9; it shows that the water levels have risen enough to cover the structure shown in the top right hand corner of picture at Fig 3.9.



Figure 3.10: Mayflower Way SUDS- June 2012

The Parish Council Emergency Committee

3.104 In 2012 the Parish Council Emergency Committee was formed to work together with West Sussex County Council (inc. Highways Agency), Arun District Council, and the Environment Agency to address flooding within the Parish of Angmering, and to ensure that flood assessment and mitigation measures proposed by new development are robust.

3.105 As a result the Environment Agency has initiated a Project to address flooding

within the Parish boundaries and improve Parish flood defences.

Other Areas that Regularly Experience Flooding

3.106 After heavy rainfall, ground water and surface water flooding from the Downs are regular occurrences in a number of areas to the south and east of **the Plan** area shown in these photographs.

3.107 Fortunately the flooding does not cause problems for nearby properties.



Station Road



Field - Water Lane / A280 Junction



Cow Lane



Ecclesden Lane



Cycle path at entrance to Oval Racetrack

Character Areas

3.108 Character Areas have been based on the main features of the built environment that are present in Angmering. Angmering has seen a range of low to medium density residential development over the past 100-years or so and this has come to create the settlement as it is today. Each area has distinctive building type, lay-out design and materials. In some cases one character area applies to several locations.

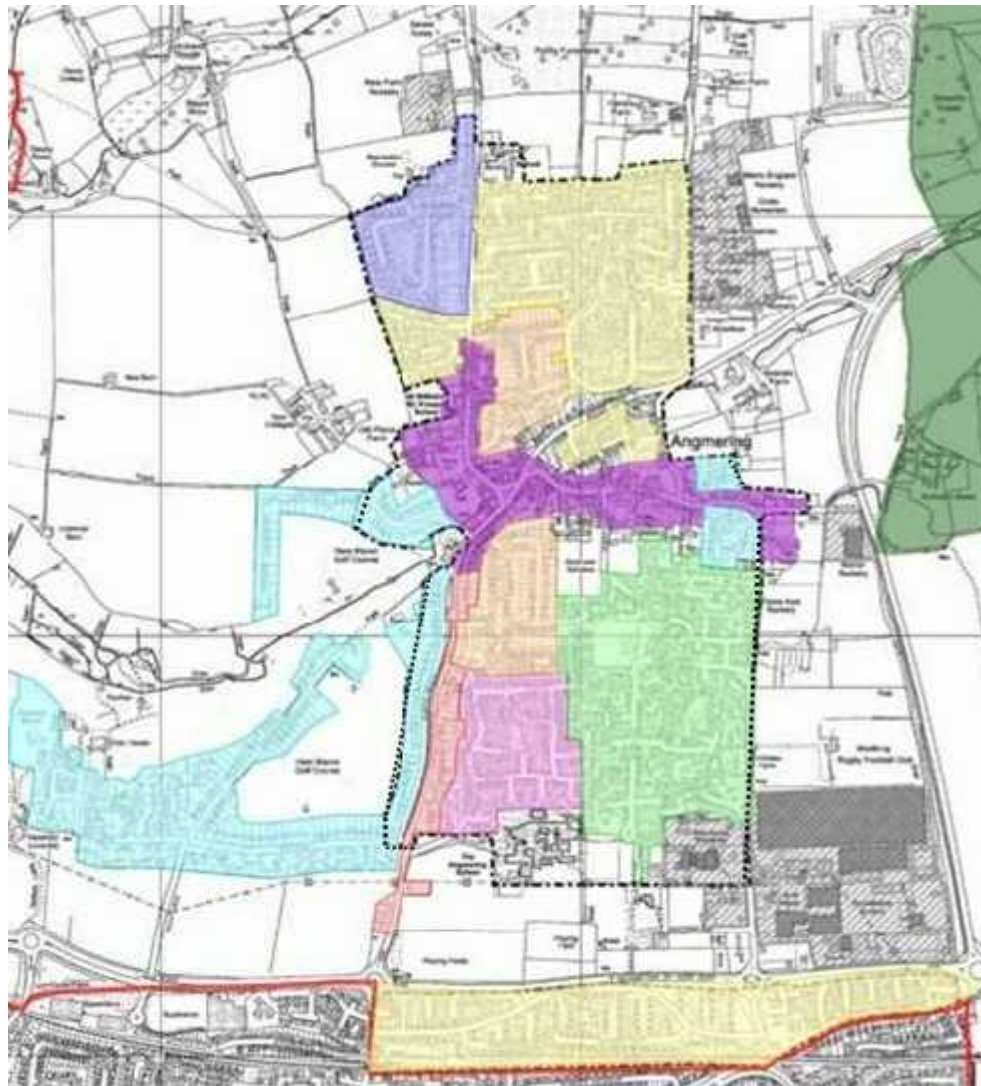


Figure 3.11: Map of Parish showing Character Areas

KEY

	Conservation / Heritage		North & South Angmering
	Palmer Road / Arundel Road		The Dell
	Station Road		Bramley Green
	Mill Road / Lansdowne Road		Employment Sites
	Ham Manor / Weavers Ring / The Avenals		Built-up Area Boundary (Dotted Line)

- 3.109 The village developed around the village centre and current Conservation Area. The end of the 19C saw Angmering grow rapidly from a population of 1,022 in 1901 to around 8,000 today.
- 3.110 Based on input from the Neighbourhood Plan group, Figure 3.11 above sets out the broad character areas that make up the build environment of the Parish.

Conservation / Heritage Area

This area makes a significant contribution to the overall character of Angmering. A mix of period properties and narrow roads mostly with footpaths on only one side that winds down into the village centre.

Palmer Road / Arundel Road

A mixture of 2-3-4 bed 2-storey terraced houses and bungalows. Built as council housing in the 1930's they are identical in style, with wide roads; some with verges and trees, good sized gardens back and front, with garages provided in compounds. The houses are set well back from the road enabling off-street parking.

Station Road

This area developed gradually from the 16th c to the present day as a ribbon development of individual, low-density 2-storey detached and semi-detached houses. Running along the western built-up area boundary along the arterial road (B2140) that runs south from the village centre, they are mostly set well back off the road with garages and off-road parking.

Mill Road; Lansdown Road Area

Built in the 1930's they are a mix of 2-3-4 bed 2-storey detached, semi-detached houses and bungalows with good-sized front and back gardens, drives and garages. They display the "Garden City" suburb style of the time. Roads are wide with verges and trees.

Ham Manor / Weavers Ring / The Avenals

Ham Manor (incorporating the Thatchway and North Drive) straddles the built-up area boundary to the west. Developed around Ham Manor Golf Course between the 1930's and 1960's, it reflects the design and layout of the private estates in neighbouring parishes.

Dwellings are typically low density with verges Open feel. Weavers Ring and The Avenals, built in the 1960's / 70s adjacent to the Conservation area at the edge of the built-up area boundary to the west of Angmering, this area also comprises large detached 2-story properties displaying the same low density characteristics as Ham Manor.

North and South Angmering

Built during the 1960's / 70's, the character and style of this area is typical of other large developments across the rest of the country at this time. Characterised by open plan front gardens, a mixture of 2-storey 2-3-4 bed detached, semi-detached houses and bungalows.

The Dell

Built in the 1980s it consists of bungalows and 2-story 3-4 bed detached houses, which are a mix of traditional and chalet style houses with open-plan front gardens. All have garages apart from the central area of Badgers Walk, which has a selection of terrace houses without vehicular access. All roads have footpaths on both sides with lay-bys providing temporary off-road parking for visitors. The southern connection with Station Road also serves as the entrance to The Angmering School.

Bramley Green

A large estate of 600 houses of various styles ranging from large detached houses to social housing. Developed rapidly between 2001 and 2004, styles are mixed in an attempt to provide an impression of rural growth. Front gardens are typically small with some houses fronting directly onto the pavement. Some have garages and parking spaces, but most are located in compounds, resulting in on-street parking. There are open spaces with play facilities and a Community Centre.

Employment Areas

A number of small business areas are situated on the outskirts of the village, with a variety of units of different sizes and types principally characterised by garden centres, greenhouses, poly tunnels 'shed' like buildings, a few small office buildings, garages and car lots.



Employment Area(Dappers Lane)



Conservation Area (High Street)

3.111 Understanding the character of the village is important in designing new development. For example, development within or next to the Conservation Areas or listed buildings must preserve and enhance the character of the area.



Views across the National Park

3.112 Other areas may require a different design approach, especially where they abut the built-up area boundary or will be visible from the National Park.



Station Road

3.113 There may also be opportunities for new development to change the character of less positive places such as derelict areas.



Palmer Road / Arundel Road



Bramley Green



The Dell



North and South Angmering



Ham Manor / Weavers Hill / The Avenals



Lansdown Road / Mill Road

4 VISION STATEMENT & PLAN OBJECTIVES

- 4.1 The Vision Statement and Core Objectives form the foundation of **the Plan**. They were developed with input from the local community at community drop-in events; feedback from the parish wide Community Surveys conducted by the Parish Council as well as development constraints to the neighbourhood plan area.
- 4.2 The overwhelming view from local people is that despite recent large scale development Angmering has managed to maintain its village character and rural feel. The Angmering Neighbourhood Plan's overall vision seeks to maintain this.

Vision Statement

A sustainable and vibrant rural community with a superior quality of life, supported by an infrastructure, housing development, education and employment opportunities commensurate with local needs

By 2029, the end-date of the Neighbourhood Development Plan, Angmering Parish will have retained its unique rural character, which arises from being a village with a rural hinterland that is a settlement distinct from nearby urban areas along the Sussex coast.

Its future growth will happen proportionately, organically, and sustainably, with development taking place alongside those in the local infrastructure and services. There will be enhanced opportunities for its residents to work or find employment locally.

- 4.3 In the context of **the Plan**, 'sustainable' means
- A place that retains its character and identity with both connections to the past and a vision for the future
 - A range of homes which respond to local people's needs both now and in the future
 - A range of facilities designed to offer something for everyone from young to old
 - Jobs available locally so people can work as well as live in their neighbourhood
 - Interesting and imaginative buildings and spaces rather than homogeneous development
 - Protecting Angmering's environment and landscape setting; including protecting views in to and out of the SDNP

Community Surveys

- 4.4 As part of the Neighbourhood Development Plan preparation process, the Parish Council conducted two formal surveys in Summer/Autumn 2012. The community was also encouraged to provide feedback on the Plan by filling in questionnaires and providing post-it comments at drop-in sessions in the village. The results form part of the evidence base for **the Plan**.

Neighbourhood Plan Survey

- 4.5 Action in Rural Sussex (AiRS) was commissioned to conduct a Neighbourhood Plan Survey in June 2012. Overall 3,280 questionnaires were sent out; one to each household in the parish. A total of 1,367 responses: **42%** were completed, either in paper form or electronically, a third of respondents were over 65 years of age. Based on the 2011 census, this is a representative percentage of the population of Angmering.

- 4.6 The number of responses was encouraging. Significantly higher than returns from a vast majority of other parishes in Arun it shows the strength of support for the opportunity presented by “localism” to influence the future of their parish.
- 4.7 The recurring themes were no more large developments, loss of greenfield land to housing, traffic congestion, road infrastructure and sewerage issues, lack of school places, urbanisation of the village, provision of affordable housing for local people and not “outsiders”.

Housing Needs Survey

- 4.8 The Parish Council commissioned Action in Rural Sussex (AiRS) - as the Rural Housing Enabler for Sussex - to undertake a Housing Needs Survey of all households in the Parish, in order to determine the existing and future housing needs of residents, particularly those on low or modest incomes.
- 4.9 The report provided a snapshot of the scale and nature of the affordable housing required by the **24%** of the local community who returned the survey.
- 4.10 A total of 25 households in the local community were identified as being in need of affordable housing.
- 4.11 17 respondents were excluded on the basis that they had sufficient income to obtain housing via the open market; that their current home was adequate in meeting their housing requirements or that they did not possess a sufficiently strong local connection to the parish.

Core Objectives

- 4.12 The Core Objectives which will deliver the future Vision for Angmering are:
- Additional homes
 - Promotion and retention of local business and retail
 - Protection of the environment and heritage assets
 - Improved transport connections and movement in and around the village
 - Supporting the health and wellbeing of local people including recreational facilities

Additional Homes

The identification of land for possible future housing sites for a minimum of 100 new dwellings between 2014 and 2029 in accordance with ADC's Local Plan, based on local housing need, location appropriateness and availability.

Ensuring new development does not have an unacceptable impact on the character of its environment and is implemented alongside identified infrastructure needs.

- 4.13 **Housing Provision** – **94%** of respondents agreed that the Parish Council - through the Neighbourhood Development Plan - should influence the location and look of future development in the Parish. **66%** agreed that affordable housing should be controlled by the local community, and **63%** that it should only meet local parish need.
- 4.14 **Housing Needs & Development** – **96%** of respondents agreed that no development should take place on Greenfield sites and **91%** indicated a preference for affordable housing only to be built to meet the local parish need.

- 4.15 There was an acceptance that new housing may be needed, but only on small sites within the village and of a design in keeping with the local character of their setting. **71%** indicated that individual developments should not exceed 10 dwellings and a further **23%**, no more than 50.
- 4.16 This response not only demonstrated the value that is placed on maintaining the rural nature of Angmering, but also reflected local reaction to the number and scale of speculative planning applications on Greenfield sites, so soon after the completion of the Bramley Green estate.

Housing
<p>Main comments raised by local people during the consultation include:</p> <ul style="list-style-type: none"> • No more large housing estates • Lack of affordable housing • Shortage of smaller homes (3 beds and fewer) • Prevent flooding and drainage issues • Concern about the impact of new development on landscape • The density of recent housing is too high with not enough parking spaces
Housing
<p>Policy Objectives:</p> <ul style="list-style-type: none"> • Allocate the most appropriate sites to accommodate 100+ new dwellings • New housing is provided to meet local housing needs • New development reflects the local character of its setting and local surroundings • Retain the rural character of Angmering and allow it to grow in a way that minimises its impact on the village • Parking provision can clearly demonstrate it is adequate and discourages on-road parking

Supporting the Health & Wellbeing of local people including Recreational facilities

Deliver provision of education, health and open space, leisure and play provision for a growing community, both young and old, ensuring that any new developments make material contributions.

- 4.17 The age group which should be the Council's priority as identified by the greatest proportion of respondents are those aged 12-15.
- 4.18 **Sports, Leisure & Amenities** - **75%** of respondents highlighted that there were not any leisure/sport type facilities or other amenities not provided locally that they would like to see in the Parish. However, tennis was the most commonly identified leisure/sport facility for respondents aged 7 to 40. A youth club was the most commonly identified option for those aged 12 to 15 and bowling was the most commonly identified preference for those 60 and over.
- 4.19 **Education** - Just under half of those responding, **43%** identified that primary school provision in the Parish should be increased and preferably on the existing sites, whilst just over half (51%) supported provision being extended but in other locations.
- 4.20 **Health** – Overall, **83%** agreed that they were satisfied with the provision of health services in the Parish. Of the additional health services which respondents felt should be provided in the parish, the most commonly identified were an NHS dentist, additional doctors and chiropody.

- 4.21 **Allotments:** - Approaching two-thirds of respondents (63.13%) indicated a preference for additional provision of allotments in the Parish. Only 3.34% of respondents indicated that they were currently on the waiting list for an allotment.

Community, Leisure and Wellbeing
<p>Main comments raised by local people during the consultation include:</p> <ul style="list-style-type: none"> • Lack of primary school places in village schools • More local leisure / sports type activities especially a youth club • Provision of allotments • Would like tennis courts, bowling and more football pitches • Picnic tables and benches in all the green spaces plus toilet facilities • Improved play areas for children
Community, Leisure and Wellbeing
<p>Policy Objectives:</p> <ul style="list-style-type: none"> • Provide a Youth Club for use by young people of all ages • Develop opportunities for participation in sport and leisure activities • Protect existing allotment sites and identify a site for future provision • Ensure new development delivers adequate places for local children at village schools • Protect and provide adequate Health facilities in the village

Promotion and Retention of Local Business and Retail

Protect and retain local jobs and ensure the continued usage of local shops and businesses, thus helping to enhance employment opportunities and nurture, retain and grow locally based commerce.

- 4.22 **Business & Employment Opportunities** – was seen as a high priority by all age groups even though a majority of respondents were over retirement age. The retention of jobs and protecting existing business sites that provide local employment from development, scored **98%** and **97%** respectively, reflecting the Local Plan’s aim to retain and increase local jobs.

Employment and Retail
<p>Main comments raised by local people during the consultation include:</p> <ul style="list-style-type: none"> • Retain local jobs • Protect existing business sites from development • Not enough parking near the shops in the village centre
Employment and Retail
<p>Policy Objectives:</p> <ul style="list-style-type: none"> • To ensure that existing retail uses are protected • To ensure that existing employment uses are protected

Improved Transport Connections and Movement in and around the Village

Reduce local journeys by car by improving existing pavements, pedestrian and cycle routes, as well as providing new ones and safe routes to schools. Reduce the pressure on village roads from through traffic, and seek to address the impact of lack of parking spaces in the village centre and Angmering station.

- 4.23 **Roads & Feeling Safe - 93%** of respondents agreed that erecting 'village access only' and 'unsuitable for heavy goods' signs on roads leading to the village would help safety and congestion.

Speed Indicator Devices were the most popular traffic calming methods In the High Street, on Arundel Road, at Roundstone Lane, in Station Road, on Water Lane and on Downs Way. Reduced Speed Limits were the most popular traffic calming methods in Weavers Hill, Downs Way and in other residential roads.

Dualling the A259 between Station Road and the A280 Bypass was considered by 81% as important for the future of the Parish in relieving traffic congestion.

- 4.24 Given that **the Plan** is intended to provide a framework for decision making throughout the next 12 to 15 years, some understanding of the planned or projected expansion of transport infrastructure should be taken into account.
- 4.25 The building of the Bramley Green estate has shown that a similar population expansion during **the Plan** period will be reflected in the growth of car usage and will have a significant impact on Angmering. History has shown that new housing in Angmering attracts a high percentage of commuters, and that traffic flow through the village will undoubtedly rise in the short term.
- 4.26 Angmering rail station is also likely to see increased throughput as a result of major development. Currently the demand for commuter parking is already a problem for residents in nearby streets. With significant projected growth, there is likely to be an increase in the demand for additional commuter parking.

Traffic and Movement

Main comments raised by local people during the consultation include:

- No more housing until the road infrastructure is upgraded
- Dual the A259 between Station Road and the A280 Bypass
- Redirect heavy traffic from using the village as a cut through
- Reduce the speed of traffic through the village
- Impact of traffic from new development
- Overflow consumer parking in streets near Angmering station
- Not enough parking in the village centre

Traffic and Movement

Policy Objectives:

- Ensure new development does not add to existing traffic problems in the village
- Improve footpaths and cycle-ways
- Provide safe routes to school
- Improve customer parking in the village and at the railway station

Protection of the Environment and Heritage Assets

To ensure heritage assets are preserved and that the surrounding open rural countryside and landscape settings of the village and the SDNP are protected in perpetuity for the education and enjoyment of all.

To ensure that the risk of flooding to any area is negligible.

- 4.27 A vast majority of respondents **96%** agreed that no development should be permitted on Greenfield sites.
- 4.28 **81%** of respondents indicated that they would not support an extension of the existing built-up area of the Parish in order to provide open market or affordable housing.

Environment and Heritage
<p>Main comments raised by local people during the consultation include:</p> <ul style="list-style-type: none"> • Maintain the distinctive rural nature and landscape setting of Angmering • Increased risk of flooding • Impact of development on Greenfield land, trees and hedgerows • Build on Brownfield sites first
Environment and Heritage
<p>Policy Objectives:</p> <ul style="list-style-type: none"> • Protect the rural character of Angmering • Work with the relevant bodies to address flooding and drainage issues • Preserve Angmering’s historical and archaeological heritage

- 4.29 **The Plan** Policies which support each of the above Core Objectives are grouped under the following five headings::
- Housing and Design Quality
 - Employment and Retail
 - Environment and Heritage
 - Traffic and Movement
 - Community, Leisure and Wellbeing

Monitoring & Review

- 4.30 **The Plan** will be monitored by Angmering Parish Council on behalf of the Community via a permanent agenda item at the Full Parish Council Meetings. 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.
- 4.31 **The Plan** will be formally reviewed on a five-year cycle or to coincide with the review of the District Plan if this cycle is different.

THIS PAGE INTENTIONALLY LEFT BLANK

SECTION 2:

Neighbourhood Plan Policies

THIS PAGE INTENTIONALLY LEFT BLANK

5 INTRODUCTION TO PLAN POLICIES

Introduction

- 5.1 Chapter 4 sets out the overall vision for Angmering. This Chapter sets out the policies to support and deliver that vision. The policies are grouped under the following headings:
- Housing
 - Employment and Retail
 - Environment and Heritage
 - Traffic and Movement
 - Community, Leisure and Wellbeing
- 5.2 Each has its own chapter. The chapters are structured in the same way for each, with:
- A summary table setting out the objectives
 - The policies supporting each objective
 - The reason for the Policy
 - References of conformity with the relevant Arun District Local Plan policies

The Presumption in Favour of Sustainable Development

- 5.3 Planning applications which accord with the policies in the 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:
- taken as a whole;
 - or specific policies in the Other relevant policies in the Development Plans for Arun 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
 - or other material considerations indicate that development should be restricted.
- 5.4 Angmering Parish Council will take a positive approach to its consideration of development. The 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)
- 5.5 This policy incorporates the key principle from the National Planning Policy Framework (NPPF) into the Plan. Where planning applications are to be considered against the policies of this plan then this policy will underpin the approach the Council and local planning authorities will adopt in delivering sustainable development in the parish.

6 HOUSING

Objective	Policy
Retain the rural character of Angmering and allow it to grow in a way that minimises its impact on the village	HD1: Built up area Boundary HD11: Phasing of Residential Development
Allocate the most appropriate sites to accommodate 100+ new dwellings	HD2: Parish Housing Allocation
New housing is provided to meet local housing needs	HD3: Housing Mix HD4: Affordable Housing Allocation
New development reflects the local character of its setting and local surroundings	HD5: The Form of New Development HD6: Materials HD7: Street Scene HD8: Housing Layouts & Design HD9: Housing Density
Parking provision can clearly demonstrate it is adequate and discourages on-road parking	HD10: Parking for New Developments

The identification of land for possible future housing sites for a minimum of 100 new dwellings between 2014 and 2029 in accordance with ADC's Local Plan, based on local housing need, location appropriateness and availability.

Ensuring any new development does not have an unacceptable impact on the character of its environment and is implemented alongside identified infrastructure needs.

HD1: Built-up Area Boundary

- 6.1 In a rural parish such as Angmering, it is particularly important that development is directed to appropriate locations and that sprawl is avoided. The purpose of a settlement boundary is to help to provide that direction
- 6.2 It is expected that the bulk of development will be focused within the built up area of Angmering village. The village needs to accommodate a degree of growth in order to prosper. However, this must be balanced against the need to preserve its role as a rural settlement which does not encroach unduly on the open countryside that surrounds it.

6.3 Policy GEN2 of the adopted Arun Local Plan provides a Built-up Area Boundary for Angmering. It states that:

“Development or redevelopment will be permitted within the built-up area boundaries, subject to the other policies in this plan. Outside the built-up area boundaries, development or redevelopment will not be permitted unless it is consistent with other Local Plan policies.”

6.4 Policy SP2 of the emerging Arun Local Plan retains this Built-up Area Boundary states that:

“Development will be permitted within the area defined as the Built-Up Area Boundary on the Proposals Map, subject to all other policies in this Local Plan.

Outside the Built-Up Area Boundary, the countryside will be safeguarded against inappropriate development in line with the policies set out in the Local Plan.”

6.5 The fundamental principle is that the Neighbourhood Plan allocates land sufficient to deliver at least the minimum housing requirement in the emerging Local Plan and that, without a Built-up Area Boundary, significant further development would encroach into open countryside. The extent of the Built-up Area Boundary is shown in Figure 6.1 below.

- Development of Angmering village shall be focused within the Built-up Area Boundary and will be generally permitted subject to meeting other policies in **the Plan**.
- Development outside the Built-up Area Boundary shall not normally be permitted (subject to the other policies in the Neighbourhood Plan, the Arun 2013 Local Plan and the South Downs National Park Local Plan).

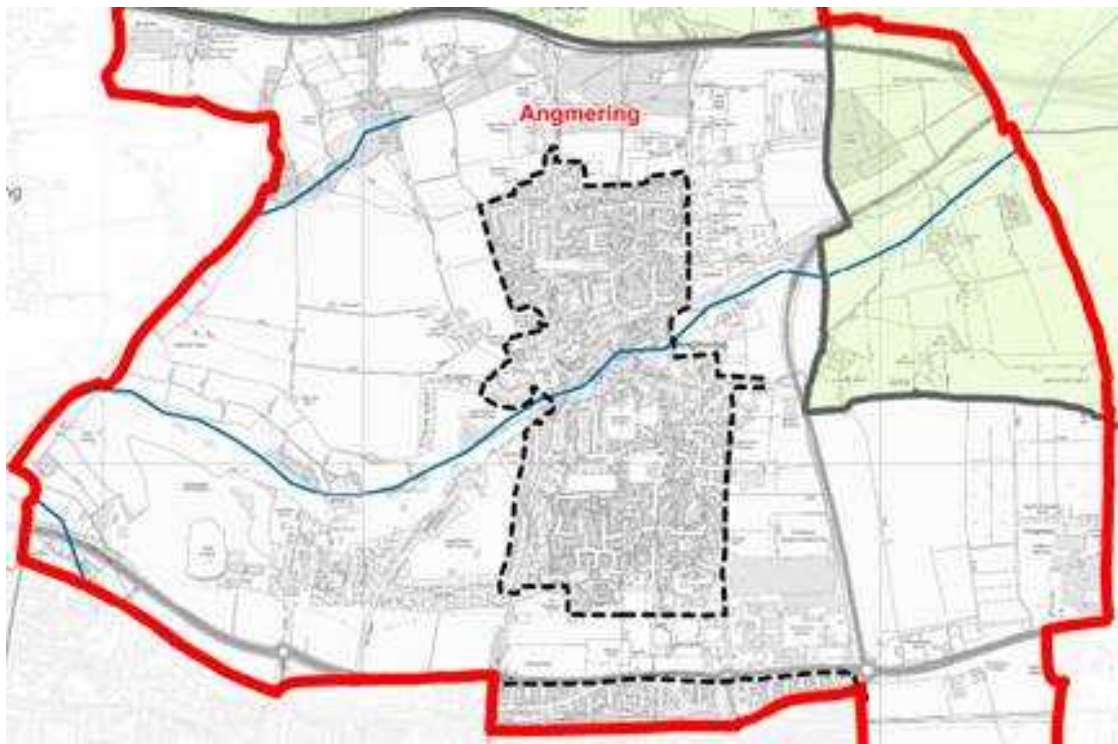


Figure 6.1: Dotted lines show Built-up Area Boundary

HD2: Parish Housing Allocation

In order to deliver the 100 new homes required in the plan period 2014 - 2019, the Plan allocates the following sites for housing development, as shown on the Proposals Map, subject to the development principles outlined:

- Up to 66 dwellings on land at Bramley Green South (Mayflower Way)
- Up to 16 dwellings on the Field in Mayflower
- Up to 20 dwellings on the Chandlers site in the centre of the village

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

Details and maps of the proposals are under Section 3: Housing Allocation Policies – Site Allocation Policies.

Housing Mix

6.6 The Coastal West Sussex SHMA recommends a split of new dwelling sizes for both affordable and market housing – this is shown on the left-hand side of the table below.

No. of bedrooms	Recommended split by type of housing		Potential split in Angmering (based on emerging Arun Local Plan affordable housing policy)		
	Affordable	Market	Affordable	Market	Total range
1	20.5%	4.9%	5%	3%	5% - 10%
2	35.5%	30.8%	10%	22%	25% - 35%
3	39.5%	51.3%	10%	37%	45% - 55%
4+	4.4%	13.0%	3%	10%	10% - 15%

Figure 6.2 Source: Coastal West Sussex SHMA, 2012 (Figures 211 and 212)

6.7 Applying the emerging Arun Local Plan affordable housing Policy SP9 (1-14 dwelling schemes should deliver 15% affordable housing, schemes of 15+ dwellings should deliver 30% affordable housing) as the policy for the split of affordable and market housing, the table shows what the split of housing for Angmering would be by dwelling size. In order to provide flexibility, these dwelling splits are represented as ranges rather than absolute figures.

6.8 Yet there is concern that this may not fully address the significant need for the particular type of new properties required by first-time buyers. Whilst the Arun Local Plan states that ‘a mix of dwelling types and sizes to meet the needs of current and future households is required’, the lack of smaller houses in Angmering is a recurring issue in the local community.

6.9 In particular, the main issue is children having to leave the village as they reach adulthood and are starting looking for their own properties. The reason for this is that there is a lack of smaller properties, at an affordable price, to address their needs.

6.10 This is borne out by the findings of the 2011 National Census, (Fig 6.3) which when compared to the rest of Arun. shows Angmering as having far fewer 1 and 2 bed dwellings than the district as a whole (28% compared to 44%) and a higher proportion of 4 and 5+ bed units (26% compared to 18%).

Number of Bedrooms	% Split for Angmering	% Split for Arun District
1	2 %	12 %
2	25 %	32 %
3	47 %	38 %
4 / 5+	26 %	18 %

Figure 6.3 Source: 2011 National Census: Angmering Ward: - Number of Bedrooms

- 6.11 A Survey carried out by ADC of recent large scale development in Angmering of 600 dwellings, showed that 56% have four or more bedrooms. None are one bedroom, less than 7% have two bedrooms, with 37% of properties having three bedrooms,
- 6.12 This creates an affordability issue for younger people, a fact that is supported by the Coastal West Sussex SHMA. This identifies the average entry level price for both one and two-bed properties, along with the average household income for the 'Arun-Other' area. This is shown in Table 6.2 and demonstrates that, in April 2012, a deposit of between £11,000 and £103,000 was required to be able to get onto the property ladder. The SHMA states that potentially as many as 12,700 households are unable to access the market in this area.

	1-bed dwelling	2-bed dwelling
Entry level house price	£106,000	£198,000
Median household income	£38,000	
Level of mortgage finance available ¹	£95,000	
Deposit required	£11,000	£103,000

Figure 6.4: Source: Coastal West Sussex SHMA Update – Arun District Summary Report, April 2012 (Figures 3.2 and 4.1)

¹ Assumes lending up to 2.5 times joint salary

- 6.13 In Angmering, the average total annual household income is estimated by the SHMA to be £38,004. While this is above the median income for the SHMA area, it is distorted by the higher incomes on Bramley Green from residents travelling to higher paid jobs outside Arun, which would show that for the average Angmering resident employed locally, accessing the housing ladder is even more challenging than in other parts of the housing market area.
- 6.14 The policy seeks to ensure that a greater proportion of smaller properties are delivered to address the needs of younger people in particular.

HD3: Housing Mix

To ensure that local needs are met, **the Plan** requires a more specific strategy for dwelling mix for both old and young alike. On schemes of more than six dwellings, a mix of dwelling types and sizes to meet the needs of current and future households in Angmering will be sought requiring:

- A higher percentage of 2 and 3 bed units and less 4+ bed to make up for the parish deficit against the Arun district averages, and the local parish need
- Lifetime home standards, to allow for homes to be adapted as required by the owners to meet the needs of growing older

- Affordable housing which include provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision through a suitable affordable homes provider
- Developments of more than six dwellings must provide a mix of dwelling sizes (market and affordable) that fall within the following ranges:

- | | |
|---------------------|-------------------------|
| • 1-bed dwellings: | 10-15% of all dwellings |
| • 2-bed dwellings: | 25-35% of all dwellings |
| • 3-bed dwellings: | 45-55% of all dwellings |
| • 4+-bed dwellings: | 5-10% of all dwellings |

Local Connection

- 6.15 The allocation of affordable housing has a significant effect on the shape and make-up of local communities and the imposition of the Local Connection policy will help to ensure that existing parishioners; especially our young people; have a chance to stay in the village. This policy reflects both the original Neighbourhood Plan Survey and the Housing Needs Survey.

HD4: Local Connection

New build affordable dwellings in Angmering shall initially always be offered to persons (and their dependents) whose housing needs are not met by the market and who have a local connection to the parish.

Local Connection is defined as:

- The applicant or their partner are living in the parish, and have lived in the parish permanently for at least 5 years immediately prior to the application date, or have lived permanently in the parish for 10 years out of the last 15 years.
- The applicant or their partner needs to reside in the parish to give or receive support from or for a close relative (parents, adult children, brother and/or sister). The family member must be a permanent resident in the parish, and have lived in the parish permanently for at least 10 years immediately prior to the application date
- The applicant or their partner wish to relocate from outside the Plan area because they work in the parish.

The Form of New Development

- 6.16 It is essential that new development, whether it is for residential, commercial, or other purposes, seeks to make a positive contribution to the quality of the environment. **The Plan** requires well-designed developments, especially within sensitive areas such as the Conservation Area and sites which will impact on the public realm or the South Downs National Park.
- 6.17 This policy summarises the key development control criteria and adopted standards which will be applicable to all development proposals. More detail is then provided in the subsequent policies in the Plan.

D5: The Form of New Development

Development will be permitted provided it meets the requirements specified within **the Plan** and specifically:

- Makes efficient use of land or buildings, makes a positive contribution to the community, and, in the case of new residential development, achieves the appropriate density standards. (Policies ER1: ER2: HD9);
- Promotes sustainable development, including the effective use and conservation of energy and reducing the need to travel, particularly by private car;
- Does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property. (Policies EH2: EH8);
- Retains or enhances existing open space or wooded areas which, in their own right, make a material contribution to the local environment. (Policies EH6: EH7);
- Does not have an adverse impact upon the landscape setting of the South Downs National Park. (Policy EH5);
- Allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians;
- Provides for vehicle parking in accordance with policies HD10 and open space in accordance with policy CLW2;
- In all cases, there will be expected a high standard of design and layout, requiring applicants' proposals to reflect visual amenities sympathetic and commensurate to the character of the particular locality in scale and external appearance as well as hard and soft landscaping and materials.

Materials

- 6.18 In order to maintain the varied mix of finishes and materials that provide the distinctiveness and unique village feel of Angmering, it is important that the quality of design and materials used in new developments, extensions, and renovations, must not have an adverse impact on neighbouring properties or the character of surrounding areas within the Parish.

HD6: Materials

Developments, extensions and renovations requiring planning permission that, by virtue of their materials, are clearly inharmonious with the immediate surrounding area will generally be refused.

New developments must reflect local materials and features evident in the immediate surrounding area. This is particularly the case for buildings that are within the Conservation Area.

- Materials such as stock brick, flint, hanging clay tiles and pastel renders should be integrated into the design of development where possible.
- Materials used for paved surfaces should be appropriate to the setting with a preference given to permeable surfaces.
- Street furniture must also be of a high quality to match and reinforce the current village lighting columns and bollards.

- 6.19 The village has developed over time; both inside and outside of its Conservation area; contributing to its rural character. Angmering’s built-up area is of low to medium density, and is made up of predominantly 2 storey dwellings and bungalows, which are set back off the pavement by front gardens.
- 6.20 Grass verges border a majority of the roads, many of which are tree lined. Along with established hedgerows, this has also contributed to softening the settlements impact on its landscape setting and the surrounding countryside. The different character areas are shown in Chapter 2: About Angmering - Character Areas.
- 6.21 This policy also seeks to ensure that roof line is not raised to the detriment of the area.



Fig 6.5: Example of Acceptable and unacceptable 2 storey heights

- 6.22 In seeking to maintain the character of Angmering as a rural village, it is also important to ensure that should Strategic Development be directed outside of the built-up-area boundary, it reflects its rural character and does not result in a dense form of development, or creates a ‘sprawl’ effect, with the village growing inadvertently to the limits of the **Plan** boundary.

HD 7: Street Scene

The parish comprises a mix of designs, styles, and articulations. Developments, extensions and change of uses which clearly affect this will be refused.

- New developments must properly consider the impact of the proposed built form on their surroundings. Whilst this is particularly the case for listed buildings or buildings and structures of special character that are either within the Conservation Area or affect its setting, it will apply to all new developments. See Policies EH1, EH2 and EH3;
- New development must follow established plot widths within streets and follow the character of the existing build form and create a positive addition to the current style and mix of the area. See Chapter 2: About Angmering - Character Areas;
- No new buildings will be permitted over 2.5 storeys (based on the typical heights of existing buildings in the immediate surrounding area) irrespective of the proximity of other potentially taller buildings; or through the exploitation of existing changes in ground levels;
- New developments must pay particular attention to integration with both the character of nearby development as well as its landscape setting;

- New development must not impact upon the landscape setting or views into or out of the South Downs National Park in accordance with Policy EH5;
- Where development encroaches on countryside, or is outside the built up area boundary, buildings should be no more than 2 storeys high (see figure 6.5) to prevent it appearing overly dense when viewed from the countryside unless it can be demonstrated that through extensive screening (if appropriate to landscape character) or by virtue of its geographical location, that there is no adverse visual impact upon the surrounding landscape or views to and from the National Park.

Housing Layout & Design

- 6.23 The design of new residential properties is important. Developers will be expected to demonstrate in their applications that the design and layout of the proposed development is sympathetic to the character of its immediate surroundings. This is not only because such an approach should be expected of all residential developments in the twenty-first century but because Angmering is a parish that has a rich heritage of quality residential development and wishes for this tradition to be maintained.

HD8: Housing Layout & Design

The village as a whole and particularly the current Conservation Area provides a mix of designs, styles, articulations, and stories, all of which create the unique village feel. Developments, extensions and change of uses which affect this, and specifically diminish the visual significance of the listed properties within the village centre, will be refused.

- New developments must demonstrate that they represent the highest quality of design, reflect local distinctiveness, and incorporate local design features evident in buildings in the surrounding area. This is particularly the case for buildings that are either within the Conservation Area or affect its setting;
- Development that seeks to meet the highest possible standards of construction [Code for Sustainable Homes and BREEAM (Building Research Establishment Environmental Assessment Method) standards or equivalent] will be strongly supported;
- Layouts must retain existing trees and mature shrubs and not cause damage to either the canopies or roots of such. The planting of new trees and shrubs of similar species to those already evident in the immediate surroundings shall be encouraged;
- For residential development, architectural features such as tile hanging, splayed bays, Sussex half hipped roofs with feature quoins and architraves should be incorporated where possible.

Housing Density

- 6.24 Planning Policy Statement 3 – Housing (PPS3) says that Local Planning Authorities should develop housing densities, and through Regional Spatial Strategies set the region’s housing density policies.
- 6.25 The adopted 2003 ADC Local Plan does not have a policy on housing density. The emerging Local Plan states *“that when considering density, thought should be given to proximity of activities, routes and public transport access”* and that *“the density of proposals should be sympathetic to the site and its surroundings”*.
- 6.26 As with design, layout, and materials, the density of the built form can have a significant impact on the overall setting of a settlement. Angmering has seen a range of densities of residential development over recent decades and this has come to create the settlement as it is today.
- 6.27 The community considers it important to ensure that the density of development is sympathetic in terms of its proposed location and in keeping with its surroundings. It does not wish to be unnecessarily prescriptive about densities but it does wish to ensure that development is in keeping with that in the surrounding area and fits in seamlessly with the existing settlement and surrounding landscape.
- 6.28 The Angmering Density Survey provides historic evidence of the density in different areas throughout the Plan area.
- 6.29 Typically it shows Angmering to have higher densities in areas with good access to public transport and services or in more central locations, with densities falling as one moves out towards the open countryside as a result of historical planning issues.

HD 9: Housing Density

There is no arbitrary or fixed definition of the ‘immediate surrounding area’ of a development. This is a judgment based on the existing streetscape and the potential impact that the new built form will have on the amenity of existing buildings and landscape setting outside the built-up area boundary.

- Within the built-up area boundary, development must be of a density appropriate for; and in keeping with; the setting of the immediate surrounding area. Guidance on past densities achieved in Angmering is provided in the Angmering Density Survey;
- There is a presumption against development outside the Built-up Area Boundary. However, if circumstances are such that it is considered to be appropriate, it must be of a lesser density than neighbouring areas of residential development;
- New residential developments that propose a site density greater than the immediate surrounding area will generally be refused unless clear justification can be provided to support the need for a higher density development and how effectively the design integrates into the surrounding street scene or landscape.

The design and site layout will comply with Policies in **the Plan**.

Parking for New Developments

- 6.30 This policy responds to the community’s concerns that recent new housing development has not made sufficient provision for car parking spaces. This has been demonstrated in the higher than average car ownership by residents in the Bramley Green estate when compared to the rest of Angmering.
- 6.31 As also identified in policy TM1, any new development must show that it has sufficient parking as identified in the table below, to ensure traffic, and particularly emergency and refuse vehicles have free access, without width restrictions caused by parked vehicles.

HD10: Parking for New Developments

New housing in Angmering will generally be of low to medium densities in line with its existing build character. This means that it is possible to accommodate most parking within the curtilage of the dwelling in the form of a garage and/or parking space(s). This policy seeks to ensure new development:

- Ensures parking provision on new development meets the higher than average car ownership in Angmering and can demonstrate it discourages on-road parking;
- Include suitable on-street parking lay-byes for visitors and deliveries;
- The use of grass verges for parking is to be prevented;
- As a minimum the following car spaces will be required for all new dwellings:

Number of bedrooms	Car parking spaces	Garage parking spaces
1 and 2	2	1
3 and 4	3	2
4 and above	4	2

- Garages must be large enough to be useable. Minimum internal dimensions of 6.5m x 3m are required to meet WSCC current standards;
- Garages should be designed to reflect the architectural style of the house they serve and set garages back from the street frontage;
- Locate parking in between houses (rather than in front) so that it does not dominate the street scene;
- Where parking is located in front of houses, design the street and landscape planting to minimise their visual impact - e.g. incorporate planting between front gardens.

Where parking cannot be provided off-road:

- As a minimum parking compounds are required to meet the standard Police ‘Secure by Design’ guidance;
- Rear parking areas should be kept small and serve no more than 6 homes so that there is a clear sense of ownership;
- Design parking into courts and mews to the fronts of dwellings, where the spaces can form not only a functional space for cars but an attractive setting for the buildings;

- Include some on-street parking for visitors and deliveries.

Where it is reasonably expected that new development will result in some on-street car parking in surrounding areas by those living in, or visiting the site, a WSCC “Car Parking Capacity Survey” should be undertaken to determine:

- The number of vehicles that are expected to park on-street in the surrounding area;
- That there is sufficient available space to accommodate the expected parking demand during or as a result of the development, or when each phase of a multi-phase development is completed.

Phasing of Residential Development

- 6.32 Angmering already has infrastructure and services that are under strain, including education, transport and utilities provision. As a result of further housing development delivered as part of the emerging Arun Local Plan and Angmering Neighbourhood Plan, additional healthcare facilities, community and sports facilities infrastructure are likely to have to be provided to meet the resulting increase in population.
- 6.33 For Angmering, any proposed development of 10 or more new dwellings requires an assessment by West Sussex County Council Education Authority as part of the planning process. (Policy CLW4). A threshold of 20 new dwellings is considered to represent a ‘significant’ number of new residents and school pupils. As a rough rule of thumb, approximately 5 (five) primary school pupils are created on any 20-dwelling residential scheme which has a mix of dwelling sizes. Equally, any 20-dwelling scheme will create a lot more new residents that will require access the network of local footpaths and cycle routes. (Policy TM3).
- 6.34 Therefore, in respect of residential development, the construction of new dwellings on larger schemes of 30 or more dwellings must be phased to ensure adequate time is allowed for identified local services and infrastructure to be expanded, in order to limit any sudden adverse impact of an increased population on the community and surrounding parishes.
- 6.35 The ADC Infrastructure Development Plan (IDP)¹ highlights the key issues and trigger points in regard to housing numbers and the increases in services and infrastructure that are required. These include:
- The Angmering Link between Roundstone Lane and the A280
 - Expansion of either St Wilfrid’s or St Margaret’s Primary Schools
 - Expansion at the Angmering School
 - Expansion of pre-school provision
 - Expansion of the Angmering Medical Centre
 - Additional parks and gardens, natural and semi-natural green space, amenity green space, children’s space and allotments
 - Potential reinforcement of the utilities network

HD11: Phasing of Residential Development

New housing will only be permitted where it can be demonstrated that there is the necessary capacity in the community and physical infrastructure and services are available to support the increase in population.

¹ Parsons Brinckerhoff (2013) *Arun District Council Infrastructure Delivery Plan*

Proposals for development of 30 or more dwellings, or planned large multi-phased development must ensure infrastructure and services are broadly sufficient to address the impacts arising from the growth in population.

If it is not possible to demonstrate that there is sufficient infrastructure capacity, then as early as possible in the design stage of a proposal, a plan must be provided and agreed with the relevant authorities and Angmering Parish Council that clearly:

- outlines the dependencies of each Phase on the implementation or expansion of the identified infrastructure and service elements;
- demonstrates that the infrastructure and services improvements required are delivered with, or in advance of the completion of each phase by the relevant authority;
- Undertaking of S106 monies and other agreed financial contributions;
- Timescales for delivery of each phase so that milestone payments can be scheduled in order to trigger delivery of supporting infrastructure and services to support development requirements;
- A risks and impact assessment, including mitigation in the event of timescales slipping and / or additional or inflationary costs being identified.

The information required above must accompany any planning application that is submitted.

Developments shall also be consistent with all other Policies in **the Plan**.

7 COMMUNITY, LEISURE & WELLBEING

Objective	Policy
Provide a Youth Club for use by young people of all ages	CLW1: Provision of a Youth Centre
Develop opportunities for participation in sport and leisure activities	CLW2: Provision of Open Spaces for Sport and Leisure and Play Areas
Protect existing allotment sites and identify a site for future provision	CLW3: Provision of Allotments
Provide adequate places for. local children at village schools	CLW4 Education Needs Provision
Protect and provide adequate Health facilities in the village	CLW5: Health Facilities

Deliver provision of education, health and open space, leisure and play provision for a growing community, both young and old. Ensuring that any new developments make material contributions.

- 7.1 In its vision and objectives, Arun’s emerging Draft Local Plan with regard to Recreation and Leisure makes the recommendation that *“all new housing developments, regardless of size, make provision for and/or contribute to recreation and leisure facilities – if not on site, within an appropriate distance of the proposed development” (Arun Draft Plan 15.0.19)*. This conforms to our objectives where the “appropriate distance” would be within the boundaries of Angmering Parish.
- 7.2 The community has identified a need for a Youth Club / Centre and a range of sports activities (outdoor and indoor) for all ages. In addition there is a need to protect the existing Allotment sites as well as providing new space as stated in CLW3 below.
- 7.3 The position and design of all such facilities should be undertaken in consultation with the local community. It must be recognised that such facilities should be accessible to all by non-car modes of transport – but equally that sufficient car parking must be provided.
- 7.4 In order to ensure that the following policies are achieved during the life of this plan, developer contributions in force at the time should be put towards qualitative improvements on existing sites if new sites are not practicable. The Angmering Sports and Recreational Association [ASRA] facility at Palmer Road we regard as an ideal situation for a Youth provision and meets with the approval of their working party looking at re-development of the ASRA facility. Mayflower Park, Fletcher’s Field and Bramley Green could also accommodate sports and leisure facilities such as those desired by the people of Angmering in their response to our survey.

- 7.5 The intention of these policies is to meet the needs of the Parish for recreation, leisure and cultural facilities and to ensure that a site(s) is identified and once it has been identified its protection will also contribute to the health and wellbeing and enjoyment of the community in the future.
- 7.6 Wherever the location, all new residential development would be expected to contribute towards the provision of such facilities.
- 7.7 The areas identified are covered by the following policies::
- Policy CLW1 Provision of a Youth Centre
 - Policy CLW2 Provision of Open Spaces for Sport and Leisure and Play Areas
 - Policy CLW3 Provision of Allotments
 - Policy CLW4 Education needs Provision
 - Policy CLW5 Health Facilities

Provision of a Youth Centre

- 7.8 Responses to the Parish-wide survey (2012) identified a need for youth facilities and specifically that the Parish Council is called upon to provide for the 12 to 19 year age group as a priority.
- 7.9 Angmering Parish Council in consultation with the Parish Community has identified a site for the provision of a Youth Centre for use by all ages of young people on land that is available and deliverable at Palmer Road to accommodate such a development.

CLW1: Provision of a Youth Centre

Proposals for the development of a Youth Centre will be considered favourably subject to a satisfactory detailed scheme being subsequently submitted.

- The site must be easily accessible by non-car modes of transport but equally, appropriate parking must be provided on – site, large enough to accommodate cars, mini bus and safe cycle storage;
- This facility could be on a new standalone site or as part of the re-development / improvement of an existing facility- such as that at Palmer Road Recreation Ground;
- Developer contributions will be sought from all new residential development towards the funding of this community facility.

Provision of Open Spaces for Sport and Leisure and Play Areas

- 7.10 Adequate pavilion / changing room and toilet facilities must be included in any new provision as a minimum requirement. If an indoor sports hall could be provided – for games such as badminton and volleyball and indoor football and netball in the winter – this would fill a gap in the leisure facilities for Angmering.
- 7.11 Existing open spaces will be protected, retained and thereby developed by the addition of facilities such as those proposed in the policy justification. All Angmering’s green spaces including parks, allotments, front gardens and private and publicly accessible spaces contribute towards the character of the parish providing resources of nature conservation, recreation and

community value. The community appreciate these spaces and are seeking to ensure that they are protected.

- 7.12 Angmering Parish Council will explore the possibility of Service Delegation in respect of some of the land within the Parish Boundary at present administered by Arun DC and the possibility will be explored of leasing land from West Sussex County Council currently leased to Rustington Parish Council within our boundary.
- 7.13 The benefits would include greater sense of community, healthier lifestyle and less need to travel further afield for recreational activities.

CLW2: Provision of Open Spaces for Sport and Leisure and Play Areas

New residential development of 10 or more dwellings will be expected to provide new public open space for the benefit of both new and existing residents;

- Where the provision of such facilities on site is not physically possible due to the size or configuration of the site, a financial contribution towards new provision or improvements to existing facilities elsewhere will be required in line with the recommendations in Arun's Infrastructure Delivery Plan;
- On-site Play Areas should be provided on large new residential developments. These should provide safe, challenging and modern equipment. Smaller developments will be expected to contribute to facilities elsewhere. The Council would look to upgrade existing Play Areas in other areas of the Parish where there is greatest need;
- Development that results in the loss of green spaces identified in Appendix E - "Assets of Community Value", or those results in any harm to their character, setting, accessibility, appearance, general quality or amenity value will be strongly resisted;
- Development would only be permitted if the community would gain equivalent benefit from the provision of suitable replacement green space or gain significant social, economic or environmental benefits from an alternative facility.

Provision of Allotments

- 7.14 Allotments are considered to be a vital community resource in Angmering. There is an existing shortfall in allotment provision within the parish demonstrates an existing shortfall (with at least 6 people on the waiting list at any one time. There is a need to both identify and protect a site(s) for future provision and also to protect existing allotment site(s) from redevelopment unless it can clearly be demonstrated that there is no longer a demand for them. 63% of the community that engaged in the survey wanted provision of more allotments.
- 7.15 The 2013 Draft Infrastructure Delivery Plan published by Arun District Council identifies a need for 0.31ha of new allotment space for Angmering. We have identified Mayflower Way as a suitable site for provision of new allotments.
- 7.16 This is consistent with the key principles of the NPPF, including paragraph 73 which recognises that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

- 7.17 Policy SP11 of the emerging Arun DC Local Plan requires the strategic site in Angmering to provide allotments. Consideration would need to be given to the agricultural suitability of the site, provision of water, site access and clearance and preparation of the land.
- 7.18 Saved Policy AREA6 from the 2003 Local Plan resists the development of allotment sites where it is considered that a loss of amenity will occur. The APNDP policy is therefore in conformity with this.

“Allotment gardening can be a very rewarding pastime and can make a valuable contribution to the quality of people’s lives.” The benefits include *“greater sense of community, healthier lifestyle, promotion of well-being and a source of food.”*

CLW3: Provision of Allotments

This policy will underpin the approach that Angmering Parish Council and Arun DC will adopt in determining planning applications relating to identifying and protecting a site(s) for the provision of allotments. This policy will also underpin the approach Angmering Parish Council and Arun DC will adopt in seeking to protect the site(s) of existing allotments.

- There will be a presumption in principle against the loss of existing allotments as a consequence of alternative use or redevelopment, unless it can be shown that the land concerned is no longer required for allotment use in the context of need and demand for allotments;
- The land at Honey Lane will be allocated as Local Green Space (See Appendix E).

Education Needs and Provision

(Wording agreed after consultation with West Sussex Education Dept.)

- 7.19 The Parish supports and endorses the visionary aspirations of Arun District Council in its local plan policy calling for the district’s residents to be ‘better educated’ and in this respect for expansion of the range and quality of local educational opportunities.
- 7.20 This policy incorporates key principles of the National Planning Policy Framework (Paragraphs 71, 72) which states that:
- “The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:*
- *give great weight to the need to create, expand or alter schools; and*
 - *work with schools promoters to identify and resolve key planning issues before applications are submitted. “*
- 7.21 It is justified from the evidence base gathered in support of the NDP and the demonstrated need and demand to make adequate and satisfactory provision for education facilities in Angmering.
- 7.22 Landowners and developers should always bear in mind the County Council’s policies for admission of pupils to schools. These aim to ensure that parents can normally expect places for their children at the schools serving the area in which they live. It is acknowledged that Church Aided and Foundation Schools are responsible for their own admissions policies.

- 7.23 Provision to meet educational needs generated by new development shall be made in a manner that is sequential. The starting point for provision will be the existing educational facilities within Angmering and provision for educational needs outside of Angmering shall only be made if it can be satisfactorily demonstrated that provision within Angmering is not feasible.

CLW4: Education Needs and Provision

In pursuit of the above vision and principles, housing development applications made in the Parish involving the creation of 10 or more new homes will require an assessment by West Sussex County Council Education Authority as part of the planning process and developer contributions would be sought.

- There must be confirmation of adequate capacity for pre-school, primary and secondary educational facilities in the Parish to meet the projected educational demand generated by the resultant new development or, as necessary, show how and where within the boundary of the Parish shortfalls in capacity will best be met;
- This policy will underpin the approach Angmering Parish Council and Arun DC will adopt for determining planning applications and requires new development to make adequate and satisfactory provision for, or financial contributions towards, the adequate provision for education;
- In addition, and to ensure that over the life of the plan changes in the educational needs of the community are identified and addressed at an early stage, the Parish Council will maintain a continuous dialogue with local schools and the relevant statutory bodies responsible for education in the Parish.

Health Facilities

- 7.24 The health infrastructure supporting the local community is vital. Certainly the loss of any health facilities would have a significantly detrimental effect on the health and wellbeing of the local population.
- 7.25 Equally however, the new growth proposed will put additional pressure on the existing health services. The emerging Local Plan identifies in Policy SP11 that the development of the strategic allocation in Angmering will only be permitted if the existing Coppice GP branch surgery is expanded along with associated community services. This is strongly supported by **the Plan**.
- 7.26 The policy seeks to protect the existing health services and ensure that if they are lost, then it is clearly demonstrated that they are no longer needed.
- 7.27 The policy also requires new development to make adequate provision for additional health facilities by way of financial contributions. These could be in the form of Section 106 agreements or, if in place, a Community Infrastructure Levy.
- 7.28 It is justified from the evidence base gathered in support of the NDP
- 7.29 This policy incorporates key principles of the NPPF, in particular paragraph 70 which seeks to guard against the unnecessary loss of valued facilities and services.

CLW5: Health Facilities

There will be a presumption in principle against the loss of health facility uses(s) as a result of proposals for change of use or for redevelopment for non-health facility use.

- Proposals for change of use or redevelopment which would result in the loss of health facility use will only be acceptable if they demonstrate the following:
- The premises or site is no longer required for health facility use in terms of need or demand. Full details relating to need and demand must accompany the proposal;
- The premises or site has been marketed for a period of not less than one year for health facility use and that no occupier can be found. Full details relating to the marketing must accompany any proposal;
- That the alternative use proposed will make a positive contribution to the sustainability, vitality, viability and health and wellbeing of Angmering;
- Where new development is proposed, adequate provision for the health needs of new occupiers must be made either on or off site. Where off site provision is proposed then an adequate financial contribution towards provision shall be made.

8 EMPLOYMENT AND RETAIL

Objective	Policy
To ensure that existing retail uses are protected	ER1: Retail Provision
To ensure existing employment uses are protected	ER2: Local Employment

Protect and retain local jobs and ensure the continued usage of local shops and businesses, thus helping to enhance employment opportunities and nurture, retain and grow locally based commerce.

- 8.1 Angmering is an extremely active village with regard to small businesses. Its foundation businesses of Agriculture and Horticulture are still active today, but in addition there are numerous small businesses of all types within the Parish that provide local empl
- 8.2 Many of the small business units currently being used are legacies from the horticultural industry of bygone years and as such are able to operate from relatively low cost premises, vital in maintaining the current business levels within the Parish. We would aim to encourage and help these premises to expand and be modernised where possible whilst ensuring they are not given over to housing which would see the loss of many jobs. Most firms operating from the current units could not afford to move to modern premises which would be considerably more expensive and the firms would be left with the only option of closing down.
- 8.3 Resulting from the work carried out for this Plan, a number of activities are being initiated or being actively investigated, including:-
- a new Business Directory listing all businesses in the Parish, which will be a free booklet delivered to every household,
 - setting up of an Angmering Business Association;
 - an Angmering Business Hub to support existing businesses in the Parish, and;
 - to encourage business start-ups by local residents.
- 8.4 The rural Parish of Angmering, situated at the foot of the South Downs National Park and close to the coast, has many features to encourage tourism. Whilst tourism currently does make a contribution to Angmering’s hospitality businesses, it is considered that encouraging the provision of further good quality tourist facilities/accommodation will attract more visitors to the area. Angmering is particularly well situated as a base for people visiting The South Downs National Park, Arundel, Chichester and Brighton.
- 8.5 Arun in their Local Plan (2013-2028), have stressed, to local communities, the importance of:-
- Employment and Enterprise (Section 8),
 - Retail (Section 9)

8.6 We have identified policies that are applicable to Angmering Parish which are generally in line with the above Sections of Arun District Council's Local Plan. The areas identified are covered by the following policies:-

- Policy ER1: Retail Provision
- Policy ER2: Local Employment

Retail Provision

8.7 Much of the daily activity revolves around the village centre. This is mainly due to the variety of retail outlets in the centre that provide a range of shopping needs. Currently the retail outlets are a Co-op general store (including a Post Office), a butcher with a small delicatessen section, a baker, a newsagent and sweet shop, a dress shop and a haberdashery and picture framing shop. These shops are supplemented by a fish and chip shop, Indian takeaway, a café, 3 hairdressers, 2 estate agents, an antiques shop and The Lamb public house (recently refurbished at considerable expense). Other services in the centre are provided by a veterinary practice, a medical centre (incorporating a chemist and pharmacy), a public library, and the village hall.

8.8 The core retail area within the village centre is shown in map below (Figure 8.1).

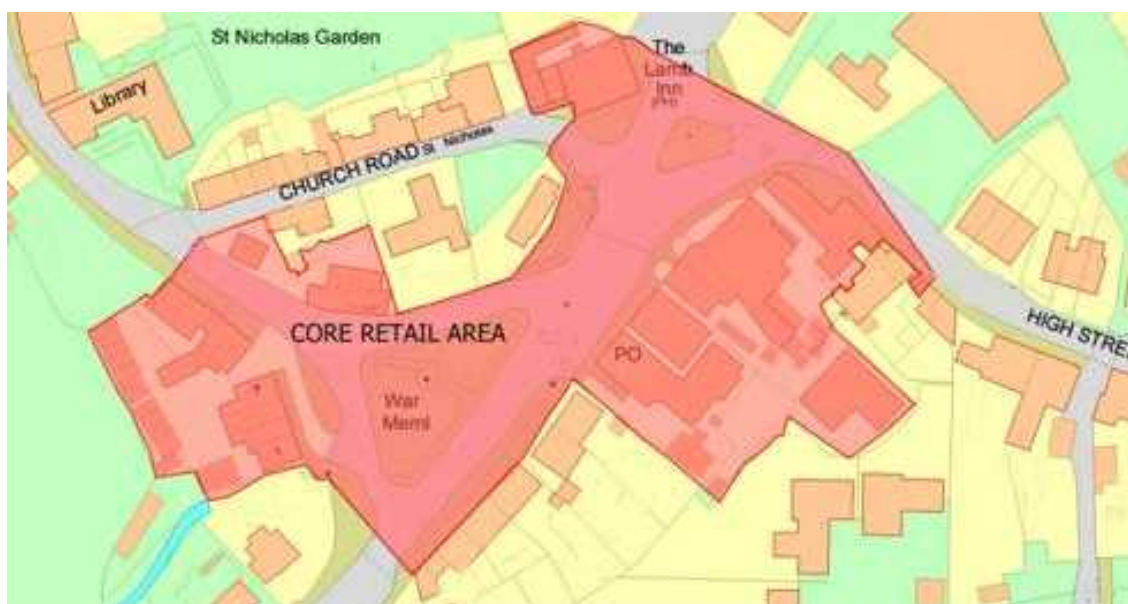


Figure 8.1: Map showing Core Retail Area

8.9 In order to maintain the activity in the village centre, it is considered essential to keep the diversity of retail outlets and the very important policy we have adopted of not allowing empty shops to be taken over as offices etc., without allowing time for them to be re-let as a shop has already been proven. In the last couple of years, a shop that used to be an off licence became vacant and an application was submitted to turn the premises into offices. It was argued on the grounds detailed in our policy that the application be refused, which it was. We now have a first class butcher in the shop which is extremely well supported by residents.

8.10 In our recent Parish-wide survey (2012) one of the questions asked of the residents was:-

The shops in the village centre should remain as retail outlets. Do you agree?

Of the 1,329 responses,

- 890 Strongly Agreed,
- 471, Agreed,
- with only 21 Disagreeing and
- 1 Strongly Disagreeing

- 8.11 The shops in the village centre are used by many residents and visitors on a regular basis, especially for convenience and for those unable to or not wishing to go to a supermarket. The village centre is also a place where residents meet one another and stop for a chat, i.e. it is also a form of social centre
- 8.12 Our policy is also in agreement with Arun's Local Plan, which states: *"New retail facilities should take account of existing population and their needs, as well as the needs of any new development."* Furthermore Arun state as one of their Policy Outcomes *"Attraction, retention and improvement of retail centres."*
- 8.13 It is important to retain the diversity of outlets in the Village that one would normally expect in a typical high street. This is particularly important with respect to Class A – Shops (including some services).

ER1: Retail Provision

Within the Core Retail Area (shown in figure 8.1 above) the loss of Class A1 retail uses, as a result of proposals for change of use or for redevelopment for non-retail use, will generally not be permitted.

Proposals for change of use or redevelopment which would result in the loss of Class A1 retail use will only be acceptable if they demonstrate the following:

- The premises or site is shown to be no longer required for retail use in terms of need or demand, by the premises or site having been marketed for a period of not less than two years for retail use and no occupier having been found. Full details relating to the marketing must accompany any proposal;
- That the alternative use proposed will be deliverable and make a positive contribution to the sustainability, vitality, viability, health, and well-being of Angmering;

Additionally, within the Core Retail Area, changes of use from Classes A2 and A3 to Classes B, C or D will not generally be permitted unless they demonstrate the following:

- That the alternative use proposed will be deliverable and make a positive contribution to the sustainability, vitality, viability, health, and well-being of Angmering and does not result in the loss of a use currently relied upon by the residents.

Local Employment

- 8.14 The vast majority of people who live in Angmering, and who are in employment work outside the Parish of Angmering. One of the reasons for this is the lack of available and suitable employment within the Parish. Arun ranks 63rd out of 67 Local Authorities in South East England when it comes to the ratio of jobs to population aged 16-64.

- 8.15 In our recent Parish-wide survey (2012) two of the questions asked were
“How far do you travel to work each day?” and
“How do you travel to work?”
- 8.16 In answer to the first of the above questions, of those travelling to work,
10.3% travel less than 1 mile
25.8% travel between 1 and 5 miles
20.2% travel between 5 and 10 miles
17.3% travel between 10 and 20 miles
26.7% travel over 20 miles.
- 8.17 In answer to the second question, “how do you travel to work?” 75% replied that they travelled by car.
- 8.18 From the responses to the first question it can be seen that Angmering is becoming a dormitory village with people living here but working elsewhere. If we also take into account the answers to the second question, it can be seen that this results in considerable traffic pollution and congestion. Already the single lane stretches of the A259 and Roundstone Lane, Water Lane, Station Road, and Arundel Road are becoming increasingly congested, especially during peak travel periods. This traffic congestion will only increase over future years, even if existing employment is protected, as Arun, in their Local Plan have planned to build 600 more homes in Angmering.
- 8.19 Although Arun District Council has designated sites for future business development, from past experience we know how difficult it is to bring new businesses into Angmering. Over the past 10 years or so, over 600 new homes have been built within the Parish resulting in a loss of jobs but without any significant number of new jobs having been created within Angmering.
- 8.20 Even with Arun District Council’s Draft Local Plan supporting employment and enterprise, we already have a situation in Angmering where a business, VHB, employing some 90 people, has decided to move its operation from Angmering and a proposal has been made to use their site for up to 195 dwellings.
- 8.21 Whilst Arun District Council do not have to seek to find developers to build new homes in Angmering, as a number are already queuing up for the opportunity to do so, despite over 700 new dwellings having been built in the last 10 years there has been very limited additional employment generated within Angmering over this period.
- 8.22 Therefore our policy must be adopted to at least ensure that we have a chance of keeping existing business units/sites for business use, and, wherever possible, new businesses encouraged and established, within the Parish. Any new businesses proposed must demonstrate that its existence and operations will not adversely affect the community in either practical or amenity terms.
- 8.23 Arun District Council, in their Local Plan (2013-2028) stressed the importance of Employment and Enterprise (Section 8). This section supports our policy 12 Local Employment using very similar wording.

ER2: Local Employment

There will be a general presumption against the loss of locations that provide employment within the Parish, either as a result of proposals for a change of use or for the redevelopment of existing premises or sites of employment for non-employment use.

Proposals for change of use or redevelopment, which would result in the loss of employment use, will only be acceptable if they demonstrate the following:

- The premises or site is no longer required for employment use in terms of need or demand, by the premises or site having been marketed for a period of not less than two years for employment use and no occupier having been found. Full details relating to the marketing must accompany any proposal;
- That the alternative use proposed will be a positive contribution to the sustainability, vitality, viability, health and well-being of Angmering.

9 TRAFFIC AND MOVEMENT

Objective	Policy
Ensure new development does not add to existing traffic problems in the village	TM1: Traffic management – New Developments TM2: Local Highways
Improve footpaths and cycle-ways	TM3: Cycling, Walking and Equestrian
Provide safe-routes to schools and reduce dependency on cars.	TM4: Safe Routes to School
Improve customer parking in the village and at the railway station	TM5: Parking at Angmering Station TM6: Parking in the Village Centre

Reduce local journeys by car by improving existing pavements, pedestrian and cycle routes, as well as providing new ones and safe routes to schools. Reduce the pressure on village roads from through traffic, and seek to address the impact of lack of parking spaces in the village centre and Angmering station.

Traffic Management – New Developments

- 9.1 Traffic impact in rural villages can be significant. Certainly as those villages grow, the historic road system is increasingly put under pressure from the additional car-borne traffic. Angmering already has high levels of car ownership and so therefore these pressures are generally expected to grow.
- 9.2 The existing roads network around and within the village is already congested. The community is concerned that the level of strategic growth proposed for Angmering is going to make the situation worse. Therefore, providing access to alternatives to the private car for local journeys is important, as emphasised by the section of the NPPF that seeks to promote sustainable transport.
- 9.3 The ADC Infrastructure Development Plan (IDP) - 2013, identifies dualling of the A259 Roundstone By-pass as “essential”, and that “*the modelling indicates that although not linked to a specific development site [in Arun] the level of service will drop significantly if the improvements are not provided within the Plan period*”.
- 9.4 It is therefore important that any new development can also properly demonstrate the likely impact on the village road network and can also show how they will mitigate any negative effects. This not only applies to the existing road network but also to the new internal roads that will be created to support any development. It is often the case that these roads are not designed to reflect the levels of traffic and car parking that the new dwellings create. **The Plan** has a policy that seeks to address both new and existing car parking.
- 9.5 Within new developments, for roads that are not main access routes it is important that traffic speeds are reduced to 20mph. At these speeds it is proven that deaths and serious injuries from

accidents are significantly reduced and these areas will be where cars and pedestrians come into the most contact. It is important that road designs are carefully thought out to ensure that this 20mph zone can be self-enforced.

TM1: Traffic Management – New Developments

The impact of traffic is most keenly felt in the centre of the village, in the proximity of the core retail area where the core retail area is. This is not considered suitable for large volumes of additional traffic, or for large vehicles that are required through the construction of new developments.

It is particularly important that new development sites are within walking distance of key facilities in the village. They should also be able to demonstrate that they provide safe and secure non-vehicular access to the local schools as identified in the Safe Routes to School Appendix F. No development should require vehicular support to get children to school.

It is justified from the evidence base gathered in support of the NDP and the demonstrated need to mitigate the impact of traffic generated by new development, that:

- Any new development of 10 (ten) or more dwellings should encourage alternative form of transport to cars, and provide specific links to public transport nodes e.g. bus stops and/or the railway station
- That within the site a speed limit of 20mph is self-enforcing through road design
- That where off-site traffic impacts are generated, these impacts are not detrimental to highway or pedestrian safety.
- That where off site traffic impacts are identified, satisfactory mitigation provision is made.

Proposal which give rise to traffic impacts which require mitigation shall be accompanied by full details relating to traffic generation, impact, and mitigation

Local Highways

9.6 The existing roads network around and within the village is congested, and parking within the village centre can be difficult. This is a major issue with the Community as evidenced from the responses to the Public Questionnaire.

- Narrow streets through the Conservation Area, are increasingly being used as a “rat run” to reach the A27 and A280 from development in the east of the Parish
- Footways and footpaths are ineffective as ‘safe routes to school’ because of missing links including in the village centre encouraging parents to drive rather than allow children to walk to school
- The current ‘traffic calming’ measures result in high speeds between these features.
- Parking on narrow and busy roads such as Arundel Road and elsewhere results in damage to parked cars, congestion and danger especially near the primary schools
- Additional pressure is put on village roads by through traffic; including HGVs ; using Angmering as a short cut, adding to additional traffic generated by new development

9.7 Analysis by ADC carried out in 2004 of recent new development in Angmering showed a high percentage of commuters, resulting in an average of 1.8 vehicles per household compared with

1.2 for Arun District and 1.3 for the rest of Angmering. This pattern of commuting and car ownership is expected to be repeated by any new development in Angmering.

- 9.8 The community has made it clear that road infrastructure provision has not kept pace with development in the past. Whilst new development cannot be expected to address these historic deficits in provision, they do generate a need for additional road infrastructure and services to support the increased population.
- 9.9 These impacts should be identified and delivered in line with the completion of each stage of the development, not as an afterthought by imposing large major development on an area to make-up for infrastructure shortfalls.
- 9.10 Development at Angmering will put additional pressure on the Roundstone Lane link to the A259. Consultants (Parsons Brinkerhoff) were appointed in October 2012 to undertake the A259 Route Improvement Study which has been steered by the JEAAC Highways & Transport sub-group. The Study looked at options to introduce a link between Roundstone Lane and the adjacent A280 to help relieve the pressure on the Roundstone Lane / A259 roundabout. The report concludes that the link will provide district wide benefits as well as helping relieve pressure as a consequence of strategic Angmering traffic.
- 9.11 The Parish Council will work with the Highways Agency, West Sussex County Council, and Arun District Council to address the key issues identified in the Traffic & Movement Appendix, Traffic Management and Parking Sections.

TM2: Local Highways

Proposals for new development shall demonstrate that adequate and satisfactory provision has been made to mitigate the impact of the traffic which they will generate both during development and on completion.

- New developments which seek to provide an access road from Roundstone Lane onto the A280 by-pass to reduce traffic through the conservation area will be considered more favourably. (Reference Parsons Brinkerhoff study).
- New development to demonstrate that the level of traffic which has to travel through the village conservation area, is minimised through the provision, where possible, of improved vehicular and pedestrian access to key locations in the village, particularly the schools and the railway station.
- All mitigation measures are to be completed before the new development is completed and occupied.
- Identify solutions to reduce through traffic; particularly HGV traffic; and direct it around and away from the village through good signage

Cycling Walking & Equestrian

- 9.12 Safe and convenient provision for cyclists, pedestrians and horse riders is an essential part of policies being pursued to reduce the use of the private motor car. New development will, where appropriate, be required to facilitate the opportunity for increased cycle use, walking and horse riding by providing, as an integral part of the development, safe cycle and footpath networks. In assessing the suitability of new routes, proposals should demonstrate that they will not prejudice the effective operation of existing uses, and capacity of existing routes is expanded to support additional residents generated by any new development.
- 9.13 This policy is intended to enhance the provision of safe multi-user routes for cyclists, pedestrians and horse riders, as well as providing safe and secure non-vehicular routes to all schools within the parish.

- 9.14 Inside **the Plan** area, most locations are relatively close to the main services in the village, including the core retail area, the primary school, health services and leisure facilities. However, if it is not possible for people to easily and safely access these services and facilities, then they will commonly use a car.
- 9.15 It is important that the infrastructure which provides non-vehicular access to services and facilities is available and has sufficient capacity to come with the needs of the population.
- 9.16 A threshold of 20 dwellings to provide new non-car networks is considered to represent a 'significant' number of new residents and school pupils. As a rough rule of thumb, approximately 5 (five) primary school pupils are created on any 20-dwelling residential scheme which has a mix of dwelling sizes. Equally, any 20-dwelling scheme will create a lot more new residents that should be able to easily access the network of local footpaths, cycle routes and, for developments outside of the village where appropriate, bridle-paths.
- 9.17 The Parish Council will work with Arun District Council and others and ensure:
- Existing footpaths and bridleways are well maintained and signposted
 - Bridleways for horse riders must be protected and extended. Such as the route along High Street from the junction with Roundstone Lane to the horse bridge over the A280
 - New footpaths where created and officially designated will be supported

TM3: Cycling Walking & Equestrian

Support will be given to proposals which increase or improve the network of cycle ways, footways and footpaths.

- The character of existing Public Rights of Way (PROWs) will be protected in terms of:
 - Safety
 - Directness
 - Attractiveness
 - Convenience
 - Features such as trees and hedgerows
- Proposals should seek, where possible, to create cycle paths so as to provide safe and effective routes across the Neighbourhood Area, and where possible join up with National Cycle Ways.
- New residential developments of 20 or more dwellings will be required to provide safe and usable facilities for cyclists, pedestrians and, if appropriate, horse riders. This shall be both within the sites and, where possible, in the form of links to existing cycle, footpath and equestrian networks in the surrounding areas.

Developer or CIL contributions will be sought from all new developments to fund improvements to the existing cycle and footpath networks as well as providing new connections where none currently exist

Safe Routes to School

- 9.18 Safe walking access to school, particularly the local primary schools is an important issue for the community. A document describing these routes has been created as part of this Plan. See Appendix F - "Safe Routes to School".

TM4: Safe Routes to School

As a rough rule of thumb, a new development of 20 dwellings is considered to represent a 'significant' number of new residents and school pupils. Approximately five primary school pupils are created on any 20-dwelling residential scheme which has a mix of dwelling sizes.

Any new development of 20 or more dwellings:

- Must demonstrate that children are able travel to village primary and secondary schools (pre-schools, primary and secondary) safely on foot as identified in the Safe Routes to School map - Appendix F.
- If this is not possible using the existing network, then the new development will have to contribute to provide the appropriate infrastructure or solution such as liaising with schools to explore provision of a solution such as a "walking bus" by way of mitigation.

Overflow Parking from Angmering Station

- 9.19 Angmering station currently serves a catchment area of 27,000+ people and sees a large number of vehicles arrive daily from neighbouring parishes.
- 9.20 The demand for parking is resulting in overflow parking clogging up adjoining roads such as Downs Way on both a short and long term basis. This is an issue that has been raised by local residents.

TM5: Overflow Parking from Angmering Station

Angmering has been identified in the emerging Arun Local Plan as a Strategic Area for Growth. Therefore, during **the Plan** period, there is likely to be an increase in the demand for additional commuter parking both from Angmering and neighbouring Parishes. This Policy will:

- Support development of land identified adjacent to Angmering station to expand affordable parking in order to accommodate the predicted growth in commuters.
- Require that any additional parking must provide for an increase in the number of secure cycle parking facilities.

Parking in the Village Centre

- 9.21 It is increasingly difficult to park in the village centre due to a lack of sufficient parking spaces. Currently there are 17 spaces in The Square, made up of 8 x 1 hour parking restriction, 8x unrestricted parking and 1 disabled bay. There are an additional 7 parking bays at the far end of the square that leads to Arundel Road.

- 9.22 The unrestricted bays are occupied for most days by local residents who have no parking facilities with their properties, and people that work in the village. On average, less than a dozen are available for shoppers, which are insufficient to cater for the 15 shops in The Square.
- 9.23 The provision of additional well-located cycle and short term car parking is a key issue for local businesses and parishioners alike. The uncertainty of finding a parking space in the village tends to make villagers drive to other locations to the detriment of the village shops.

TM6: Parking in the Village Centre

In order for the existing shops to benefit from passing trade and the anticipated custom new development brings, there is a need for additional short term parking in the village centre:

- The provision within development applications for additional parking within the village retail area (as identified in Policy ER1) will be supported.

10 ENVIRONMENT AND HERITAGE

Objective	Policy
Protect the rural character of Angmering	EH1: Listed Buildings & Buildings or Structures of Character EH2: Development in the Conservation Area EH3: Building Style must be Appropriate to the Historic Context EH4: Landscape Policy EH5: Protect the setting of the South Downs National Park EH6: Protection of Green Spaces EH7: Protection of Trees & Hedgerows
Work with the relevant bodies to address flooding and drainage issues	EH8: Flood Prevention
Preserve Angmering’s historical and archaeological heritage	EH9: Archaeology

To ensure heritage assets are preserved and that the surrounding open rural countryside and landscape settings of the village and the South Downs National Park are protected in perpetuity for the education and enjoyment of all.

To ensure that the risk of flooding to any area is negligible.

Listed Buildings and Buildings and Structures of Character

- 10.1 Within the Angmering Parish boundaries are assets of historic interest, including the National Park and many buildings of Grade II and Grade II* listed status some of which are over 400 years old. See Appendix C – “Listed Buildings”. Listed buildings are identified by the Secretary of State as being of “special architectural or historic interest” and as such are worthy of special protection.
- 10.2 Throughout the Parish there are also buildings which, while not listed, are of good quality, design and appearance; are important features in their own right; and which also contribute to the character and appearance of an area. They illustrate, and are reminders of, the historical development of an area and are worthy of retention wherever possible.
- 10.3 Saved Policy GEN22 (Buildings or Structures of Character) of the Arun District Local Plan 2003 states:

“Planning permission will not be granted for development resulting in the loss of existing buildings and structures of interest and importance which are attractive in their own right or

which contribute to the character and appearance of an area. Alterations, extensions or other development which would adversely affect the appearance or setting of such buildings or structures will not be permitted”.

- 10.4 Periodic reviews will take place between Angmering Parish Council and Arun District Council to review the designation of listed buildings and buildings of character, as well as the merits of extending the Conservation Area.

EH 1: Listed Buildings and Buildings and Structures of Character

Many Listed Buildings as well as designated Buildings & Structures of Character; which are listed in Appendix D; are within Angmering’s designated Conservation Area and make a significant contribution towards the character, appearance, and attractiveness of Angmering. The Conservation Area ensures that these assets and the rural street scene of the area is safeguarded and protected from development.

Over time areas outside the designated Conservation Area will themselves become that distinctive, that they will need the protection afforded by a conservation area to conserve the heritage of Angmering for future generations:

- There will be a general presumption against any development resulting in the loss of existing listed buildings or buildings & structures of character.
- There will be a general presumption against any alterations, extensions or other development which would adversely affect the appearance or setting of such listed buildings and buildings & structures of character.
- The setting of listed buildings and buildings & structures of character is as important as the protection of the actual structures themselves; therefore development will be objected to where there will be any detrimental effect to the setting of the listed buildings or buildings & structures of character.
- Views from and towards listed buildings and buildings & structures of character shall not be harmed.

EH2: Development in the Conservation Area

Angmering’s strong historic character is the parish’s most important asset. Historic character is concentrated in the Angmering Conservation Area. Development proposals in the Conservation Area must include the following information:

- The Design and Access Statement and accompanying drawings must provide sufficient detail for proposals to be properly understood;
- Drawings showing the proposals in relation to their surroundings. This will include a street elevation and sections across the street;
- Three-dimensional drawings from at least two Viewpoints;
- Rendered elevations, clearly indicating the proposed palette of materials;
- Details of how window openings relate to the elevation (i.e. are they flush or set back?).

Common issues of design in an historic environment that can be better understood through the above drawings include:

- Where the depth of a building means that a pitched roof is very tall or intrusive in bulk;

- Where the shape of the building along a street frontage creates awkward three dimensional forms that cannot be seen on elevations;
- Where the balance between solid and transparent elements on the elevations can disrupt the composition of the street scene.

EH3: Building Style must be Appropriate to the Historic Context

Ideally the design of new buildings should reflect the design principles of their time so that the richness of varied character continues and is extended into the future.

However, the quality of design must ensure that new buildings contribute positively to the historic character. Listed Buildings and their settings; and Conservation Areas and its setting, will be conserved and enhanced to reinforce the quality and character of Angmering.

Angmering's historic character is rich and varied, which reflects the incremental development of the area over time.

- Where a traditional design approach is followed, then it must be correctly proportioned and detailed. The design approach must use historically correct materials so that it does not result in a debased version of an historic style, which would undermine the historic character.
- There are a large number of listed buildings in the area. Any development proposals that may affect a listed building or its setting must be discussed with Angmering Parish Council and Arun District Council Conservation Officer at an early stage of the design process.

Landscape & Environment

- 10.5 Within the boundaries of Angmering Parish - the South Downs National Park and surrounding countryside - there are many coppices and woodlands together with footpaths, bridleways, and by-ways that ensure the enjoyment and education of visitors to view the various landscapes and types of trees, hedgerows, ponds, and wildlife that flourish within these areas.
- 10.6 **The Plan** will seek to protect and enhance the natural environment of Angmering and ensure that natural resources are used prudently. The aim will be to ensure that Angmering remains an attractive, rural, environmentally healthy and sustainable place.

EH4: Landscape Policy

The parish landscape resources will be protected and enhanced. Priority will be given to:

- Protecting and enhancing the natural beauty and special character of the landscape of Angmering parish, including the setting of the South Downs National Park. Support will be given to the ambitions within the Partnership Management Plan for the South Downs;
- Protecting and enhancing local distinctiveness and sense of place as set out in the South Downs Integrated Landscape Assessment (SDILCA) and the WSCC Landscape Character Assessment;

- Protecting and enhancing those features which contribute to the distinctive character of the parish's landscape and cultural heritage, such as significant topographical features, trees, woodland, hedgerows, watercourses, ancient trackways, historic field patterns, historic landscapes and rural buildings.

The Landscape setting of the South Downs National Park

10.7 The area of the Parish adjacent to the South Downs National Park makes a contribution to the setting of the Park and enjoyment of its special qualities. Outside the Park boundaries, light pollution, noise and development could have a harmful impact.

10.8 The South Downs National Park Local Plan Options Section 3.23 says:

“Development in the wrong location can have a landscape character or local distinctiveness. The scale and location of some developments can also harm important views or landmarks and detract from the visual integrity, identity and scenic quality that are characteristic of the National Park. These impacts can also extend to developments beyond the boundary of the National Park that can affect its setting” and that “Ineffectual landscape enhancement, or mitigation of certain developments, can also impact on the special qualities of the landscape.”

EH 5: Protect the Landscape setting of the South Downs National Park

Development (including rural exception sites) within land adjoining the SDNP that contributes to the setting of the Park will only be permitted where it enhances and does not detract from the visual qualities and essential characteristics of the National Park, and in particular should not adversely affect the views into and out of the Park by virtue of its location or design.

Assessment of such development proposals should also have regard to the South Downs Partnership Management Plan and emerging National Park planning documents and strategies.

- A Landscape and visual impact assessment should accompany applications.
- Studies should be proportionate to the size of the application and the likely impacts and carried out in accordance with best practice guidance e.g. Guidelines for Landscape and Visual Impact Assessment 3rd Edition 2013.
- Visual and landscape impact can be mitigated through the design of the site layout, by considering the height and density of buildings and through appropriate screening proposals. However, these measures should all be appropriate to and consistent with local landscape and settlement character.

The approach to mitigation should be fully assessed in the Landscape and visual impact assessment. Sensitive views are shown in Chapter 2: About Angmering - Figure 3.3.

EH 6: Protection of Local Green Spaces

All Angmering's green spaces including parks, allotments, front gardens and private and publicly accessible spaces contribute towards the character of the parish providing resources of nature conservation, recreation and community value. The community appreciate these spaces and are seeking to ensure that they are protected.

- Development that results in the loss of green spaces identified in Appendix E, or that result in any harm to their character, setting, accessibility, appearance, general quality or amenity value will be strongly resisted.

- Development will only be permitted if the community would gain equivalent benefit from the provision of suitable replacement green space or gain significant social, economic or environmental benefits from an alternative facility.
- Any public open space to be provided as part new development shall be considered for designation as Local Green Space in a review of this plan if they meet the criteria in the NPPF.

Protection of Trees & Hedgerows

10.9 Within **the Plan** area and surrounding countryside there are many coppices and woodlands together with footpaths, bridleways, and by-ways that ensure the enjoyment and education of visitors to view the various landscapes and types of trees, hedgerows, ponds, and wildlife that flourish within these areas.



Yew Tree 500+ yrs old - St Margaret's Church

10.10 Many of the trees within these areas are of considerable age. The oldest, a yew tree, being approx 5-600 years old. This and many others of age and type significance are protected with a Tree Preservation Order (TPO).

10.11 Trees and hedgerows perform a number of important roles as wildlife corridors, in supporting biodiversity, providing attractive shade/shelter and generally improving health and amenity. In addition they play an important role both in the management of groundwater and in helping Angmering adapt to the future effects of Climate Change.

EH 7: Protection of Trees & Hedgerows

Trees, hedgerows and other significant landscape features will be protected, including historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character, and historic value, including gardens, roadside banks, and verges.

- Trees and hedgerows provide important wildlife corridors and should be retained and incorporated into the design and layout of new development wherever possible.
- Where a hedgerow is identified as "important" under the Hedgerows Regulations 1997, it must be incorporated into the site layout.
- Where it is impossible to retain the whole hedgerow, then a minimum length and width and species make-up must be maintained to secure its continuing designation as "important". Removal or degrading of an "important" hedgerow will be refused.
- The felling of trees and hedgerows will be refused unless it is professionally proven that they are likely to cause damage to property or endanger life.

Development in close proximity to mature trees or ancient woodland that overpowers or impacts on its visual amenity value will be refused.

- 10.12 All new development must be directed to the areas where the probability of flooding from all sources is the lowest. This is to ensure that new development is as safe from flooding as it can be and that it does not increase flood risk to others.
- 10.13 Arun District Council's Strategic Flood Risk Assessment (SFRA) has mapped the risks of flooding from rainfall runoff from the land and the risks of rising groundwater levels.

EH7: Flood Prevention

Angmering is categorised as at a medium to high risk of flooding from rainfall runoff from the land and is also a groundwater emergence zone and for these two criteria have been assigned the highest risk categories.

Evidence of recurring flooding **the Plan** area can be found in Chapter 3: Angmering Today - Environment & Heritage – Flooding.

- Any new development must ensure that the prospect of flooding within the development boundaries is mitigated.
- Any new development must ensure that it does not increase the flooding impact it may have on surrounding properties and areas.

Prior to a new development planning application, the Parish Council in consultation with developers, the statutory bodies of Arun District Council and the Environment Agency, must confirm:

- The requirement to build a sustainable urban drainage system (SUDS);
- Where development is phased, SUDS must be integrated into the overall design and demonstrate how water will travel at each phase of development;
- It's size and location within or near to the proposed development;
- Responsibility for its ongoing maintenance.

If it is agreed that a SUDS is not required:

- Qualify what type of drainage system will be installed;
- Evidence its effectiveness in preventing flood risk including to surrounding areas.

Archaeology

- 10.14 The Parish of Angmering and its surroundings have roots dating back to the Mesolithic, Neolithic, Stone and Bronze Age periods. The Old Saxon name means 'followers or dependents of Angenmaer' and as such archaeological remains are likely to be found anywhere within the Parish. For this reason, new development must ensure we do not lose those hidden assets that once damaged or destroyed, cannot be replaced
- 10.15 Excavations in Angmering where artefacts have been found include:
- St Nicholas Church
 - Ham Manor Golf Club - Angmering Roman Villa
 - Highdown Hill - Roman Bath House, Saxon, Bronze Age
 - The Hill Fort and Flint Mines at Harrow Hill (this site was a subject of the "The Time Team" television programme.)
 - Nurseries west of Roundstone Lane as a result of the Bramley Green development : and
 - The land where the A280 By-pass now runs.

10.16 Some artefacts that have been found are either preserved in the Littlehampton Museum or in individual residents keeping. Such artefacts range from the Stone/Bronze Age through to the Roman and Saxon eras that were discovered during the excavation of the extensive Roman Villa to the west of the village, the Roman bathhouse to the east of the village and the excavations for the building of the A280 Angmering By-Pass / Bramley Green.

10.17 The following are examples of some of the Artefacts found within Angmering and currently held at Littlehampton Museum.



Some of the Artefacts found during the excavation of the Angmering Roman Villa.



Coins and smaller objects also found at the Roman Villa site in Angmering



An example of Quorn Stones used in the milling industry, found along the Black Ditch.

10.18 Work is currently underway for the re-excavation of St Nicholas Church which was sited next to the Library in St Nicholas' Garden.

10.19 If formed many of these artefacts, including those that post date the Saxon era would sit well in a Heritage Centre within Angmering.



The Cutting Edge

Neolithic Era: About 4300 to about 2100 BC

Farming, permanent settlements, pottery-making and even large-scale flint-mining began in Sussex during the Neolithic period.

Much of the local Neolithic settlement seems to have been on the Downs. The coastal plain was probably fairly marshy, and may only have been used for hunting and fishing in the drier times of the year.

Many of the flint tools and weapons on display here were originally attached to wooden shafts or handles which have long since rotted away. Some of the hundred or so flint mine shafts at Harrow Hill, Angmering, north of Patching which were in use about 4900 years ago.

EH8: Archaeology

There will be a presumption in favour of the preservation of scheduled and other important monuments and archaeological remains. Where proposed developments will have either a direct or indirect impact, permission will only be granted where it can be demonstrated that development will not be harmful to the archaeological interest of these sites. In all such instances:

- a) Applicants must arrange for a full archaeological assessment of the proposed development site in the form of a physical field evaluation to be carried out, and the results must accompany the planning application.
 - If the field evaluation indicates archaeological remains, excavations and trial trenches will be required.
 - All stages of archaeological fieldwork shall be subject to a Written Scheme of Investigation approved by the local planning authority.
 - All archaeological work shall be carried out solely by a professionally qualified archaeological organisation or consultant.
- b) Preservation in situ of archaeological sites or remnants of such sites is the preferred option. However, where the assessment, which shall be subject to a Written Scheme of Investigation, shows that the preservation of archaeological remains in situ is not justified; conditions may be attached to any permission granted that development will not take place until provision has been made by the developer for a programme of archaeological investigation and recording. Any such programme shall be carried out prior to the commencement of the development or related works.
- c) Whenever practicable, opportunities should be taken for the enhancement and interpretation of archaeological remains left in situ. Developers shall record any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and possible impact, and to make this evidence (and any archive generated) publicly accessible.
- d) No development or development preparation work, shall take place on the proposed development site until the applicant, or their agents or successors in title, is in receipt of a Written Scheme of Investigation that has been approved by the local planning authority.

SECTION 3:

Housing Allocation – Site Specific Policies

THIS PAGE INTENTIONALLY LEFT BLANK

11 PARISH HOUSING ALLOCATION

- 11.1 This Chapter of the Neighbourhood Plan allocates land for residential development.
- 11.2 The approach taken in the Angmering Neighbourhood Plan (**the Plan**) is to identify housing allocations which achieve the objectives of **the Plan**, whilst also providing a clear spatial strategy for delivering the emerging Arun Local Plan housing requirement for the parish. The proposed allocations exceed the minimum requirement for 100 dwellings to be delivered in the parish between 2014 and 2029.
- 11.3 Although Angmering is referred to as the “largest inland parish”, nearly 60% of the parish is in the South Downs National Park, outside **the Plan** area. Other constraints such as green infrastructure corridors and Local Gaps are shown by the map in Chapter 3 Figure 3.2: Spatial Challenges and Restrictions to Development.
- 11.4 An extensive survey of land within the Built-up Area Boundary has shown that it is impossible to provide sites inside the built-up area boundary for the vast majority of the 100 dwellings allocated by the ADC Local Plan. However, **the Plan** seeks to meet the views of the community in allocating Brownfield land for development over Greenfield.

Site Selection Criteria

- 11.5 The site selection criteria adopt the objectives of **the Plan** listed in Chapter 4 - Vision Statement & Plan Objectives.
- 11.6 Sites were identified through the Arun Strategic Housing Land Availability Assessment (SHLAA) and were then assessed against the following criteria provided by Government guidance on undertaking assessments of housing sites, following discussion with site owners:
- **Availability** – if the site is available for development;
 - **Suitability** – if, when assessed against policy restrictions (such as designations, protected areas, existing planning policy), physical problems (such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination), potential impacts (including effect upon landscape features and conservation) and environmental conditions (which would be experienced by prospective residents), it is a suitable location for development;
 - **Achievability** - if there is a reasonable prospect that housing will be developed on the site, in respect of a judgement about its economic viability.
- 11.7 In order to deliver the minimum 100 new homes required in **the Plan** period 2014 - 2029, the Plan allocates the following sites for housing development:
- Bramley Green South (Mayflower Way): - Identified in the SHLAA as Site 101 - is a Brownfield site bordering the south eastern boundary of the Bramley Green estate, north of Mayflower Way – up to 66 dwellings. The SHLAA identified this site as having the potential to deliver 100 dwellings, however plan policy ER2 seeks to protect existing employment sites from development.
 - Field in Mayflower Way: is a Greenfield site owned by Angmering Parish Council land South of Mayflower Way – up to 16 affordable dwellings for Angmering parishioners.

- Village Centre site (Chandlers Garage relocation) up to 20 dwellings.

Local Plan 2003 Policy GEN5, Arun Draft Local Plan Policy SP11 and SP12 and NPPF para 47).

11.8 These sites will provide a minimum of 100 new dwellings for Angmering and this is considered to be reaching the limits of Angmering's capacity to accept any further development whilst remaining a rural village.

11.9 The SHLAA sites can be found in Appendix A.

Site Density

11.10 The type of housing provided on each allocated site and subsequent density will reflect the build character and location of its immediate surroundings, as well as the proximity of the site to the village centre. In which case:

- Sites that are within 400m walking distance from the village centre will be particularly suited to meeting the needs of smaller households of older or young people and will therefore have 50% of the total number of dwellings provided, with two bedrooms or fewer.
- Sites that are beyond 400m walking distance of the village centre will follow the Housing Mix as identified in policy HD3.

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

SITE ALLOCATION – BRAMLEY GREEN SOUTH (MAYFLOWER WAY)

11.11 Originally part of the ADC Local Plan Strategic Housing area and subject of the Angmering Roundstone Lane Masterplan to deliver 600 dwellings, it is a brownfield site that is classed as an 'envelope site'.

11.12 Part of the original area put forward by the SHLAA is an employment site and has been excluded from development under Policy ER2. The site comprises a derelict nursery site, waste ground, scrubland and a disused cement works. The overall area covers approx. 5.37 Ha.



Figure 11.1: Map showing Bramley Green South (Mayflower Way) site

11.13 The area identified by **the Plan** as available to develop would be a total of approximately 3Ha and will take up to 66 dwellings.

11.14 In addition an area of approximately 0.31 Ha will be allocated for allotments, and will serve as a buffer between the new development and existing businesses.

Density: At 22dph gross it is slightly lower in density than Bramley Green.

11.15 The De Bellis Nursery site is approx. 1.65Ha and already has a purchase option from a developer with provisional plans in the pipeline, to include affordable housing.

11.16 The former concrete works has been unusable since the Bramley Green estate expanded too close to the boundary, forcing closure of the business.

11.17 Waste ground used as a building storage yard and has been out of use since the Bramley Green estate was completed. Currently the site contains several derelict buildings which are often the scene of anti-social behaviour.

11.18 There is a further waste/scrubland area consisting of 0.1Ha which, due to its overgrown nature, also attracts unsociable activities and unmanaged bonfires. The site has changed ownership several times in the last 30 years, with a previous owner retaining an option to develop.

11.19 Although partly extending outside the Built-up Area Boundary, the site is well placed and easily integrated into the footpath and cycle networks on the Bramley Green estate, providing easy access to the secondary school, reasonable access to the village centre and the primary schools along existing routes.

HA1: Bramley Green South (Mayflower Way)

The site will provide:

- Up to 66 dwellings.
- Associated open space.
- New allotments.
- Any development must ensure that existing businesses are appropriately screened to minimise disturbance for residents.
- Links into the existing Bramley Green footpath/cycle network to provide the best possible 'safe route' access to the centre of the village and local school.

SITE ALLOCATION – FIELD IN MAYFLOWER WAY

11.20 The shortage of affordable housing in Angmering for local people is a result of high house prices driven up by demand from in-migration of Commuters, coupled with restricted scope for new house building in **the Plan** area.

11.21 Although this site lies just outside the current built-up area boundary and is in the Green Infrastructure corridor, the ability to provide affordable housing for the local community outweighs this fact.

11.22 The site already has access to public open spaces and the existing facilities on the Bramley Green estate, including playgrounds, the skate bowl and the footpath/cycle network.



Figure 11.2: Map showing Field in Mayflower Way site

- 11.23 The Field in Mayflower Way is situated immediately to the south of the Bramley Green South (Mayflower Way) site, which gives it the added advantage of being able to be developed as part of a larger site, providing flexibility of the location of amenity space.
- 11.24 The site is approximately 0.4Ha, with houses at either end of the site and a protective bund restricting entry to foot passage only.
- Density:** Approximately 40dph gross.
- 11.25 The site has previously been used for a children’s football club and is currently unused. Owned by Angmering Parish Council. It would make an ideal site for a development of small, affordable housing for the Parish needs as shown in the Housing needs survey.
- 11.26 Development of this site would be carried out by an approved affordable housing provider with income ploughed back into supporting sports facilities for the Parish.

HA2: Field in Mayflower Way

The site will provide:

- Up to 16 dwellings.
- 2 - 3 bed affordable homes for members of the Parish.
- Associated green space.

The site will be run by an approved Affordable Housing Provider.

SITE ALLOCATION – CHANDLERS SITE

11.27 The site totals **0.5Ha** and consists of the existing Chandlers BMW showrooms and body-shop as well as dwelling known as Phares Courtledge.



Figure 11.3: Map showing Chandlers site

11.28 The site lies at the heart of the village, within the Conservation Area and has a dual aspect opening out onto both Water Lane and High Street. The site is bounded by residential properties on all sides, built at various points in the village’s history. Several of the neighbouring properties are either grade II listed or structures of character.

Density: At approximately 44dph gross it’s location in the centre of the village; being close to shops and services; means it is suited to meeting the needs of smaller households.

11.29 The site has a history of flash flooding, which means that development will need to be kept away from the front edge of Water Lane, where the site is at its lowest.

11.30 In addition the site is also seen as having the potential to improve parking problems within the village centre, providing additional parking.

HA3: Chandlers Site

The site will provide:

- Up to 20 dwellings.
- This site will be designed to reduce the risk of flashing flooding to new and existing properties.
- Strong support will be given for the site to provide an additional dedicated pedestrian crossing to enable safe crossing of Water Lane and to link into the existing footpath network around Cumberland Avenue to provide the best possible ‘safe route’ access to the centre of the village and local schools.
- This site will also provide 10 (ten) additional parking spaces for shoppers using the core retail area.

The design and site layout will comply with Policies in **the Plan**, specifically policy EH2.

THIS PAGE INTENTIONALLY LEFT BLANK

SECTION 4:

List of Neighbourhood Plan Policies & Appendices

Appendix 1: List of Plan Policies

Housing	Traffic & Movement
HD1: Built up area Boundary	TM1: Traffic management – New Developments
HD2: Parish Housing Allocation	TM2: Local Highways
HD3: Housing Mix	TM3: Cycling, Walking and Equestrian
HD5: The Form of New Development	TM4: Safe Routes to School
HD6: Materials	
HD7: Street Scene	
HD8: Housing Layouts & Design	Environment & Heritage
HD9: Housing Density	EH1: Listed Buildings & Buildings or Structures of Character
HD10: Parking for New Developments	EH2: Development in the Conservation Area
HD11: Phasing of Residential Development	EH3: Building Style must be Appropriate to the Historic Context
	EH4: Landscape Policy
	EH5: Protect the setting of the South Downs National Park
Community, Leisure & Well-being	EH6: Protection of Green Spaces
CLW1: Provision of a Youth Centre	EH7: Protection of Trees & Hedgerows
CLW2: Provision of Open Spaces for Sport and Leisure and Play Areas	EH8: Flood Prevention
CLW3: Provision of Allotments	EH9: Archaeology
CLW4: Education Needs Provision	
CLW5: Health Facilities	Parish Housing Allocation
	HA1: Bramley Green South (Mayflower Way)
Employment & Retail	HA2: Field in Mayflower Way
ER1: Retail Provision	HA3: Chandlers Site
ER2: Local Employment	

Appendix 2: List of Plan Appendices

Appendix A: SHLAA Sites

Appendix B: Maps

Appendix C: Listed Buildings

Appendix D: Buildings of Special Character

Appendix E: Assets of Community Value

Appendix F: Safe Routes to School

Appendix G: Traffic and Movement