

# Aldingbourne Pre-Submission Neighbourhood Development Plan

**2014- 2034**



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## Foreword

The Parish of Aldingbourne covers 1,252 hectares of mainly high quality arable farmland on the coastal plain, adjoining the South Downs National Park to the north. The village of Westergate forms the principal settlement and the smaller settlements of Aldingbourne, Norton, Nyton, Woodgate, and Lidsey and small clusters of dwellings are scattered across the rural area. The parish is therefore rural in character.

In 2012 the Localism Act gave powers to town and parish councils to give their communities a far greater say in planning matters through the preparation of Neighbourhood Development Plans (NDPs). From the start Aldingbourne Parish Council (APC) was keen to take up this right and a Working Group of volunteers was formed to draw up a draft plan. The Working Group has met almost monthly for three years, held three consultation events and conducted a number of surveys in compiling the evidence base for this Plan. The work involved would not have been possible without the funding provided by the Department for Communities and Local Government and Arun District Council towards the appointment of a consultant, Process Matters, for which the Parish Council is most grateful.

The Aldingbourne Neighbourhood Development Plan (ANDP) has allowed the residents of the parish to have a say in all aspects of the future of the areas that make up the Parish. It has enabled local people to shape the changes that should occur, rather than leaving such decisions to the Local Planning Authority, Arun District Council (ADC), and to provide developers with clarity as to the requirements to be met for development within the parish. The supporting text to policies is designed to provide explanation and thereby enhance its clarity. By also setting out community aspirations that come from local consultation and go beyond development policies it is hoped that developers will engage with and have regard to them and assist the Parish Council to deliver these aspirations where possible.

The Neighbourhood Plan Working Group, supported by the response to community consultation, has embraced the concept of Sustainable Development, as set out by the United Nations General Assembly: "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs". The National Planning Policy Framework aspires to foster development that is economically, socially and environmentally sustainable have been fundamental to the preparation of this Plan.

Each Neighbourhood Plan will reflect the nature of the local area and community. Aldingbourne's low lying Geography and chalk streams which have given rise to a history of flooding have formed the basis for proposals to protect the parish's biodiversity that have generated wider interest e.g. among other Neighbourhood Plan groups.

The Parish Council would like to thank the members of this Working Group for their hard work and commitment in bringing this Plan to fruition in the face of difficult emerging circumstances. These circumstances included two planning applications for eleven times more housing than required in the parish by the draft Arun Local Plan, which were won on Appeal at a very late stage in the NP process, and uncertainty over the status of the emerging Arun Local Plan, which contains a strategic housing proposal for over 2000 new homes and a new road which will join up the parish to neighbouring Barnham and Eastergate. The Appeals regrettably undermined the community's chosen strategy and led to rejection of the first draft Neighbourhood Plan at examination. Many of the Examiner's helpful suggestions have been taken on board in the presentation of this draft.

The Plan sets out a vision for the period up to 2034 that reflects the views of local people with a real interest in their community. The Plan sets objectives on key identified themes such as getting around, business, tourism, community,



leisure, well-being, the natural environment and the design quality of physical structures. The intention is that, through consultation, future planning can be by consensus and thus avoid further conflict. However, investment in the Parish, and change in future years, will only be worthwhile if they provide a real benefit to the lives of local people and the future of their community.

Martin Beaton,

Chairman.

## 1.0 Introduction

### 1.1 How the Neighbourhood Plan fits into the Planning System

1.1.1 The Aldingbourne Neighbourhood Development Plan (also known as the Plan) is a new type of planning document. It is part of the Government's new approach to planning, which gives communities the power to shape the neighbourhoods in which they live. This is set out in the Localism Act that came into effect in April 2012.

1.1.2 Although the Act's intention is for local people to decide what goes on in their villages/towns, it sets out some important guidance. The Aldingbourne Neighbourhood Plan (the Plan) must be in line with the following:

- National Planning Policy Framework (NPPF)
- Arun District Council (ADC) Local Plan 2003
- European Regulations on key environmental aspects

### 1.2 The Plan Preparation Process

1.2.1 The Plan has been based on proper and well advertised consultation with parishioners and others with an interest in Aldingbourne (the Parish). Details of the consultations can be viewed on the Parish Council web site [aldingbourne.arun.gov.uk](http://aldingbourne.arun.gov.uk)

1.2.2 A Consultation Statement and Basic Conditions Statement have been provided which demonstrate that the Plan fully accords with the requirements of the Localism Act.

### 1.3 How the Plan is organised

The Plan is organised into the following sections;

Section 1.0 - Introduction; provides an introduction to the Neighbourhood Plan process and how the Plan was formulated.

Section 2.0 - Context; provides the evidence base and baseline conditions which support the Plan proposals.

Section 3.0 - The Parish Today - includes selected statistics

Section 4.0 - Vision and Core Objectives

Section 5.0 - Neighbourhood Plan Policies; this provides the criteria and framework upon which future development is judged and how the community should grow.

### 1.4 Community Involvement

1.4.1 The Plan identifies the issues that are important to residents of the Parish and gives those residents a voice in shaping the future of their community. In doing so, the Neighbourhood Plan encourages the local community to:-

- be more aware of their surroundings and meet local needs;
- identify what features of the community they want to protect and enhance;

- give the Parish Council greater support and a mandate for taking actions on their behalf; and
- identify initiatives and funding that can be delivered by the community itself.

1.4.2 The Neighbourhood Plan will also support the Parish Council's work in influencing service providers such as the South Downs National Park Authority, Arun District Council, West Sussex County Council and other authorities whose decisions affect the Parish.

1.4.3 To achieve these goals the Parish Council has undertaken a programme of consultation events which are detailed in the Consultation Statement.

1.4.4 To ensure that the Neighbourhood Plan is robust in its evidence base and compliant with emerging policy guidance consultation has been carried out with residents, businesses and stakeholders. A full description of all the surveys and events can be found in the Evidence Base.

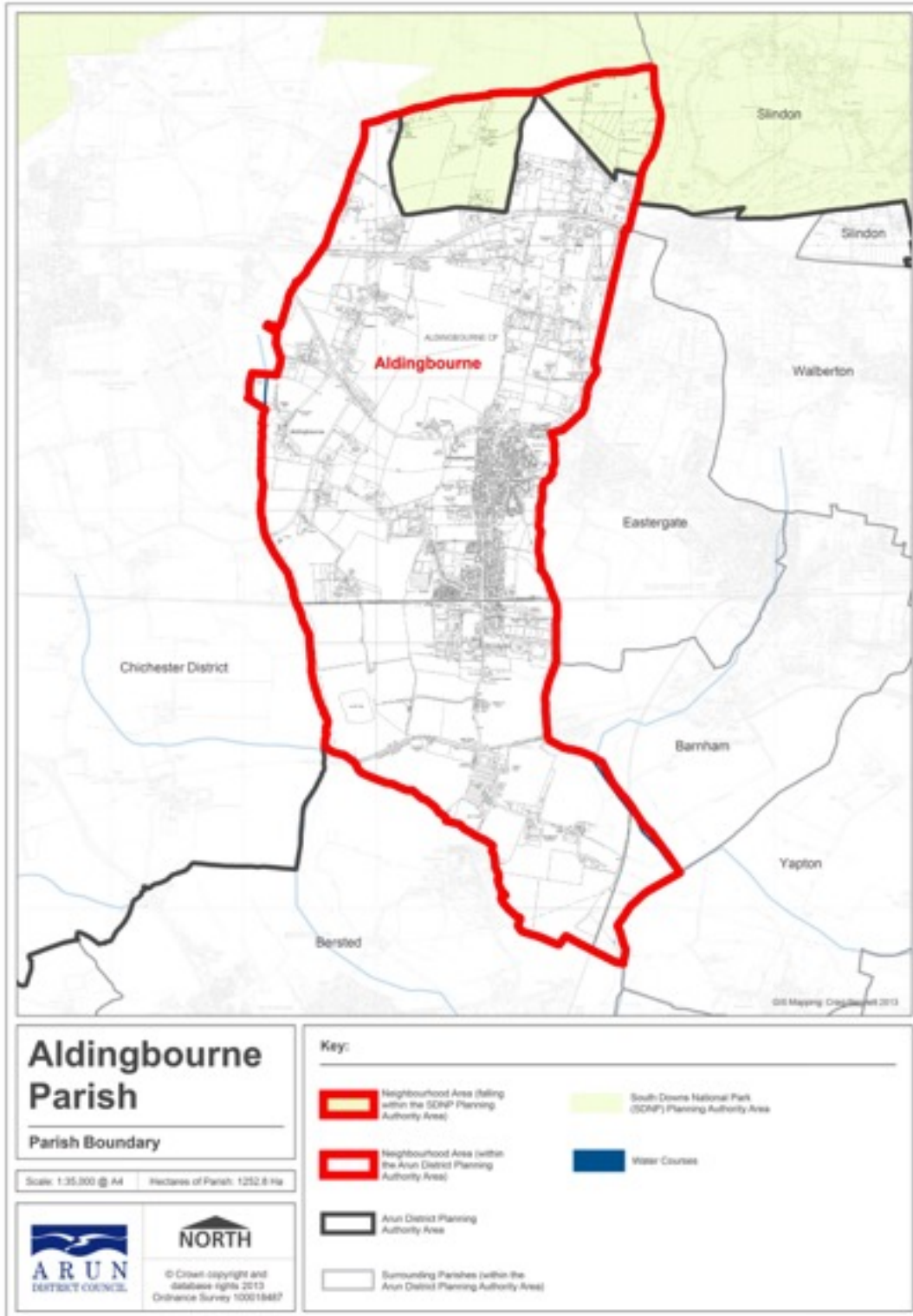
## **1.5 Sustainability Appraisal**

1.5.1 It is necessary that a neighbourhood plan does not breach and is otherwise compatible with European Union and Human Rights obligations. A sustainability appraisal is not required for a neighbourhood plan. However, it must be screened at an early stage to determine whether it may require or cause the need for an environmental assessment. A screening opinion was submitted to Arun District Council who confirmed that an environmental assessment of the Aldingbourne Neighbourhood Development Plan was not required. However, the Basic Conditions Statement sets out a brief sustainability assessment of each policy.



**1.6 Map showing the Aldingbourne NDP area**

**Red boundary = Neighbourhood Area ; Black boundary to the north = SDNP Area**





## 2.0 Context

### 2.1 Introduction

2.1.1 This chapter sets out the evidence base that supports the plan proposals, drawing on existing planning policy, social and demographic statistics and information about the local community today such as housing issues, transport and movement patterns, local employment, environment and heritage, flood risk and strategic development constraints.

### 2.2 Planning Policy Context

This section provides an overview of the planning policy context affecting Aldingbourne.

#### 2.2.1 National Guidance

The National Planning Policy Framework (NPPF), published in March 2012, provides guidance for local planning authorities (LPAs) in drawing up plans for development and is a material consideration in determining applications. A presumption in favour of sustainable development is at the core of the NPPF which in practice means that LPAs need to positively seek opportunities to meet their area's development needs. It is also an important guide in preparation of local plans and neighbourhood development plans. At examination, the submitted ANDP must demonstrate that it is consistent with the policies and intent of the NPPF and its supporting National Planning Guidance'.

#### 2.2.2 Local Planning Policy

The Parish falls within the planning authority area of Arun District Council and the administrative area of the South Downs National Park Authority.

The adopted development plan for Arun (and that relevant part of the National Park) currently comprises the 'saved policies' of the Arun District Local Plan 2003. Whilst this plan is now out of date, the law requires that the ANDP must be in general conformity with the strategic policies of the adopted development plan.

Both Arun District and the South Downs National Park have emerging policies and proposals. These forthcoming Local Plans will replace the 'saved policies' of the Arun District Local Plan 2003, once they have been tested at a public examination and have become adopted. National Planning Guidance indicates that the reasoning and evidence informing an emerging local plan is likely to be relevant to the consideration of the 'basic conditions' against which the ANDP will be tested.

#### 2.2.3 2003 Arun Local Plan

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

GEN2	Built Up Area Boundary – defining the urban area in relation to the countryside and identifying it on the Proposals Map
GEN3	Protection of the Countryside – constraining development to specific uses and needs
GEN7	Form of New Development – the key design principles of development
GEN10	Tidal Flooding – discouraging development in areas at risk

GEN11	Inland Flooding – discouraging development in areas at risk
AREA1	Areas of Special Character – defining areas of local interest for additional design control
AREA2	Conservation Areas – restating the key principles of conservation area development management and identifying the Aldingbourne Conservation Areas on the Proposals Map
AREA5	Protection of Open Spaces – defining important spaces to protect from harmful development
AREA10	Strategic Gaps – defining the gap between Barnham and Eastergate to prevent their coalescence and identifying them on the Proposals Map
DEV17	Affordable Housing – establishing the requirements of development schemes and updated by a ADC Policy Statement in 2010

Although the weight attached to each policy will differ according to its alignment with the NPPF, these policies provide the framework by which the general conformity of the ANDP to the development plan will be assessed.

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

#### 2.2.4 Emerging Arun Local Plan 2011-2031

The emerging Arun Local Plan will cover the period 2011 – 2031. The most recent published full version of the emerging plan that of October 2014 which has reached Examination, although this is currently suspended. This Plan will eventually replace the saved policies of the 2003 Local Plan. As the emerging local plan has not yet completed its examination or been adopted, it cannot therefore be used to determine the general conformity of the ANDP with development plan policy. It does however, provide reasoning and evidence on the future direction of strategic planning in Arun which has informed the preparation of the ADNP.

Within the emerging Arun Local Plan (Policy H SP1), a proposed parish allocation of a minimum of 30 houses for Aldingbourne Parish has been identified to meet local needs within the plan period. Two sites were considered as part of extensive public consultation on the first draft ANDP and a site was previously proposed for allocation within the ANDP to address this level of need. Whilst this proposed site allocation had local support and allowed for future expansion at future review of the ANDP, the approach was rejected by the Examiner of the ANDP in October 2015.

Since the previous Examiner rejected the ANDP, the Examination of the Arun Local Plan has also been suspended to allow the Council to undertake significant further work to ensure the local plan is sound. This work includes the identification of the appropriate level of housing need for the District (called an 'Objectively Assessed Housing Need' or OAHN) which should be used as the basis on which to set a housing target within the local plan, as indicated within the NPPF.

The Inspector appointed to undertake the Examination of the Arun Local Plan held a special hearing in January 2016 to help identify an OAHN and resulting housing target for the District. Following this, it was concluded by the Inspector that the proposed housing target within Arun Local Plan as submitted (which amounted to 580 dwellings per year) was not appropriately based on an OAHN. Having considered all the relevant factors, the Inspector recommended that an annual target of 845 dwellings would be more appropriate and consistent with the evidence. This represents an increase in the previously proposed annual target of approximately 46%.

As the Arun Local Plan Examination is currently suspended no conclusions have yet been drawn about how the recommended increase in the overall housing target for the District would translate into an increase in the proposed parish allocation for Aldingbourne. However, if a pro-rata uplift were to be applied, it would result in an increase from the proposed Policy H SP1 target of 30 dwellings to approximately 44 dwellings, over the plan period to 2031. Given that the ANDP plan period is three years longer (ending in 2034) this could result in a slightly higher target, although there is currently no basis on which to estimate any potential further increase.

Against this assumed increase in the housing target for Aldingbourne, the recent committed housing supply must be considered. This includes the 349 dwellings which were granted permission on Appeal during the final stages of ANDP preparation, including on one of the two sites that were originally considered for allocation within the ANDP. This committed supply represents 11 times the previously proposed parish allocation, or an increase of over 1000% compared to the 46% increase in the overall District housing target recommended by the Arun Local Plan Inspector. Therefore, having considered the latest available evidence on the need for housing, it is concluded that the current committed housing supply within the Parish fully reflects the need to significantly increase the parish allocation previously proposed within Policy H SP1 and no further site allocation for housing is required within this Plan. Notwithstanding this, it is anticipated that windfall sites within the settlement boundary will provide small additional housing numbers over the course of the plan period.

In addition to identifying the Parish's housing allocation, the Policy H SP1 of the emerging Arun Local Plan proposes to allocate a strategic development, for at least 2,000 dwellings, in the Barnham/Eastergate/Westergate area. This proposed allocation may include land within Aldingbourne Parish and is therefore of considerable interest and concern to the local community. For clarity, if any such strategic allocation is made within an adopted Arun Local Plan, this will need to be reflected in a future review of the ANDP.

### **2.2.5 South Downs National Park Local Plan**

The South Downs National Park Authority (SDNPA) became the organisation with the statutory responsibility of writing planning policy for the National Park Area on the 1st of April 2011. Its first Local Plan is currently in preparation, with the Options Consultation Document published in February 2014.

Only a small part of the Parish lies within the SDNP. The Options Consultations Document contains no policy options that indicate any change in Aldingbourne Parish.

In due course, the Local Plan will set out how the National Park will develop into the future. The Authority intends to submit it to the Secretary of State in 2016 for examination and then to adopt in 2017. It will set the planning policy framework for the National Park for 15 to 20 years. It is likely to continue to evolve over time to meet the changing needs and aspirations of the National Park.

## **3.0 About Aldingbourne**

### **3.1 General Overview**

3.1.1 Understanding Aldingbourne is the starting point for producing a good Plan. This is because the Aldingbourne NDP presents a valuable opportunity to plan the future of the Parish.

3.1.2 Aldingbourne Parish covers 1,252 hectares comprising mainly of high quality arable farmland and pasture. Most of the population is centred in Westergate, astride the A29 which runs north/south through the parish. Other smaller settlements include Norton, Woodgate,



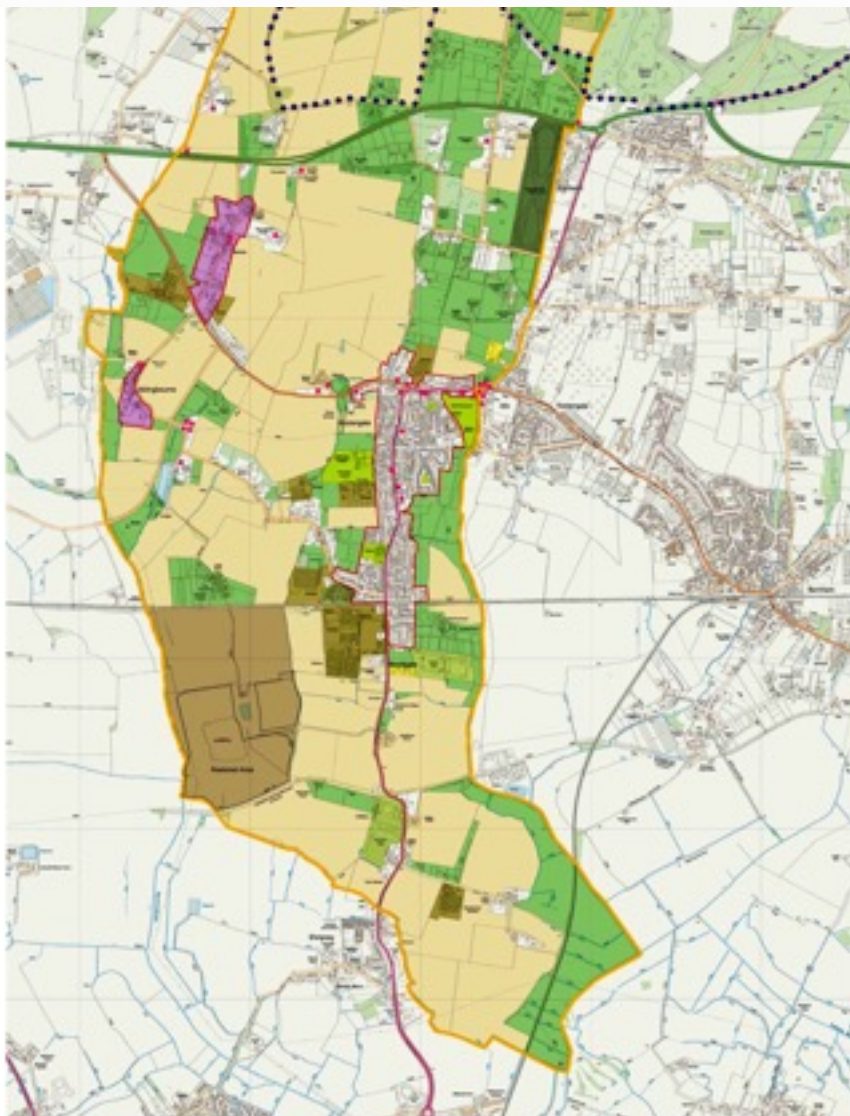
Lidsey and Aldingbourne itself, as well as individual and small clusters of dwellings scattered across the rural area.

3.1.3 The Parish ranges from Slindon Woods (a National Trust estate and part of the South Downs National Park) in the north to the edge of Shripney in the south and bordering Tangmere Parish the west and Eastergate Parish in the east.

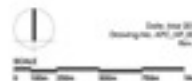
3.1.4 The remainder of the parish however, still retains much of its historic roots and rural character which contributes to the overall countryside setting of the parish.

3.2 Site Context Map

# Aldingbourne Parish - Site Context Plan



Aldingbourne Parish - Site Context Plan





### **3.3 History of the Parish of Aldingbourne**

3.3.1 The name derives from 'Alding' (old) or Eda's (a Saxon chieftan) with 'burne' or 'bourne' meaning a stream or small river.

3.3.2 In Roman times the settlement was based around an area close to the Aldingbourne Rife on the western boundary. Evidence for this centred around the discovery, in 1942, of a large deposit of oyster shells, which were a staple food of the time.

3.3.3 Later, in early Norman times (11th c), a fortified tower was built on a mound by the Aldingbourne Rife for the security of the adjacent Bishop of Chichester's summer palace (Tote Copse), St Mary's, the parish church (since 1086) is close by and it was here that the settlement grew initially.

3.3.4 The Black plague of 1348 forced the population to move eastward to the next rife, hence creating the new settlement of Westergate next to Eastergate.

This happened again during the plague of the 17th century with small farms and crofts beginning to appear in linear form following the rife southwards towards Lidsey. Hook Lane was the meandering cattle track joining the two settlements, with ponds for watering en route, various footpaths also connected Westergate with the parish Church.

Over centuries this rife was dammed to create ponds to serve the numerous, small dairy farms along the main street, starting at Nyton and ending at Woodgate. These ponds disappeared and the Rife was piped underground to allow the village to expand.

3.3.5 Aldingbourne is one of the oldest sites of Christianity in Sussex. Its Norman church of St Mary stands on the foundations of a monastery built here in the 7th century AD soon after St Wilfred's conversion of the South Saxon tribes." (from 'Sussex Place Names', Judith Glover.)

### **3.4 Environment**

#### **3.4.1 Agricultural Land**

Large parts of the Parish are used for agriculture, including arable, pastoral and some past and current horticultural uses. Some of this land is considered to be the most productive farmland within the District, with significant areas within the south and north of the Parish being classified as either Grades 1 or 2 agricultural land, with some Grade 3a land. These grades are collectively considered to represent the 'best and most versatile' farmland. Further more limited areas to the immediate west, east and north of the settlement of Westergate are also classified as Grades 1, 2 and 3a farmland. (See Map B – Agricultural Land Classification).

In the past many small holdings and nurseries existed, mostly in close proximity to Westergate and although a few still remain as businesses, most are either disused, in decline or have been redeveloped for housing.

#### **3.4.2 Landscape Character Areas**

Landscape character plays an important part in understanding the relationship between people and place. Identifying recognisable and distinct patterns in the landscape which make one area different from another can assist in the assessment of the likely significance of effects of change resulting from development and the value of landscape, both visual and

amenity terms. The 1840's Tythe Map clearly shows this historic land use pattern, much of which still exists (Evidence Base No 5).

The Arun Landscape Study (2006) identifies landscape types and areas at an appropriate scale to understand the localised variation in character with the objective of providing the framework for the assessment of sensitivity, value and capacity.

The Landscape Study, whilst providing a good overview and proving useful in the assessment of potential housing sites, lacks in-depth information relating to the historic landscape character and key features such as chalk streams.

See Evidence Base No 6 for full details of the Arun Landscape Study and its relevance to Aldingbourne Parish.

### **3.4.3 Geology**

The Parish lies in the Chichester syncline. The Geology consists of London Clay overlain by a complex and variable series of superficial deposits, including alluvium, brick earth, head gravels and raised beach deposits.

In the area between Aldingbourne and the Downs lie raised beach formations of shingle and sand, representing former coastlines, for example Norton and Slindon raised beaches. They roughly follow a line above the A27 and are estimated to be 500,000 years old.

The springs which flow into the rifes have their source in these beaches, as water from the deep chalk aquifers flows southwards towards the coast. These superficial deposits form a minor aquifer superficially isolated from the chalk which gives rise to a number of spring lines across the Parish and historically a number of ponds, though some of the latter have been lost through infilling. (Ref Sussex Wildlife Trust)

Much of the silty-loam gravel bearing soils on the lower plain have areas of water-bearing shifting sand strata. These areas are characterised by high winter ground water levels and evidence of this is seen in Hook Lane, Church Road and Oving Road where surface flooding is persistent throughout the winter.

South of the railway, there is a unique strata of London clay, underlying the loam topsoil, which stretches to the Rife bank.

### **3.4.4 Habitats**

#### **a. Traditional Orchards**

There are eight areas registered by English Nature as Traditional Orchard priority habitats. (See Evidence Base No 24)

#### **b. Hedgerows**

There are large sections of old hedgerow surviving within the parish which retain valuable mature trees along with a mix of shrub and herbs species. These linear sites, one of which is in Hook Lane, provide a valuable landscape feature and a refuge for a range of plant and animal species as well as acting as important wildlife corridors (See Evidence Base No 23).

#### **c. Grasslands \ Road Verges**

There are a significant number of grasslands within the parish. One significant tract of herb rich grassland remains on Fontwell race track which has been locally designated a Site of Nature Conservation Importance. This reveals the type of grassland habitat once more widespread throughout the Parish.

The majority of the remaining surviving grasslands are horse grassed paddocks for which a more complete survey is required to establish their overall botanical / conservation interest.



While it is anticipated that there is a spectrum of wildlife interest among these, their principal conservation interest, however, is in their collective area. This area, together with the surviving hedgerows and streams, provides an important refuge for a range of plants and animals together with feeding sites for bird and bat species (e.g. Pipistrelle Bat).

The South of the parish retains coastal flood plain grasslands which form part of a wider complex of wet grassland.

d. **Wet low-lying lands**

The flat low lying nature of the parish and the presence of a spring line gives rise to a number of streams, ponds and man made ditches which criss-cross the landscape. They reflect the pattern of an older landscape with streams forming a natural drainage pattern running south and merging with floodplain and grazing marshes to the South of the Parish, which form part of a larger network.

e. **Chalk Streams**

A number of important seasonal streams, classified by Sussex Wildlife Trust as Chalk Streams, flow through the Parish and form part of an important natural drainage pattern. These streams are classified as Chalk streams, being fed by underground, seasonal springs flowing from the chalk and generally having 'winterbourne' stretches which run dry in late spring / summer. There are a considerable number of these streams within the Parish. Despite a degree of modification they are still of considerable conservation interest. Chalk streams are a priority habitat under the UK Biodiversity Action Plan uncommon even in the UK and rare on an international scale. (See map in Evidence Base No 9 )

The quality of the water from chalk fed springs is critical to their long term conservation and management. Development that affects the water table or that impacts on the quality or quantity within these streams including runoff and disposal of waste water needs to be very carefully considered.

The natural drainage pattern of the parish is augmented by field drains and ditches. These have not been surveyed but will contribute to the network of wetlands, including the coastal flood plain grasslands.

### **3.4.5 Notable species**

The parish contains evidence of a range of species such as crested newts, bats, kingfishers, hobbies, sparrow hawks, kestrels and water vole. (See Evidence Base No 3)

### **3.4.6 Trees**

There are 15 current Tree Preservation Orders (TPOs) within the parish, although some of the protected trees have been removed over the years to make way for development. An example of this is TPO/1/71 where the trees were removed, with LPA consent, to make way for the Meadow Way development. (See Evidence Base No 14).

There are a number of mature trees throughout the Parish associated with old hedgerows which add positively to the landscape character of the area. In addition there are two areas of trees designated as Ancient Woodland, which can be found in the north of the parish. (See Evidence Base No 22).

### **3.4.7 Non-Designated Sites**

Much of our biodiversity occurs outside sites which are subject to legal protection under national and EU law. These include hedgerows, watercourses and associated riparian (riverbank) zones. A network of protected areas and ecological corridors available to support the movement of species and to sustain habitats, ecological processes and functions is necessary to maintain biodiversity. Article 10 of the Habitats Directive requires EU member states in their land-use planning and development policies to encourage the management of

features which constitute such ecological networks and which are of major importance for wild fauna and flora. Such features are those which, by virtue of their linear and continuous structure (such as rivers with their banks or the traditional systems for marking field boundaries) or their function as stepping stones (such as ponds or small woods), are essential for the migration, dispersal and genetic exchange of wild species. Survey results and event feedback shows that these issues are of high importance to residents who are very knowledgeable about the species and habitats in the Parish.

#### 3.4.8 Flood Risk and Drainage

- a. Aldingbourne Parish is located within the Arun coastal plan characterised by a flat, low lying and undulating landscape crossed by a network of drainage ditches which feed into the Aldingbourne Rife and Lidsey Rife. The Aldingbourne Rife bounds the western part of the parish boundary to the north of Aldingbourne continuing south to the former route of the Chichester and Arun canal where it continues southward to the west of Shripney.
- b. The Lidsey Rife in part defines the eastern boundary of the parish from Church Lane on the boundary with Eastergate, southward to Lidsey Waste Water Treatment Works (LWWTW) where it is joined by the Barnham Rife, before continuing southward toward Bersted.
- c. The topography within Aldingbourne Parish reflects the low lying coastal plain of the surrounding landscape rising at its southern tip from an elevation of 1m AOD in the vicinity of Sack Lane to a maximum of 42m AOD at Little Heath located within the northern part of the parish within the SDNP. Westergate itself lies at an elevation of approximately 11-12m AOD between Nyton Road and the Woodgate railway crossing. To the south of Woodgate the land falls to an elevation of between 3-7m AOD characterised by low lying farmland and network of drainage ditches.
- d. A large proportion of the parish is located within the Lidsey wastewater catchment area. The Lidsey wastewater catchment includes flows from Barnham, Woodgate, Norton, Westergate, Eastergate, Walberton, Fontwell, Yapton, Bilsham, Ford, Climping, Flansham, east Middleton-On-Sea and Elmer. Flow originating from these areas discharges to LWWTW via a combination of pumped and gravity flow.
- e. It is acknowledged by WSCC, ADC, EA and SWS that, communities within the catchment area of LWWTW, including those within Aldingbourne Parish and the surrounding area, have a long standing history in experiencing problems with both surface water flooding and foul water flooding of roads and property.
- f. It is acknowledged that the Lidsey catchment is adversely affected following periods of prolonged rainfall due to inundation in the public and private sewer network and land drainage systems. The Barnham and Eastergate/Westergate trunk sewers, transferring flow to the LWWTW are not designed to act as a land drainage system and become extensively overloaded in wet weather causing flooding and pollution problems. The overloading of the sewer system is considered to be caused mainly through ground water infiltration and inundation within the catchment.
- g. The resultant effects of this inundation within the public and private sewer network and the inability to cope with peak rainfall events are clearly recorded in the recent flooding events of June 2012 and December 2012. In particular the flood events of June 2012 were of such magnitude as to attract media attention at a national level and the January/February 2014 events caused wide spread disruption to traffic and damage to homes and businesses.

In addition to peak rainfall events, the following issues are considered to contribute to flood risk within Aldingbourne Parish.

- Overland flow from the local watercourses entering the foul water system causing it to become overloaded during peak events.

- Infiltration/inundation of surface water and groundwater into the foul water system through structural deficiencies in the water infrastructure pipe work.
- Run-off from impermeable hard surfaces (roof and hard standing) that are not connected to positive public surface water drainage. These elements may drain to soakaways, local watercourse or may in some cases be connected via lateral and direct connections to the foul water system.
- High groundwater levels in the area due to the low lying nature of the surrounding landscape.
- Poor land drainage and maintenance of field ditches.

Inevitably, there are serious concerns within the Parish about the impacts of flooding, and drainage both in respect of current properties at risk but also the impact from future development within the parish which is not regarded by residents as sustainable.

3.4.9 A Surface Water Management Plan has been carried out in the catchment, and recommendations have been made to improve the situation through partnership working involving all the relevant Flood Risk Management Authorities (West Sussex County Council, Arun District Council, the Environment Agency, Southern Water) and local groups.

### **3.5 Heritage**

3.5.1 Aldingbourne was from early times one of the chief seats of the Bishop of Chichester, who had a 'palace' or manor-house and a large farm of some 500 acres of arable, cultivated on the three-field system. About 1620 the Bishop of Chichester agreed that the commons belonging to the farm should be enclosed and converted to tillage. A further 400 acres of common at Westergate were enclosed in 1777.

3.5.2 St Mary's Church and the site of the Bishop's Palace look-out tower (Tote Copse) are found to the west of Aldingbourne. These lie within the former Aldingbourne hunting park which was established in the 11<sup>th</sup>c, lasting into the 17<sup>th</sup>c. when it reverted to common ground. This was followed by 'Enclosure', which was completed by 1779, so transforming the area into the field pattern bounded by hedges and fences with small lanes, crofts and cottages, some of which remain today.

#### **3.5.3 Listed Buildings**

There are 33 listed buildings within the parish, one of which, St Mary's Church is listed as Grade 1. (See Evidence Base No. 15 for complete listings).

#### **3.5.4 Scheduled Monuments**

The parish has one Scheduled Ancient Monument, the Keep of Tote Copse Castle, which is described by English Heritage as: 'At Tote Copse castle, although only the foundations and lower walls of the keep of the castle and some of the motte survive, these features still retain significant archaeological potential, for example for the study of building techniques of the Norman period. The keep was at the centre of a well- documented castle site which had associations with the bishops of Chichester for several centuries.' (See Evidence Base No. 26)

#### **3.5.5 Conservation Areas**

The parish has two Conservation Areas. (see Evidence Base No. 16 and 17)

##### **Norton Lane Conservation Area**

Extract from the SPG

Norton is a small rural settlement lying to the south of the A27 between Tangmere and Fontwell. There is a variety in building form, style, age and materials. Although generally street fronted, there is an informality of layout; some of the larger buildings e.g. Norton House and East Norton House being set well back in their own extensive grounds.

### **Church Lane Conservation Area**

Extract from the SPG

Although the Conservation Area contains only two Listed Buildings (St Mary's Church and Aldingbourne Lodge) it comprises an attractive, historic, self-contained and linear group of buildings in an open rural setting. The unobstructed open views from Oving Road and the approach road (Church Road) into the settlement are particularly impressive, enhanced by the pale colour wash of most of the buildings. The mixtures of plain clay and slate roofs, together with chimneys, are important features.

St Mary's Church dates from the 12th century with considerable restoration in 1867. The churchyard contains many fine mature trees. The Church and the tree groups form attractive focal points particularly at the southern settlement and when viewed from the north end of Church Road.

### **3.5.6 Buildings or Structures of Character**

The Parish contains 17 buildings listed within Arun District Council's Supplementary Planning Document - Buildings or Structures of Character (September 2005). These buildings, whilst not Listed, are recognised as important contributors to the local distinctiveness and sense of place and form part of the areas rich heritage (See Evidence Base No 27).

### **3.5.7 National Park**

A small rural part of the Parish to the north of the A27 now lies within the South Downs National Park.

## **3.6 Housing**

3.6.1 The housing mix within Aldingbourne Parish is varied but comprises predominately of detached and semi-detached dwellings typical of the semi-rural location with modern infilling. The majority of houses are concentrated within Westergate in the form of small or medium sized housing parcels either side of the A29 which have been developed over the post war period and principally in the latter part of the 20<sup>th</sup> Century.

3.6.2 In addition there are a number of caravan parks to the south of the Parish (Lidsey Caravan Park, Willows Caravan Park and Aldingbourne Park) which contribute to a sizeable number of total households

### **3.6.3 Housing Statistics (2011 census)**

638	Detached houses	525	Semi-detached houses
238	Terraced houses	96	Flats (purpose built)
31	Flats (other)	239	Caravan or mobile home

Aldingbourne Parish has a higher proportion of detached houses compared to the national average (36.1% v 22.3%) with over 65% of households falling into the detached or semi-detached categories. The number of terraced houses (13.5% v 24.5%) and flats (purpose built 5.4% v 16.7% and other 1.8% v 5.4%) are significantly below the national average. The proportion of caravan or mobile homes is significantly higher than the national average

(13.5% v 0.4%). There are two permanent residential caravan parks in the Parish, Beechfield Park and Aldingbourne Park which comprise 64 units of accommodation. The majority of the remaining units are comprised of non-permanent caravan accommodation.

The majority of households within the parish are owner occupied (81.7% compared to a national average of 64.1%). Fewer homes are rented compared to the national average with 117 households being socially rented (7.6% v 17.7%) and 131 households (8.5% v 15.4%) provided for private rental. There are a number of permanent sites for Travellers and travelling show people which have been granted consent on agricultural land/premises throughout the Parish.

The proportion of local authority rented accommodation (4.9%) is comparable to the rest of West Sussex (4.9%); however the proportion of Housing Association rented accommodation (2.75%) is significantly less than the average within West Sussex (7.9%) or the national average (8.3%).

3.6.4 The under provision of private rented and social rented housing within the Parish when compared to the national average may be due to a number of factors, including its location, resident demographic and wider accessibility.

3.6.5 At present there are 5 households on the housing register who have selected Aldingbourne as their first choice area for housing in Arun District.

3.6.6 The 2011 census profile that there has been a net migration of people into the area in all categories except in those aged 15-24 years. Although the affordability of housing is higher than the national average the median house price for semi-detached houses, terraced housing and flats is comparable to the national average.

## **3.7 Getting Around**

### **3.7.1 Roads**

- a. The A27 bisects the parish west to east from the Crockerhill junction to Fontwell roundabout and the A29 bisects the parish north to south from Fontwell Roundabout to Lidsey bends.
- b. The B2233 (Nyton Road) is an important local route to the parish from the A27 at Crockerhill to the A29 at the 'Island' intersection at the Basmati restaurant and also onto Eastergate, Barnham and Yapton via the Eastergate and Barnham War Memorial roundabout.
- c. Car ownership in the parish is relatively high, both in comparison to the District and County wide. The proportion of households without a car (10%) is almost half the national average. This in part reflects the large amount of commuting to work to nearby towns, in particular Chichester, and both explains and contributes to the low provision and use of local bus services. This can make getting to services outside the parish difficult for those without access to a car.
- d. For the majority of residents the main issue of concern is the volume of traffic on the A29 and the extensive queuing arising from the Woodgate level crossing. Queues can block the A29 for lengthy periods and often extend beyond the built-up area to the south and as far as Eastergate, roughly a mile to the north, making access for residents and businesses difficult and producing significant air pollution.
- e. For pedestrians, crossing the A29 is an issue, for school children and in the vicinity of shops in particular, though accident statistics (2009 to 2013) do not show a cluster at any location, for any type of road user (Source: Dept. of Transport Accident Reports 2005-2013).

f. Speeding occurs at several locations, notably the B2233 west of the A29. A school-hour 20mph limit outside Aldingbourne primary school is the only speed-reducing restriction in the built-up area but there are concerns about speeding at this location at times not covered by the crossing patrol.

### **3.7.2 Buses**

There are two bus routes serving the parish; the Compass 66 between Bognor and Walberton via Barnham and Yapton, which runs every 75 minutes and the Compass 85A between Arundel and Chichester. Both run Monday to Saturday and provide a minimal service in terms of journeys to work with 10 and 6 return journeys per day respectively. Both are subsidised by WSCC and the high car ownership in the parish may contribute to their relatively low use - and their high vulnerability should subsidies be withdrawn.

### **3.7.3 Community Transport**

The Five Villages Minibus provides a door-to-door service for the frail elderly on Tuesday mornings and Friday afternoons, for shopping in Bognor. It uses volunteer drivers and its funding is stable although it is short of volunteer drivers (ref: Community Organisations survey).

### **3.7.4 Rail**

The Brighton to Portsmouth branch railway line bisects the parish separating Woodgate from Westergate. Barnham station is a major stop on the Coastway mainline, enabling good, frequent access to a wide range of destinations. However, at 1.5 to 2.5 miles distance from the majority of Aldingbourne households it is beyond reasonable walking range for most. It has a car park and good cycle parking. Use of the two local bus services to connect with rail services is very limited due to the low frequency of buses and their timing reliability, in part arising from the performance of the Woodgate level crossing which is partly manually controlled and in need of upgrading to fully automatic for such a busy road, as it can cause long delays.

### **3.7.5 Cycling**

Cycling for commuting purposes does take place despite being limited by the unfavourable conditions on the A29 and B2233, with heavy traffic, narrow carriageways and numerous junctions and accesses. Current plans are underway with funding secured for a designated cycle path connecting Barnham and Westergate through Eastergate. There are future plans by WSCC to extend the route westward towards Chichester and north toward the South Downs National Park. For leisure cycling there is already an informal part off-road route to the South Downs via Northfields Lane and at weekends the B2233, Hook Lane and Oving Road are well used by cyclists.

### **3.7.6 Footpaths**

Recreational walking by footpaths is reasonably well provided for within the parish but there is limited signage, a lack of connections and little or no promotion.

### **3.7.7 Canals**

Historically transport routes have crossed the coastal plain through the parish. To the south of the parish the route of the old Arun to Chichester canal (now a footpath) crosses the parish and borders the LWWTW.

## **3.8 Employment and Enterprise**



**3.8.1** Aldingbourne Parish is a semi-rural community with a high proportion of people of working age (16-74 years old) in employment and at 73.6% it is higher than the national average of 69.9%.

The majority of economically active residents are full time employees with a significant proportion of residents either self employed (15.5% v 9.8% national average) or working from home (6.2% v 3.5% national average).

Data from Arun District Council shows that 75 - 90 business are located at premises within the parish, which include five business/light industrial parks distributed within the parish close to, or bordering adjacent residential areas. Land within the parish is generally given over to agricultural and horticultural use (see map on page 12).

Although many rural economies have been affected by the recent economic downturn the number of working age adults out of work and claiming job-seekers allowance within Aldingbourne (Feb 2013) is 1.4% compared to the national average of 3.8%. The level of unemployment within the parish has been consistently low over the past decade when compared to that of West Sussex and England as a whole.

The skills levels within the parish are generally comparable to the national average with 20.8% of people having no qualifications and 27.0% having the highest level of qualification (degree level qualifications) against a national average (England) of 22.5% and 27.5% respectively.

### **3.8.2 Shops**

Within Westergate there is reasonable provision and distribution of local shops, including a post office, convenience stores and a small Spar shop at the Esso petrol filling station. On the eastern boundary of the parish there is a further convenience store and post office.

### **3.8.3 Public House**

There is one public house in the Parish, the Prince of Wales, which serves food, has good parking and is well supported by residents. The Aldingbourne Social Club provides bar facilities for members at the Aldingbourne Community Sports Centre.

### **3.8.4 Restaurants**

The Basmati Restaurant serving Indian food, a restaurant at Denmans Gardens and a cafe at the Aldingbourne Country Centre are used by residents and tourists.

### **3.8.5 Camping/caravanning**

The Willows and Lidsey Caravan site are non-permanent holiday caravan sites well used by visitors who contribute to the economic vitality of the Parish.

### **3.8.6 Hotels/Guest Houses**

There are three B&B establishments in the Parish but no hotels.

## **3.9 Leisure and Community**

Aldingbourne parish has a range of community services and facilities which support the health and well-being of the local community. These include footpaths, public transport, parks, allotments and other local 'green infrastructure', recreation and leisure facilities provided by organisations based at Aldingbourne Community Sports Centre (ACSC), in Olivers Meadow, the Methodist Church Hall and Six Villages Sports Centre. In addition local shops and businesses are also an important part of the community fabric in bringing people together and providing a focus to everyday life.



Aldingbourne Community Sports Centre and Six Villages Sports Centre provide a wide range of local clubs and societies with access to a good range of indoor and outdoor sports pitches.

Barnham Trojans Football Club which is partly located at the ACSC is the biggest sports club in the Six Villages Area with around 270 children registered with the Club.

The Community Profile showed that 84% of residents felt 'satisfied with the local area as a place to live' with 62% of residents agreeing with the statement 'I belong to the neighbourhood'. 87% of residents aged 65+ were 'satisfied with both home and neighbourhood'.

### **3.9.1 Schools**

The parish is served by two local schools; Aldingbourne Primary School and Ormiston Six Villages Academy with Eastergate Primary School lying adjacent to the eastern boundary of the parish and St Philip Howard Secondary School at Barnham also serving families in Aldingbourne parish. Secondary schools in Chichester are served by a direct bus link with Westergate which also provide access to local colleges and Chichester University.

Aldingbourne Primary School has capacity for 210 pupils and is currently running at 5 places above capacity with 215 pupils. Applications for places vary annually but average at 40 for the 30 places available. Eastergate Primary School has a current capacity for 140 pupils, with an annual intake of 20 places. Expansion of the school has taken place from September 2014 to increase its intake to a single form entry of 30 places.

Nursery provision for 0 – 4 year olds is available from the Bright Starts Day Nursery at the Ormiston Academy and for 2 – 4 year olds at the Hopscotch pre-school operating from ACSC.

### **3.9.2 Churches**

There are three churches in the parish, St Mary the Virgin Church of England, Aldingbourne, Plymouth Brethren in Nyton Road and Westergate Methodist Church.

### **3.9.3 Medical Facilities**

The nearest doctor's surgery (The Croft Surgery) and dental surgeries are located in Eastergate. The Croft Practice has surgeries at three locations:

The Croft Surgery, Barnham Road, Eastergate  
Meadowcroft Surgery, Bilsham Road, Yapton  
Flintcroft Surgery, The Street, Walberton

This group of surgeries looks after 11,000 patients across the three locations with six Doctors.

The surgery buildings are freehold. The Croft Practice has also acquired 4.5 acres of land adjacent to the Croft Surgery Eastergate with the envisaged aim of expansion. The Croft Surgery at Eastergate opened in 1993 with a patient capacity of 7,000 patients with three GPs in place. The two GP practice in Barnham closed in 2001 serving 4,000 patients, with the majority of patients moving with Dr Speer to the Avisford Practice at Yapton. As people move into the Barnham area they tend towards the surgery at Eastergate. For these reasons and given that they are using all available space within the location, the surgery is at capacity. (See Evidence Base 38 )

The nearest hospital for A and E is St Richard's located at Chichester. Average travel time by public transport/walking is 50 minutes. (source Rural Place Study). There is a non emergency hospital at Bognor Regis.

## 4.0 VISION AND CORE OBJECTIVES

### 4.1 Vision Statement

The vision for Aldingbourne Parish in twenty years time captures the community's views and aspirations for the Parish as expressed through the consultation process. It therefore forms the basis on which the strategic objectives and proposed policies have been formulated.

*"In 2034 Aldingbourne Parish will continue to be an attractive place to live, maintaining its intrinsic semi-rural character whilst allowing for sustainable development, improving connectivity and local services.*

### 4.2 Core Objectives

Although the above vision statement is only one possibility within an uncertain future, the vision is underpinned by a clear set of core objectives that seek to make a positive contribution to sustainable growth within the Parish, economically, environmentally and socially.

1. Housing:
  - a) Meet identified local needs;
  - b) Complement the current character and cultural heritage of the village;
  - c) Contribute to the provision of local infrastructure and facilities.
2. Environment:
  - a) Protect high quality agricultural land;
  - b) Protect and enhance existing green spaces;
  - c) Protect and enhance the parish's biodiversity;
  - d) Minimise the risk of flooding.
3. Getting around:
  - a) Encourage provision of improvements to cycle ways and footpaths;
  - b) Promote greater connectivity to the National Park and the coast.
4. Employment and enterprise:
  - a) Support local shops and other businesses;
  - b) Encourage greater digital and internet connectivity.
5. Leisure and community:
  - a) Ensure provision of a range of facilities for leisure and recreation;
  - b) Promote opportunities for community food production.

## 5.0 NEIGHBOURHOOD PLAN POLICIES



## 5.1 Introduction

The preceding chapters set out the overall vision for Aldingbourne. The following chapters set out the policies to support and deliver the vision. The policies are grouped under the following topics:

- Environment and Heritage
- Housing
- Getting Around
- Employment and Enterprise
- Leisure and Community

Each topic has its own Chapter. Each chapter is broken down into sections relating to the objectives and containing policies relating to that objective. Each policy is set out in bold type, followed by text providing a justification for it.

## 5.2 The Presumption in Favour of Sustainable Development

The ANDP supports the principles of sustainable development as set out in the NPPF namely:

“There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy”

Each policy within the Plan has been assessed against the principles set out in the NPPF as well as against the objectives set out in the ANDP (they are displayed below each policy).

**NPPF Achieving sustainable development**

1. Building a strong, competitive economy
2. Ensuring the vitality of town centres
3. Supporting a prosperous rural economy
4. Promoting sustainable transport
5. Supporting high quality communications infrastructure
6. Delivering a wide choice of high quality homes
7. Requiring good design
8. Promoting healthy communities
9. Protecting Green Belt land
10. Meeting the challenge of climate change, flooding and coastal change
11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment
13. Facilitating the sustainable use of minerals

## 5.3 Housing

### Objectives:

Housing will be well designed to meet local needs and will respect the character and heritage of the Parish by:

- 1a. Meeting identified local needs;
- 1b. Complimenting the current character and cultural heritage of the village;
- 1c. Contributing to the provision of local infrastructure and facilities.

### Policy H1 Quality of Design

**Proposals for new housing or extending or altering existing dwellings should be of a high quality design that reflects the local character and reinforces local distinctiveness. Proposals must demonstrate how they meet the policies set out in the Plan through the submission of design statement.**

**H1.1** To ensure that development and materials respect the local character and location.

Justification: Objective 1b; NPPF 7

### Policy H2 Housing Mix

**Proposals for new housing must deliver a range of house types, sizes and tenures. Applicants should demonstrate how the proposal will meet local needs. Proposals where at least 25% of dwellings meet Lifetime Home Standards, or its equivalent, will be supported.**

**H2.1** Sites that are close to a shop will be particularly suited to meeting the needs of smaller households of older or younger people without access to private transport, including older people wishing to downsize.

**H2.2** Lifetime Standards will assist with the needs of our ageing population. Whilst, the revised Part M of the Building Regulations relates to accessibility, the Lifetime Homes Standards go further, by helping to make dwellings adaptable for differing households' accessibility needs, with potential for improved access to storeys above the entrance level and key facilities. Given the higher than average number of older residents within the parish, the improvements that Lifetime Homes Standards can bring are considered to be part of the way in which the needs of different sectors of the community can be met.

**Justification:** Objective 1a; NPPF 6

### Policy H3 Housing density

**The density of new development shall be appropriate to its location by virtue of size, siting and relationship to existing properties.**

**H3.1** To ensure that it does not harm the established character and appearance of the local area by the over development of sites giving rise to cramped and out of character developments.

**Justification:** Objective 1b; NPPF 6

#### **Policy H4 Affordable Housing**

Any proposal for 10 or more new dwellings should include 40% affordable units, unless this can be demonstrated to make the scheme unviable. The design and type of dwellings to be provided as affordable units will be expected to be broadly consistent with those delivered for market sale. The size and tenure of affordable units should reflect latest available housing needs evidence.

**H4.1** The Housing Needs Survey identified a significant need for affordable housing in the Parish (see Evidence Base 28). Land prices within the Parish are higher than those within the coastal settlements of the District. The latest available evidence (prepared for Arun District Council to support the new local plan) suggests that an affordable housing target set at 40% would generally prove viable. If however, developers can demonstrate clearly that this is not the case, a reduced level of affordable housing would be considered.

**H4.2** Affordable units delivered on-site should in general be indistinguishable from the market dwellings. Developers will be expected to use the latest available housing needs evidence from Arun District Council to determine the appropriate size and tenure for the affordable homes. Appropriate arrangements should be made to ensure that the affordable housing is delivered and managed in accordance with any relevant adopted guidance produced by Arun District Council.

**Justification:** Housing Needs Study; Objective 1a; NPPF 6

#### **Policy H5 Local Connection**

**Affordable and social rented housing delivered as part of policy H4, or through any rural 'exception scheme' will be subject to planning conditions and/or planning obligations to require the first and subsequent occupants to be existing residents of Aldingbourne, with an Aldingbourne connection, meeting one of the following categories:**

- (a) a person who currently lives in the Parish and wishing to move to a smaller property in order to release larger accommodation**
- (b) a person who currently lives in the Parish and has an appropriate housing need because their family size has increased**
- (c) a person who currently lives in the Parish and wishes to transfer to a similar sized property**
- (d) a person from the Parish who is subject to a planned management transfer based on medical grounds**
- (e) a person who has previously lived in the Parish for 5 or more years up to the age of 16**



**(f) the first period of occupancy in accordance with the above criteria to be for a minimum of three months thereafter occupation (subject to the same criteria) may be extended to the neighbouring parishes of Barnham, Eastergate and Walberton for a further three months. Thereafter, the property may be offered on the open market.**

**H5.1** Evidence gained through the Housing Needs Survey indicates a requirement for local homes to enable local people to stay in the village. It is of course difficult to predict how many young people who say they need a home will indeed remain in the Parish but it is a known issue which affects young people and their ability to work and live in rural areas. (British Youth Council research 2010). NPPG para 74 allows neighbourhood plans to contain a distinct local approach to that set out in strategic policy and this is being used to try to ensure that the local community has the best possible chance to benefit from new affordable homes. Intergenerational support is essential to family. Where people remain in the area they grew up in they retain friendships and support networks which are important to community cohesion - social capital.

**Justification:** NPPG para 74 ; Objective 1a

#### **Policy H6 Windfall Sites**

**Permission will be granted for residential developments on infill and redevelopment sites within the settlement boundary subject to the following conditions being met:**

- i. The scale and design of the development is appropriate to the size, character and role of the settlement.**
- ii. The built and landscape character is conserved or enhanced, especially where the character of the area is specifically recognised, such as the Conservation Areas and Listed Buildings.**
- iii. The proposal creates safe and accessible environments that offer good access via a range of transport modes;**
- iv. Land is demonstrated to be used effectively and comprehensively;**
- v. Wildlife must be conserved or enhanced**

**Applicants should demonstrate how the proposal will integrate effectively with existing development and meet with the requirements of other policies in this Plan. Any new development with a significant traffic impact will only be supported if that impact can be mitigated via developer contributions to measures agreed with the highway authority. Traffic impact includes effects of adverse road safety, congestion and pollution on both the main roads and rural lanes.**

**H6.1** Small residential developments on infill and redevelopment sites will come forward during the life of this plan. It is important to the residents that the integrity and character of the built environment is maintained.

**Justification:** Housing Needs Study; Objective 1b; NPPF 6

**Policy H7      Development in the vicinity of businesses**

**Proposals for development in the vicinity of businesses which are inherently noisy will not be supported.**

**H7.1** The Parish has a number of noisy business, such as car salvage yards, kennels, farm yards with grain driers and engineering workshops. It is appropriate that their setting at a distance from residential development is protected as this reduces the risk that unavoidable noise will give rise to complaints that could prejudice their viability. Residential development within the vicinity is of particular risk because sensitivity to noise is subjective and complaints can arise when property changes hands.

**Justification:** Objective 4a; NPPF 6

**Policy H8      Outdoor Space**

**All new dwellings must include an outdoor amenity space of adequate size and quality, either as a private garden or shared amenity area.**

**H8.1** Proposals for new housing development should include good quality outdoor amenity space – either private gardens or a shared amenity area and should contribute to providing tree cover and improved biodiversity. The amount of land used for garden or amenity space should be commensurate with the size and type of dwelling and the character of the area, and should be of appropriate utility (for play and recreation) and quality having regard to topography, shadowing (from buildings and landscape features) and privacy.

**H8.2** Good quality outdoor space improves recreation opportunities for young and old, contributes to the open feel of the village and provides opportunities to increase biodiversity.

**Justification:** Objective 1b : NPPF 7

**Policy H9      Attention to detail**

**The following items must be considered early in the design process and integrated into the overall scheme:**

- **bin stores and recycling facilities**
- **cycle stores**
- **meter boxes**
- **lighting**
- **flues and ventilation ducts**
- **gutters and pipes**
- **satellite dishes and telephone lines.**

**H9.1** These items are all too easily forgotten about until the end of the design process. By considering them early, it will be possible to meet the following requirements:

- Bin stores and recycling facilities should be designed to screen bins from public view, whilst being easily accessible for residents. Bin stores must be placed in a position that meets the County Council's Highways standards;
- Meter boxes need not be standard white units: consider a bespoke approach that fits in with the materials used for the remainder of the building. Position them to be unobtrusive;
- Carefully position flues and ventilation ducts, ensuring they are as unobtrusive as possible. Use good quality grilles that fit in with the approach to materials for the building as a whole;
- Ensure that gutters and pipes fit into the overall design approach to the building and aim to minimise their visual impact;
- Lighting schemes that prevent light spillage and glare and face inwards away from open landscapes.

**Justification:** Objective 1b : NPPF 7

## 5.4 Environment and Heritage

### **Objectives:**

Agricultural land production will continue to be a major land use over the larger part of the parish. Ecosystem services will contribute to climate change, habitat management, cultural and recreational benefits and food production by:

- 2a. Protecting high quality agricultural land;
- 2b. Protecting and enhancing existing green spaces;
- 2c. Minimising the risk of flooding;
- 2d. Protecting and enhancing the Parish's biodiversity.

### **Policy EH1 Built Up Area Boundary (BUAB)**

**Proposals for development within the built-up area boundary of Westergate, defined on Map E will generally be permitted, subject to meeting the requirements of other policies set out in the Plan.**

**Proposals for development outside the built-up area boundary, that do not accord with development plan policies, will be resisted.**

**EH1.1** The boundary sets the distinction between the built form of Aldingbourne and the surrounding countryside and will protect the countryside from unnecessary development.

**EH1.2** The community wish to retain the visual separation and important views between different settlements within and adjacent to the Parish.

**Justification:** Objective 2a, 2b; NPPF 11

## **Policy EH2 Green Infrastructure and Ecosystem Services**

**New development within, or immediately adjacent to the Biodiversity Corridors identified on Map A will only be supported where it can be clearly demonstrated that development proposals will not give rise to any significant harm to the integrity or function of the Biodiversity Corridors.**

**EH2.1** Green Infrastructure corridors such as woodland and well maintained hedgerows provide important wildlife habitats and cover for migration of wildlife. The parish of Aldingbourne has a number of small copses, old orchards, mature hedgerows, ponds, watercourses and similar habitats hosting a variety of wildlife. These have potential to enhance biodiversity within the parish and provide important connections between the South Downs and the coast, if they are better connected to form wildlife corridors.

**EH2.2** All development with the potential to adversely impact on the areas defined on Map A will be required to demonstrate how the scheme will impact on the integrity and function of the Biodiversity Corridors. Where necessary, this should include the identification of avoidance and mitigation measures sufficient to avoid any significant harm to the designation. Developers are strongly encouraged to also demonstrate how the overall function and integrity of the Biodiversity Corridors may be enhanced to provide a 'net gain'. Proposals should also include a management plan to ensure that effective long-term management of the key features within the Biodiversity Corridor can be achieved.

**Justification:** Objective 2c; NPPF 11 paras 109,114,117;

## **Policy EH3 Development on Agricultural Land**

**Proposals for development on the 'best and most versatile' agricultural land shown on Map B, the latest available Defra Agricultural Land Classification Map, will be resisted unless it can be demonstrated that it would meet the following criteria:**

- **It supports the diversification of an agricultural enterprise or other land-based rural business;**
- **The need for the development clearly outweighs the harm;**

**EH3.1** In order to safeguard future food production, and in turn, future employment in the locality, and to maintain the rural aspect of the parish.

**EH3.2** 'Best and most versatile' agricultural land includes the land classified as Grades 1, 2 and 3a on Map B and that graded as 'excellent' and 'very good' on the Defra Agricultural Land Classification Map for London and the South East (ALC007, published on 24/08/2010).

**Justification:** Objective 2a; NPPF 3, 11

**Policy EH4 Protection of watercourses**

**Proposal that support and promote river catchment management, wildlife conservation and reduce flood risk will be supported.**

**EH4.1** Across the Worthing, Chichester and East Hampshire Chalk aquifers, inappropriate land management and other practices are leading to rising nitrate levels. The Plan policy seeks to address diffuse pollution issues at source through catchment management schemes, rather than at “end of pipe”.

As the chalk aquifer gives rise to the chalk streams flowing through the parish, together they form part of the Arun and Western Streams river catchment area. It is important that there is conformity with neighbouring, “upstream” policies. Sussex Wildlife Trust has identified those streams to the West of the parish as relatively natural but all of them as having potential to be restored to provide greater biodiversity. SWT also noted that an ancient woodland upstream seems to be associated with a more natural state, and may play an important role.

**Justification:** Objective 2d, 2c; NPPF 11 paras 109,114,117

**Policy EH5 Surface Water Management**

**New development, within areas at risk from flooding (apart from minor householder and commercial extensions), will not be permitted unless it is supported by a site-specific Flood Risk Assessment which provides clear evidence to demonstrate that the proposal:**

- a). **Would not give rise to additional risk of flooding, either to the development site or to other land, arising from the carrying out or operation use of the development;**
- b). **Would make appropriate provision for accommodating the surface water and foul water arising from the development**

**EH5.1** Residents have indicated strongly that they do not want to see further development until work is completed on the Aldingbourne Rife Integrated Flood Risk Management Plan & Works (ARIFRM) Strategy as surface water run off contributes to flooding in Aldingbourne and to neighbouring parishes.

**EH5.2** The coast to the south and in particular the resorts of Felpham and Bognor Regis are monitored for bathing water quality which plays a part in their status as ‘Blue Flag’ resorts. Bathing water quality is affected by both the Aldingbourne Rife and surface water drainage, particularly after rainfall. The output from the ARIFRM may also have an impact on ensuring the quality of the water. At times of high stress, sewerage and water is often discharged into the Aldingbourne Rife system by Southern Water.

**EH5.3** Aldingbourne Parish is located on the Arun coastal flood plain and, together with the neighbouring Parishes of Barnham and Eastergate and Walberton, they have experienced numerous incidents of localised flooding over many years during periods of prolonged and heavy rainfall. The most serious resulting in the flooding of residential homes and businesses, surcharging of the local foul sewer network and disruption of the local transport infrastructure.

**EH5.4** Where applicable, surface water management measures will be required for development proposals to ensure that the risk of flooding both on-site and downstream is not increased. No development should be commenced until full details of the proposed surface

water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Developers should expect to carry out winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE Digest 365, or similar, to support the design of any infiltration drainage. The expectation will be that the complete surface water drainage system serving the property is implemented (in accordance with agreed details) before the development is occupied.

**EH5.5** Consideration should be given to the use of Sustainable Urban Drainage Systems (SUDS) as alternatives to conventional drainage where appropriate, but not where the winter water table is less than 0.7 of a metre below ground level. Sustainable drainage systems on private property, whether they are private or adopted, should be approved by the relevant SUDS Lead Local Flood Authority (WSSC) prior to the commencement of development and conform to the recommendations of the latest available SUDS Manual produced by CIRIA.

**EH5.6** Where a site specific Flood Risk Assessment is required, this should demonstrate that the development will be safe, including access and egress, without increasing flood risk elsewhere and reduce flood risk overall. Any proposed mitigation measures proposed as part of the Flood Risk Assessment must be deliverable and sustainable, including details for the provision of long term maintenance and management of any new feature for the lifetime of the development.

**EH5.7** The Parish Council supports the goal of ensuring that the environment and water quality of the rife system and chalk stream network within the catchment is either maintained or improved to its highest possible level including seeking the enforcement of riparian responsibilities. Wherever possible, culverting and the constricting of watercourses and their immediate environs should be avoided.

**Justification:** Objective 2d; NPPF 10

## **Policy EH6 Protection of trees and hedgerows**

**Development that damages or results in the loss of trees of arboricultural and amenity value or loss of hedgerows and/or priority habitat, or which significantly damages ecological networks will be resisted, unless the need for, and benefits of, development in that location clearly outweigh the loss.**

**Development proposals must be designed to incorporate biodiversity within and around developments and enhance ecological networks, seeking to retain wherever possible ancient trees, trees of good arboricultural and amenity value and hedgerows to contribute to the Government's target to halt the decline in biodiversity by aiming for a net gain for nature.**

**Proposals which affect sites with existing trees or hedgerows should be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained.**

**EH6.1** Trees and hedgerows contribute to the open and pleasant feel of the Parish, its play areas and residential properties. The removal of trees to make way for development can completely change the amenities of an area and must be resisted. Loss of areas of ground cover and habitat such as unimproved grassland can have a significant effect on wildlife such as small mammals and bats. Aldingbourne is breeding ground for 17 of the 18 UK resident bat species. It is also home to a number of types of owl which feed on small mammals

**Justification:** Objective 2c; NPPF 11



**Policy EH7 Renewable and Low Carbon Energy**

**Proposals for energy generating infrastructure using renewable or low carbon energy sources will be supported provided that:**

- **The energy generating infrastructure is located as close as practicable and is in proportion, to the scale of the existing buildings or proposed development it is intended to serve**
- **The siting, scale, design and impact on heritage assets and their setting, landscape, views and wildlife of the energy generating infrastructure is minimised and does not compromise public safety and allows continued safe use of public rights of way**
- **Adjoining uses are not adversely impacted in terms of noise, vibration, or electromagnetic interference**
- **Where appropriate, the energy generating infrastructure and its installation complies with the Microgeneration Certification Scheme or equivalent standard**

**Proposals for energy generating infrastructure on land in current agricultural production or on ‘best and most versatile’ agricultural land will not be supported (see para EH3.2 above).**

**EH7.1** The Arun DC Energy Efficiency and Fuel Poverty Strategy 2014-2019 actively encourages the use of renewable energy schemes and the Parish Council supports this approach.

**EH7.2** Microgeneration Certification Scheme (MCS) is an internationally recognised quality assurance scheme, supported by the Department of Energy and Climate Change. MCS certifies microgeneration technologies used to produce electricity and heat from renewable sources.

**EH7.3** Maintaining the agricultural land uses surrounding the parish is of paramount importance to this rural parish, not just for the employment that it supports but also the biodiversity it protects. The proximity of much of the parish to the SDNP area would suggest a need to ensure that such infrastructure is sited so as to minimise visual impact.

**Justification:** Objective 2c; NPPF 10, 11; ADC GEN 21

**Policy EH8 Buildings and structures of character**

**Development proposals involving the buildings of local character listed in Schedule D must retain their significance including their contribution to local distinctiveness. Proposals for demolition or alterations that would harm their significance will be resisted unless it can be demonstrated that they cannot be put to an alternative beneficial or viable use or that harm is unavoidable in order to secure significant public benefits.**

**The buildings and structures listed in Schedule E are also identified Buildings and Structures of Character that merit protection under this policy.**

**EH8.1** Such buildings and structures contribute to the rich history and character of the Parish. A proposal has been submitted to the LPA to add the buildings in Schedule E to the List. The Parish Council will work with the LPA to seek to bring about the use of Article 4 Directions to remove 'permitted development' rights which can lead to key features being removed or inappropriate extensions being added which detract from that character.

**Justification:** Objective 1b; NPPF 12

## **Policy EH9 Conservation Areas and Areas of Special Character**

**Development proposals affecting the two Conservation Areas (Evidence Base 16,17) within the Parish will only be supported where they preserve and enhance their character, setting and appearance, and in particular where proposals:**

- **protect the distinctive open and rural character of the Conservation Areas and their setting**
- **contribute to sustaining or enhancing the visual connections between the three principal settlements and their rural hinterland, including longer views to the South Downs; and**
- **protect the key view lines into and out of the Conservation Areas.**

**EH9.1** The settlements of Norton, Aldingbourne, Nyton, Westergate and Woodgate sit in open countryside with views towards and from the Downs. The views over the countryside, particularly uninterrupted views towards the Downs and to and from the two Conservation Areas and other historic sites and buildings are important to their setting and to local people. Views to and from historic lanes used for recreational purposes, such as Hook Lane, Northfields Lane, Denmans Lane, Level Mare Lane, and from footpaths towards the Rifles, woodlands and copses are also important to residents and the historical context of the parish.

**EH9.2** The Parish Council has submitted a proposal to the LPA to consider the designation of an area at the northern end of Hook Lane as a Conservation Area under the Planning (Listed Buildings & Conservation Areas) Act 1990 given the distinct architectural character, which remains largely intact, and the local historical interest. The area contains an ancient monument and a number of listed buildings. (See Evidence Base 18 for map and details).

**EH9.3** An area in Sack Lane, an area at the northern end of Hook Lane and two areas in Westergate Street (see Evidence Base 27A) should be considered for inclusion as Areas of Special Character. The areas proposed meet the criteria laid down in saved policy Area 1 of the ADC Local Plan 2003 and, as such, merit consideration for inclusion. In the case of the Hook Lane area this will provide protection while consideration of the CA designation is considered.

**Justification:** Objective 1b; NPPF 12; ADC Area 2

## **EH10 'Unlit village' status**

**Development proposals which detract from the unlit environments of the Parish will not be supported.**

**The importance of dark skies will be respected throughout the Parish as a priority.**

**New street lighting will be required to conform to the highest standard of light pollution restrictions in force at the time. Security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use including floodlighting at equine establishments and on sports fields or sports grounds.**

**EH10.1** Aldingbourne has a number of areas where light pollution is minimal and the full night sky can be seen. Aldingbourne will seek to develop this status as part of its tourism offering (reference [darkskydiscovery.org.uk](http://darkskydiscovery.org.uk)).

**Justification:** Objective 2c; NPPF 11

#### **Policy EH11 Flint Walls**

**Development proposals which would seek to remove, or replace the flint walls listed in Schedule F will not be supported. New development proposals in the areas specified in EH11.1 will be required to provide flint walls and/or incorporate flint details into boundary treatments.**

**EH 11.1** The flint walls in Hook Lane, Westergate Street, Nyton Road, Sack Lane, Level Mare Lane, Church Road, Park Lane, Denmans Lane and Norton Lane contribute to the character of the Parish and its architectural history; they should be maintained and conserved.

**EH11.2** It would enhance the vernacular character of the Parish if all development in the areas listed above that require planning consent, provide flint walls and/or incorporate flint details rather than fences and brick walls. The Parish will seek to encourage such provision were possible.

**EH11.3** The prevalent and traditional building materials used in the construction of buildings and walls throughout the old parts of the Parish consist of brick and flint walling.

**Justification:** Objective 1b; NPPF 12

## **5.5 Getting Around**

#### **Objectives :**

The Parish will be well connected to its neighbours by:

- 3a. Encouraging provision of improvements to traffic management, cycle ways and footpaths;
- 3b. Promoting greater connectivity to the National Park and the coast.

#### **Policy GA1 Promoting sustainable movement**

**Development proposals that increase travel demand will be supported where they can demonstrate that:**

- they extend or improve walking and cycling routes by making land available for those purposes or by means of financial contributions through legal agreements or (when adopted for the District) the Community Infrastructure Levy;
- they are located in places accessible to public and community transport or can improve the accessibility of the site to public and community transport by contributing to the provision of enhanced services.;
- they do not result in the loss of any existing footpaths or cycle paths.

**GA1.1** Connections within the parish and to and from neighbouring villages are important as they share a range of community facilities such as shops, medical facilities and schools. Reduction in traffic volumes and speeds on the narrow B2233 used to access these services must be encouraged.

**GA1.2** Improvements to public and community transport will be encouraged, particularly in view of the age profile of local residents and the need for traffic reduction. It is difficult for people from Aldingbourne to access the rail network because there is no local station and infrequent bus services to the coast, Chichester and Barnham (where there is pressure on parking), all of which cause people to use cars instead of public transport for journeys.

**GA1.3** The Parish will, after completion of the Neighbourhood Plan adopt a Community Action Plan which will identify infrastructure priorities within the parish and target CIL funds accordingly.

**Justification:** Objective 3a; NPPF 3,4

## **Policy GA2 Footpath and Cycle Path network**

**Support will be given to proposals that improve and extend the existing footpath and cycle path network, allowing better access to the local amenities and services, to green spaces, to any new housing and to the open countryside. The loss of existing footpaths and cycle paths will be resisted.**

**GA2.1** There are opportunities to upgrade local footpaths to Cycleway standard and connect these to the County Council's proposed route from Barnham to Chichester, which runs from East to West through Aldingbourne parish. These connections are shown on Map D and are as follows:

- a) Paths 296, 298, 299, 300 and 317, all lying to the south of the E/W route and connecting it to the southern parts of Westergate.
- b) Path 307 from Nyton Road running south, then southwest to Hook Lane, crossing the E/W route at Nyton Spinney. From this, a crossing of the river would provide a direct connection to the recreation fields, tennis and bowls clubs and the community centre.

**GA2.2** A connection to the South Downs using Northfield Lane, footpath 315 and Denmans Lane, crossing the A27 and northwards to the parish boundary from where there are options to join the Barnham to Bignor Hill route opened by the County Council in late 2015.

**Justification:** Objective 3a, 3b; NPPF 4,8

### **Policy GA3 Parking and new development**

**Proposals must provide adequate parking in accordance with the standards adopted at the time. Proposals that would result in a loss of parking spaces either on or off street will be resisted.**

**GA3.1** Parking in Aldingbourne is a constant issue with traffic flows interrupted, blocked driveways and parking on pavements. New development must seek to ensure that these problems are not exacerbated.

**GA3.2** The way in which car parking is designed into new residential development will have a major effect on the quality of development and its ability to blend into its location. There are two principles to designing parking:

- Cars parked on the street and in front of dwellings can seriously detract from the character and quality of the place. Minimising the visual impact of parked cars can let the buildings and landscape dominate instead;
- Residents must be provided with safe and convenient access to their cars. Hiding cars away in rear courtyards can lead to problems of crime and lack of personal security. Residents like to be able to see their parked car from their home.

For in-curtilage parking, the following principles should be incorporated:

- Garages must be large enough to be usable-internal dimensions of 6.5m x 3m are recommended as a minimum;
- Garages should be designed to reflect the architectural style of the house they serve
- Garages should be set back from the street frontage
- Parking spaces should be located 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 the landscape to minimise the visual impact e.g. incorporate planting between front gardens.

**GA 3.3** Where parking cannot be provided in-curtilage, the following principles should be incorporated:

- Rear parking areas should be kept small and serve no more than six homes so that there is a clear sense of ownership
- Avoid large large parking courts to the rear of dwellings
- Design parking into courts and mews to the front of dwellings, where the spaces can form not only a functional space for cars but an attractive setting for the buildings
- Include parking for visitors and deliveries

**Justification:** Objective 1c; NPPF 3,4,7

**Policy GA4 Woodgate Crossing**

**Proposals that would involve the permanent closure of the Woodgate Crossing to either vehicular or pedestrian traffic, will not be supported unless it can be demonstrated that any significant adverse impacts on the local community and businesses within the parish can be sufficiently mitigated through suitable alternative access arrangements.**

**GA4.1** The proposed A29 realignment would provide an alternative route for traffic to and from Bognor, relieving congestion at the Woodgate Crossing. The southerly arm of this road scheme would provide an alternative route to the Lidsey bend, which has a long history of fatal accidents. However, the scheme is linked in the emerging Arun Local Plan to the proposed building of a strategic development of over 2,000 houses between Barnham and Eastergate which could potentially bring increased volumes of traffic through Aldingbourne parish on the narrow B2233 if the northerly arm of the route is not completed with the central section or if the new A29 route is not fully completed until the final phase of house building.

**GA4.2** If the proposed A29 realignment is completed it does not follow that the Woodgate Crossing would be closed. A number of options are being considered including the provision of a bridge over the railway line at Woodgate. Discussions with Network Rail have led to improved performance of the crossing gates, which has had a beneficial impact on congestion and delay, and automation plans may provide further improvements. The Parish Council will work with Arun District Council, West Sussex County Council and others to help ensure that the important linkages provided by the Woodgate crossing can be retained.

**GA4.3** It is acknowledged that there can be no certainty over the feasibility or viability of retaining the Woodgate crossing and it is understood that, for health and safety reasons, Network Rail favours the closure of the existing level crossing. Nevertheless, any closure of the existing crossing would require its own statutory procedure that will involve public consultation. In coming to a decision about any closure of the crossing a range of planning considerations will have to be taken into account. It is not the place of the Neighbourhood Plan to set out the strategic considerations for the wider area, or to pre-judge the outcome, but the community has, through consultations carried out by Arun DC into the Local Plan, expressed concern that closure would have a number of adverse impacts for the parish, including :

- The loss of passing trade to local businesses, undermining local shops, the post office, petrol station, pub and restaurant, which provide important community services which support the social and economic sustainability of the parish;
- Segregation of the community of Woodgate from that of Westergate and necessitating a long diversion for residents of Woodgate to access their local food shop, post office and school, and for residents of Westergate to access the Prince of Wales pub, which may result in the closure of the village's only pub.
- Increasing the transport costs for local businesses (and their employees) due to the diversion necessitated between business sites within the Parish and the population centres to the north of the railway.

**GA4.4** Any proposals that include the permanent closure of the existing Woodgate level crossing will be expected to take proper account of the full range of local impacts and include, as part of the scheme, mitigation measures sufficient to avoid or address the most significant harmful effects on the local community and businesses within the parish.

**Justification:** Objective 4a; NPPF 3,4



#### **Policy GA5 Traffic management**

**Proposals for development which would enable or assist with traffic calming and reduction in traffic congestion and/or parking in the Parish will be supported.**

**GA5.1** Working with the WSCC, school travel plans will be reviewed/ developed and promoted. Safer routes to the schools will be identified as part of these plans and the necessary improvements or additions will be provided.

**GA5.2** Working in partnership with WSCC, use “Traffic in Villages: a toolkit for communities” to promote better traffic management through a range of strategies including: gateway entry points to the village to clarify the transition from higher speed roads; emphasising the importance of the village centre through a range of measures to promote better driver behaviour; identifying and enhancing key heritage locations throughout the village to improve driver respect and behaviour.

**Justification :** NPPF 8,9 ; Objective 3a

#### **Policy GA6 Quiet Lanes**

**Proposals which improve the character and tranquillity of the following lanes and the safety of non-motorised users of these lanes will be supported:**

**Level Mare Lane, Denmans Lane, Blackmill Lane, Norton Lane, Halnaker Barn Lane, Hook Lane, Littleheath Road, Church Lane, Northfields Lane**

**GA6.1** The above lanes have been identified through reference to the appropriate guidance and evidence as suitable for designation as ‘Quiet Lanes’ under the The Quiet Lanes and Home Zones (England) Regulations 2006. Any proposals which involve the reinforcement of the character and tranquillity of these lanes or which improve user safety and widen non-motorised access choices will be supported.

**GA6.2** The Parish Council proposes to work in partnership with WSCC and SDNPA to promote the network of Quiet Lanes within the Parish will formally propose that the Local Highway Authority designates the above lanes as Quiet Lanes under the appropriate legislation.

**Justification :** NPPF 8,9 ; Objective 3a ; The Quiet Lanes and Home Zones (England) Regulations 2006.

## **5.6 Employment and Enterprise**

#### **Objectives:**

Local shops and businesses will continue to flourish within the Parish by

- 4a. Supporting local shops and other businesses
- 4b. Encourage greater digital and internet connectivity.

**Policy EE1 Supporting Existing Employment and Retail**

**Development proposals to upgrade or extend existing employment sites and retail units will be supported provided that the impact on the amenities of surrounding properties is acceptable and subject to the other policies in this Plan.**

**EE1.1** Encouraging employment opportunities in Aldingbourne is important given the limited amount of employment opportunities. Survey results show that of 31 businesses in the Parish they only employ 65 people from the Parish from a total of 406 (see Evidence base No 36,37). Proposals to upgrade or extend existing employment sites should be encouraged to try to ensure that they remain in the Parish.

**EE1.2** The village shops in Aldingbourne are an essential part of the fabric of life for many residents with 22% of respondents state that they used them daily. The Plan seeks to support and promote local shops and businesses. Passing trade is also important as out of town shopping makes it hard for small local shops to compete. Any proposal which results in the removal of through traffic would not be supported as this would be likely to have a significant adverse impact on the shops, restaurant and Public House which rely upon passing trade (see also policy GA3).

**Justification:** Objective 4a ; NPPF 1,3,4

**Policy EE2 Retention of employment land**

**Proposals for the redevelopment or change of use of land or buildings in employment or service trade use to non-employment uses will not be permitted, unless the existing use can be shown to be no longer economically viable. Evidence should be provided by the developer that the site has been actively marketed, at the market rate current at the time, for a minimum of 12 months and no sale or let has been achieved.**

**EE2.1** Opportunities for employment within the village are limited which contributes to the large amount of out commuting each day. Small scale employment sites contribute to the liveliness and activity in the Parish and also support trade in Parish shops. It should be noted that changes of use from offices or storage/distribution uses to residential use currently benefit from temporary permitted development rights under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Such changes of uses are subject to certain 'prior notification requirements' but would otherwise not currently require planning permission.

**Justification:** Objective 4a; NPPF 1,3,4

**Policy EE3 Support for new commercial uses**

**Proposals for new commercial development or those involving changes of use to Use Classes B1, B2 and B8 will be supported, where the impact on surrounding residential and community amenity is acceptable and subject to complying with other policies within this Plan.**

**EE3.1** New commercial development, including offices and light industrial uses will be supported. New development or changes of use to general industrial use (B2) and distribution and storage (B8) may be appropriate where they do not involve any additional heavy goods traffic. Any increase in heavy goods traffic could have a detrimental effect on the Parish and

on existing businesses. Proposals resulting in such impacts will generally be resisted unless it can be demonstrated that it satisfies an identified community need.

The new Bognor Enterprise zone, 2 miles south of the parish, located adjacent to the Bognor relief road, will provide a more appropriate location for B2 and B8 uses that might generate heavy traffic and noise that could be detrimental to the health of residents and the amenity of the parish

**Justification:** Objective 4a; NPPF 1,3,4

#### **Policy EE4 Local shopping facilities**

**Changes of use at ground floor level from Class A1 uses (retail) will be resisted unless it can be demonstrated that the existing use is no longer economically viable. Evidence should be provided to show that the site has been actively marketed, at the market rate current at the time, for at least 12 months and that no sale or let has been achieved during that period.**

EE4.1 The Parish has very limited local shopping facilities and it is important that they be retained. Around 95% of residents agreed that support should be given to local shops and 22% said they used them daily. Use of local village shops saves travel to larger towns which is more sustainable. It should be noted that small retail units (currently of up to 150 square metres) may change to residential use under permitted development rights, subject to a prior approval procedure.

**Justification:** Objective 4a; NPPF 1,3,4

#### **Policy EE5 Improving signage**

**Proposals for the improvement of signage for local facilities will be supported, provided that they are appropriate to their surroundings.**

EE5.1 Improving signage to promote the facilities available in Aldingbourne will support local shops, businesses and tourism. However, illuminated signage is not appropriate in a rural Parish and will be resisted. There are currently no internally illuminated fascia signs on shopfronts in the Parish.

**Justification:** Objective 1b; NPPF 11; DoT TAL 01/13

#### **Policy EE6 Sustainable Recreational and tourism activities**

**Development proposals that provide facilities for recreation and tourist activities will be supported provided that:**

- **the siting, scale and design respects the character of the surrounding area, including any historic and natural assets;**

- **the local road network is capable of accommodating the additional traffic movements;**
- **adequate parking is provided on the site;**
- **the proposal conforms with other policies of this Plan.**

**EE6.1** Sustainable tourism which is appropriate to the overall character of the village will benefit the local economy but must be balanced against the need to protect the existing character of the built environment, the rural landscape and biodiversity.

**EE6.2** The Parish has a number of large caravan parks but relatively little other tourist accommodation.

**Justification:** Objective 5a ; NPPF 3

#### **Policy EE7 Rural Buildings**

**The re-use, conversion and adaptation of rural buildings for small businesses, recreation, or tourism purposes will be supported subject to the following criteria:**

- **The building is structurally sound and capable of conversion without substantial reconstruction.**
- **The use proposed is appropriate to a rural location.**
- **The conversion/adaptation works respect the local character of the surrounding area and/or buildings**
- **The use proposed will not have an adverse impact on any archaeological, architectural, historic or environmental features**
- **The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site.**

**EE7.1** There are a number of farms within the area with buildings which could be suitable for a variety of uses which would be appropriate to a rural location. These could include the following:

- Small businesses - craft or artisan related workshops, studios and small shops, farm shops, micro breweries
- Recreation - Health or exercise studios, rural educational centres, artist studios
- Tourism - niche market holiday accommodation, specialist interest holiday bases

Whilst seeking to reuse existing buildings, it is important to retain and protect the existing character of the buildings and to ensure that the development is compatible with its countryside location and designed to minimise potential impact on the countryside. Proposals where substantial re-building works are required will not be supported as these can often intrude on a landscape where there has been no significant structural presence for many years.

**Justification:** Objective 5a; NPPF 3

**Policy EE8      Communications infrastructure.**

**All new residential, employment and commercial development must be designed to connect to high quality communications infrastructure. Support will be given for proposals that help to provide improved/additional connectivity for the Parish as a whole.**

**EE8.1** Aldingbourne recognises the importance of high quality communications connectivity to allow access to online services, build businesses, improve educational opportunities and for simply keeping in touch with family and friends. The West Sussex County Council Better Connected Broadband Delivery Plan supports the need for high quality communications infrastructure within the county area. The Plan recognises that development proposals can only be required to provide the infrastructure needs to support that development but would welcome appropriate improvement opportunities as this is such an important vehicle for improving educational and employment opportunities.

**Justification :** Objective 4b; NPPF 3,5

**Policy EE9      Sustainable Commercial and Employment Buildings**

**All new commercial and employment development shall be designed to provide secure parking and storage of bicycles for customers and employees consistent with the relevant standards produced by WSCC.**

**Where viable and consistent with other policies within this Plan, energy generating infrastructure using renewable or low carbon energy sources should be incorporated into the design of new commercial development.**

**EE9.1** The Arun DC Energy Efficiency and Fuel Poverty Strategy 2014-2019 actively encourages the use of renewable energy schemes and the Parish Council supports this approach.

**EE9.2** The Parish supports the provision of renewable energy sources. Designing these into a build at the outset is cheaper than retro adding and improves the design capability. The Parish wants to see renewables used in the development of all new commercial and employment premises to improve sustainability and reduce the burden of energy costs in small businesses.

Justification: Objective 2c; NPPF 11 para 97

## **5.7      Leisure and Community**

**Objectives:**

Recreation and community facilities to meet the needs of the Parish will be provided by:

- 5a. Ensure provision of a range of facilities for health, leisure and recreation;
- 5b. Promote opportunities for community food production.

**Policy LC1 Support Independent Living**

**Proposals for new, converted and extended independent living and care homes will be supported provided that the design and scale of development are in keeping with the character of the location and that the impact on the amenity of surrounding residential properties is acceptable.**

**LC1.1** 22% of the community are aged over 65 and 8.7% of people under the age of 65 have a limiting long term illness. Provision of services for the elderly and for those with disabilities is limited and not considered sufficient to meet the demands of our population.

**Justification:** Objective 5a, NPPF 6,8

**Policy LC2 Healthcare facilities**

**Proposals for new medical facilities will be supported.**

**LC2.1** There is no medical provision in Aldingbourne. Resident surveys have shown concerns about increased waiting times at GP surgeries and the pressure on services when the additional housing approved in neighbouring parishes is built. The Croft Practice has plans to expand the surgery at Eastergate that will treble the building size, include a larger pharmacy, and increase patient capacity to meet increasing demand. This expansion is subject to funding and agreement for future provision of funds to operate the practice over the next 25 years. This agreement has to be provided by the new body, NHS England with the previous Primary Care Trust not able to provide funding to enable the expansion plans. No timescale is given for expansion at present.

**Justification:** Objective 5a; NPPF 8

**Policy LC3 Provision of buildings for community use**

**Provision of buildings for community use will be supported provided that:**

- **their design and scale are in keeping with the local character and;**
- **the impact on the residential amenity of surrounding properties is acceptable.**

**LC3.1** Surveys have shown how well valued the leisure facilities are to residents and visitors.

**LC3.2** The facilities at ACSC have been identified as needing improvement and developer contributions will be sought towards this.

**Justification:** Objective 5a; NPPF 8

**Policy LC4 Provision of allotments/community orchards**

**Proposals that contribute to the provision of allotments or community orchards either by making land available for those purposes or by means of financial contributions through legal agreements or (when adopted for the District) the Community Infrastructure Levy, will be supported. Proposals which seek to remove traditional**



**orchards (Evidence Base 24) will not be supported**

**LC4.1** There is currently limited allotment provision within the parish and a waiting list exists. Allotments are a place of social connectivity and not only provide opportunities to grow food but also contribute to local wildlife habitat and improved health and fitness. The existing site in Ivy Lane is well used and the Parish Council is seeking to extend the area to the south to meet demand. The PC will look to the two appeal sites to provide additional resources.

**LC4.2** The Parish has a number of areas designated as Traditional Orchards which were once a local feature. Their removal, mostly to development, has resulted in a loss of the area's local rural character and agricultural heritage (as well as impacting a priority habitat type)

**Justification** : Objective 5a; NPPF 8

**Policy LC5 Protection of assets of community value**

**Proposals that will enhance the viability and/or community value of any property included in the register of Assets of Community Value will be supported.**

**Proposals that result in either the loss of the asset or in significant harm to the community value of an asset will be resisted, unless it can be demonstrated that the operation is no longer economically viable. Developers will be expected to provide evidence that the building has been actively marketed for at least 12 months and that no sale or let has been achieved.**

**LC 5.1** The buildings listed in Schedule A have been included in the Register of Assets of Community Value held by Arun District Council.

**LC 5.2** The loss of either of the shops in the village would have a significant impact on the community. The public house is part of the social fabric of the village as is the community hall. The former public house building at the junction of Westergate Street and the B2233 is a significant local landmark and historic building. Each asset is a major feature of daily life for residents and each plays a central part in the vitality of the parish and the sense of community.

**Justification:** Objective 4a,5a; Localism Act 2011

**Policy LC6 Designation of Local Green Space**

**The areas listed in Schedule B are designated as Local Green Space as they are demonstrably special to the local community and hold a particular local significance. Proposals for development of these areas will not be permitted except in very special circumstances.**

**LC 6.1** Aldingbourne is a semi rural parish defined by its open spaces, surrounding fields and woodland and views to the south downs. Maintaining existing green spaces encourages biodiversity and reinforces village identity. Each piece of land has been carefully identified with reference to the NPPF para's 76-78 and a justification for their allocation provided.

**Justification** : Objective 2b, NPPF para 76-78

#### **LC7 Local Open Space**

**The areas listed in Schedule C are designated as Local Open Space. Proposals for development in these areas will not be permitted unless it can be demonstrated that:**

- **The benefits of the development outweigh any identified harm;**
- **There are no reasonable alternative sites available;**
- **It is part of a comprehensive redevelopment of a school that would not result in net loss of playing fields.**

**LC7.1** Our outdoor spaces are vital to maintaining a happy and healthy community. Surveys have shown how much they mean to residents and visitors. These open spaces contribute to the open and pleasant ambience of the area and are used for exercise and children's play but also contribute to wildlife biodiversity and habitat.

Justification : Objective 2b

#### **Policy LC8 School facilities**

**Developments that lead to the provision or improvement of facilities for children to attend primary school in Aldingbourne will be supported.**

**LC8.1** Aldingbourne Primary School has capacity for 210 pupils and is currently running at 5 places above capacity with 215 pupils. Applications for places vary annually but average at 40 for the 30 places available. Eastergate Primary School has a current capacity for 140 pupils, with an annual intake of 20 places. Expansion of the school in September 2014 increased its intake to a single form entry of 30 places.

**LC8.2** The extension of Eastergate Primary School will address shortfalls in that parish and support the 16 new houses to be provided in Eastergate and new housing at Nyton Nurseries granted on appeal. Families living close to Aldingbourne school are having to drive children out of the parish because of lack of places which is not environmentally sustainable. This situation will be exacerbated by the consent on housing land behind the school unless part of that site is allocated for its expansion (see WSCC Letter in Evidence Base No 43).

**Justification :** Objective 5a; NPPF 3

#### **Policy LC9: Allocation for camping/touring caravans site**

**Proposals for the provision or extension of a site to serve camping and touring caravans shown on the Map C - Leisure Proposals will be supported, subject to the complying with other policies in the Plan including Policy EE6.**

**LC9.1** Permission has been granted for touring caravans on land marked 'A' on Map C. Land to the north and west (labelled 'Proposed Leisure Use' on Map C) is included in the allocation as it offers an opportunity to increase the number of pitches which will provide employment in the Parish and support local facilities such as the shops, pub and restaurant.

**LC9.2** The only touring camping and caravanning provision in the area is at Rowan Way in Bognor Regis. This site has a total of 90 pitches and is only open for nine months of the year. It is due to be redeveloped as part of the Bognor Regis Regeneration plan. This will leave the tourist resort of Bognor Regis with no provision for tourers, one of the fastest growing leisure activities in the country. Use of this site is seen as a way of boosting the tourism economy of the Parish while re-using a former employment site.

**LC9.3** Land to the rear of the PH shown as 'B' on Map C benefits from planning permission and is now in use as a camping site and is well used.

Justification : Objective 5a; NPPF 1, 3

## 5.8 Supporting Evidence/Background Documents

The following were used in the creation of the Plan:

### Supporting Evidence:

Residents Survey 2011  
 Business Survey 2013  
 Community and Voluntary Groups Survey 2013  
 Community Engagement Event 2013  
 Housing Needs Survey 2013  
 Community Survey 2014  
 Community Engagement Event 2014  
 Aldingbourne Listed Buildings  
 Aldingbourne TPO's  
 Aldingbourne Green Infrastructure Network Map  
 Action in Rural Sussex - Community Profile  
 Natural England Designations  
 Church Lane and Norton Lane Conservation Areas  
 Hook Lane Conservation Area proposal  
 Barnham Flooding & Pollution Position Statement, Atkins (2010)  
 State of the Parish Report 2014  
 Housing Site Appraisal Report 2014  
 Sussex Biodiversity Centre - Desktop Biodiversity Report  
 Flooding and Pollution Incidents Map  
 Dept. of Transport Accident Reports 2005-2013

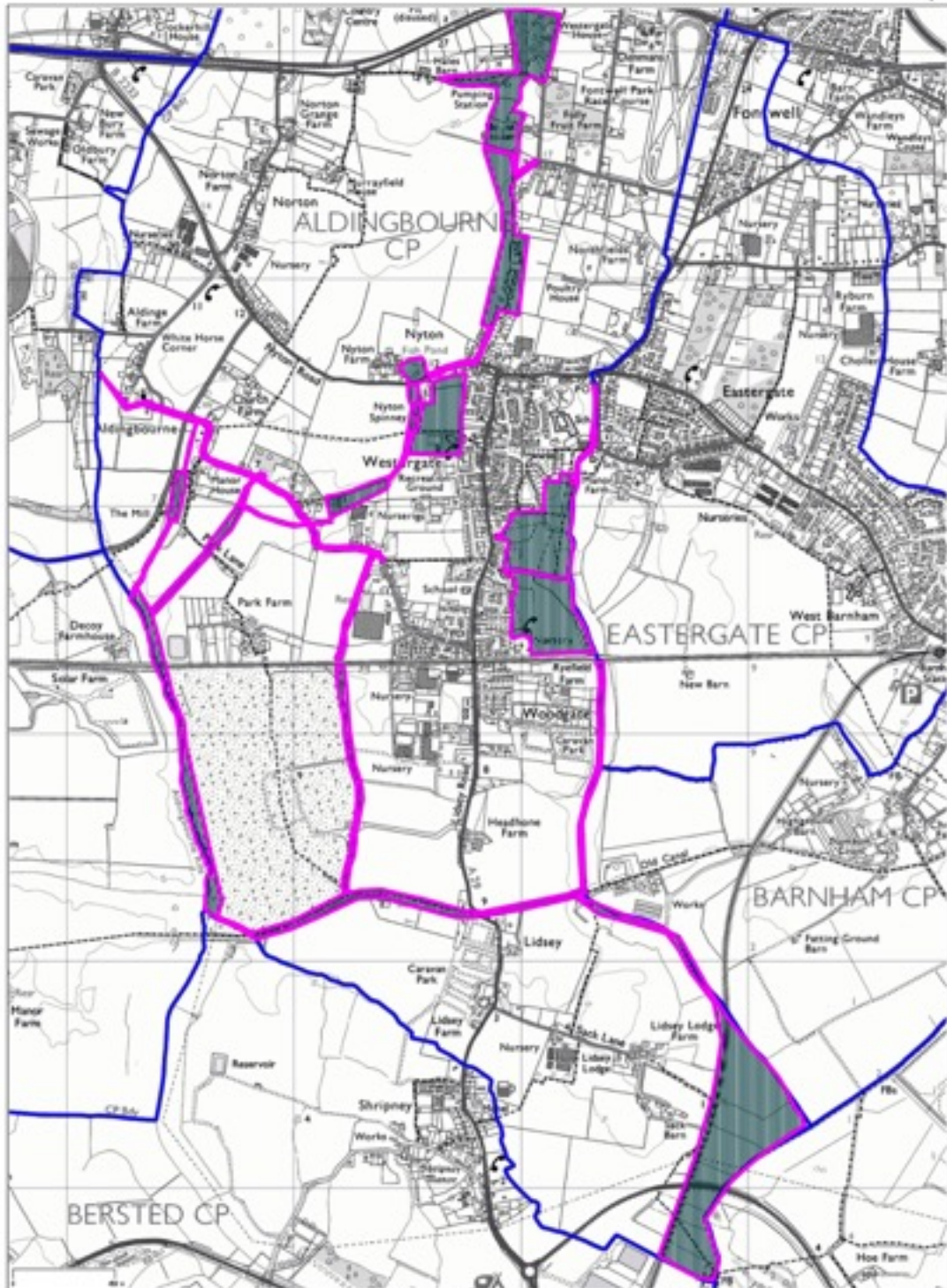
### Background Documents

South Downs National Park Access Network and Accessible Natural Greenspace Study 2014  
 South Downs National Park Management Plan  
 Flood and Water Management Act (2010)  
 Arun District Local Plan 2003  
 Arun District Draft Local Plan (2011-2031)  
 Arun District Strategic Housing Land Availability Assessment, SHLAA (2012)  
 Arun District Housing Strategy 2010-15  
 Arun Landscape Study 2006  
 Arun Play Strategy 2011-16  
 Arun DC Energy Efficiency and Fuel Poverty Strategy 2014-29  
 Fluvial and Coastal Flood Risk in Aldingbourne Parish Map (Environment Agency)  
 Surface Water Flood Risk in Aldingbourne Parish Map (Environment Agency)



WSSC Report on June 2012 Flood Event (November 2012)  
Surface Water Management Plan for Lidsey Catchment (WSSC and Southern Water Services (SWS)).  
Aldingbourne & Barnham Rife Strategy (EA)  
Flood and Water Management Act (2010)  
National Planning Policy Framework (NPPF)  
ADC - SPD - Buildings or Structures of Character Adopted September 2005  
European Landscape Convention  
Examiner Report into 2015 Neighbourhood Plan

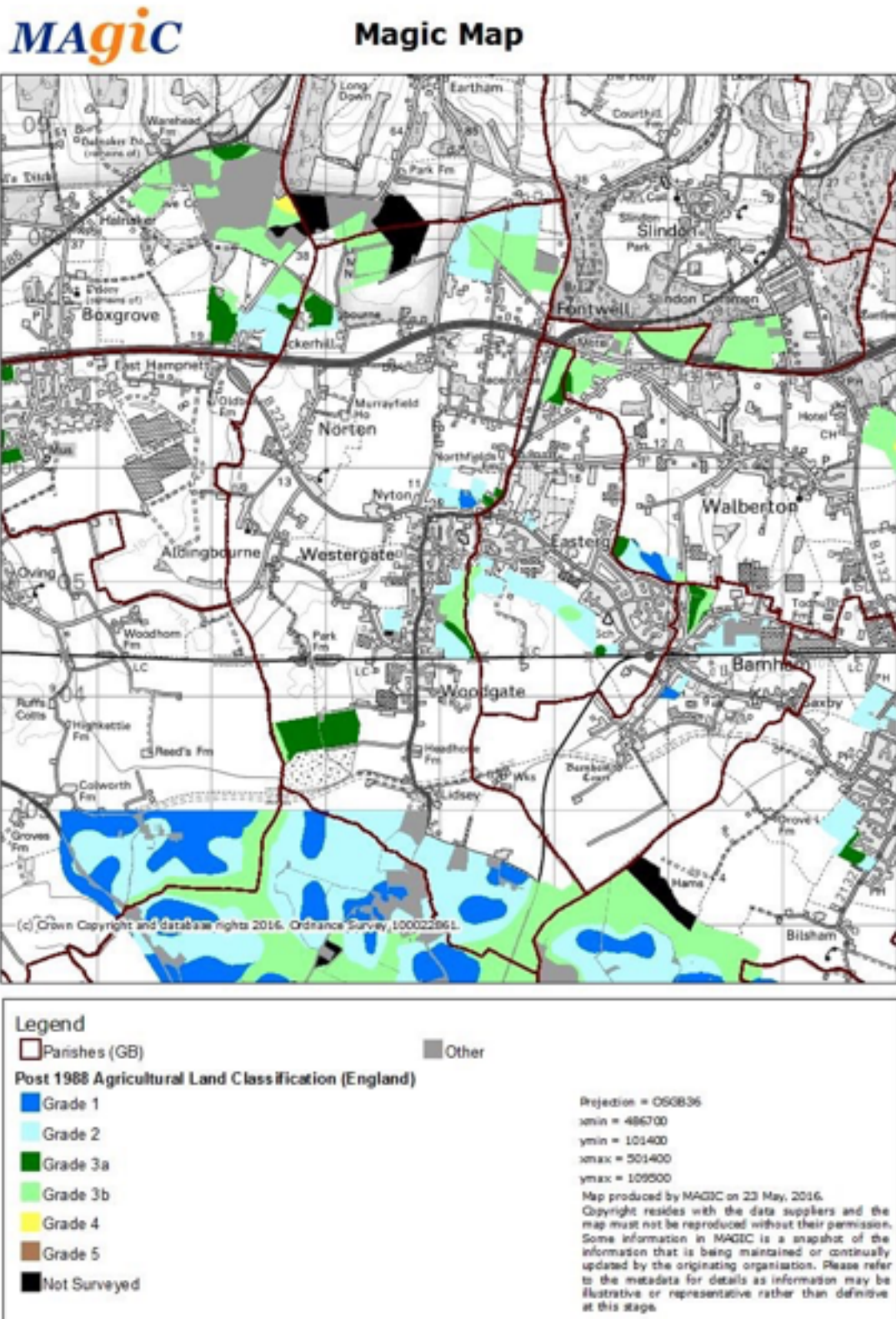
**Map A - Biodiversity Corridor Maps - Policy EH2**  
 (Large scale maps in evidence base)



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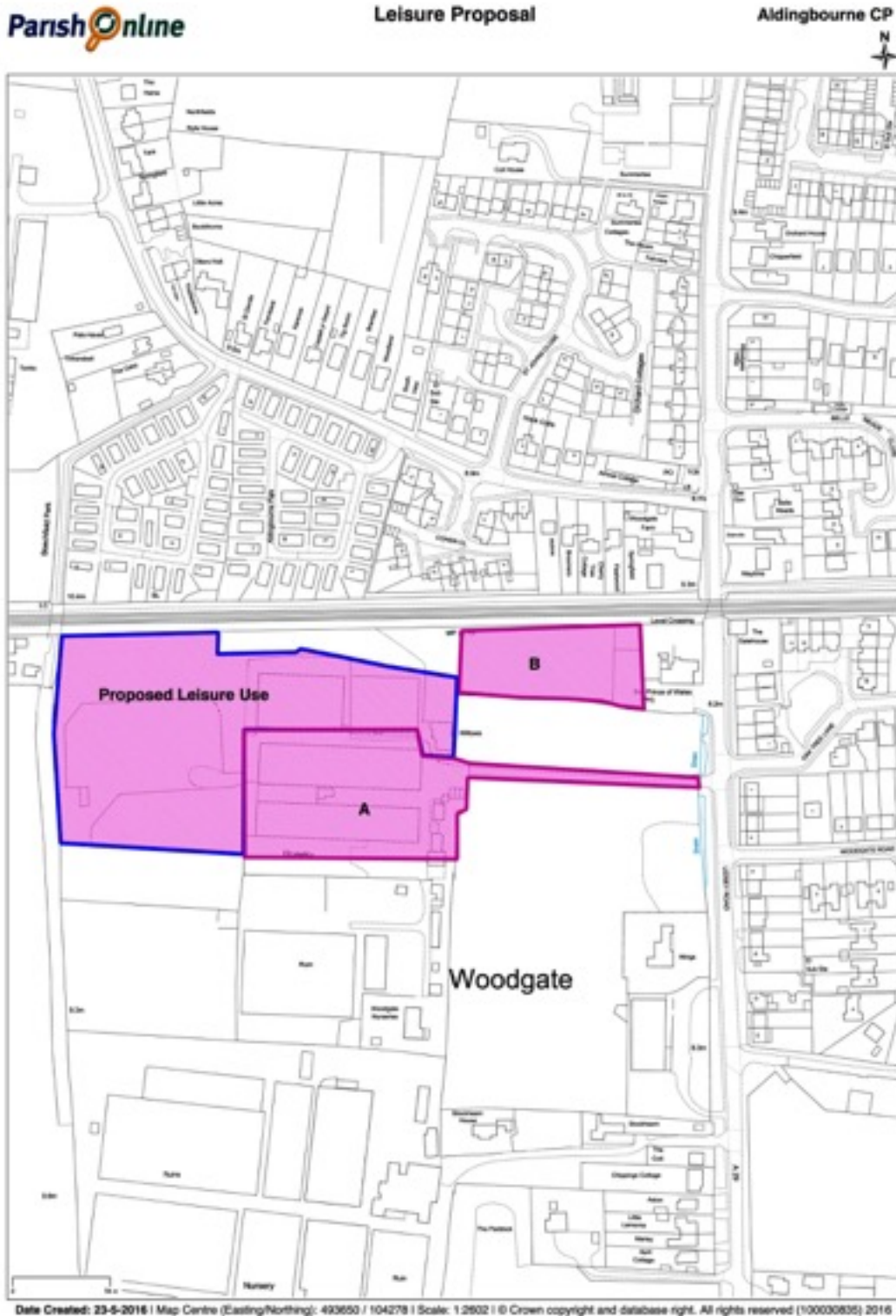


**Map B - Agricultural Land Classification Map (Policy EH3)**

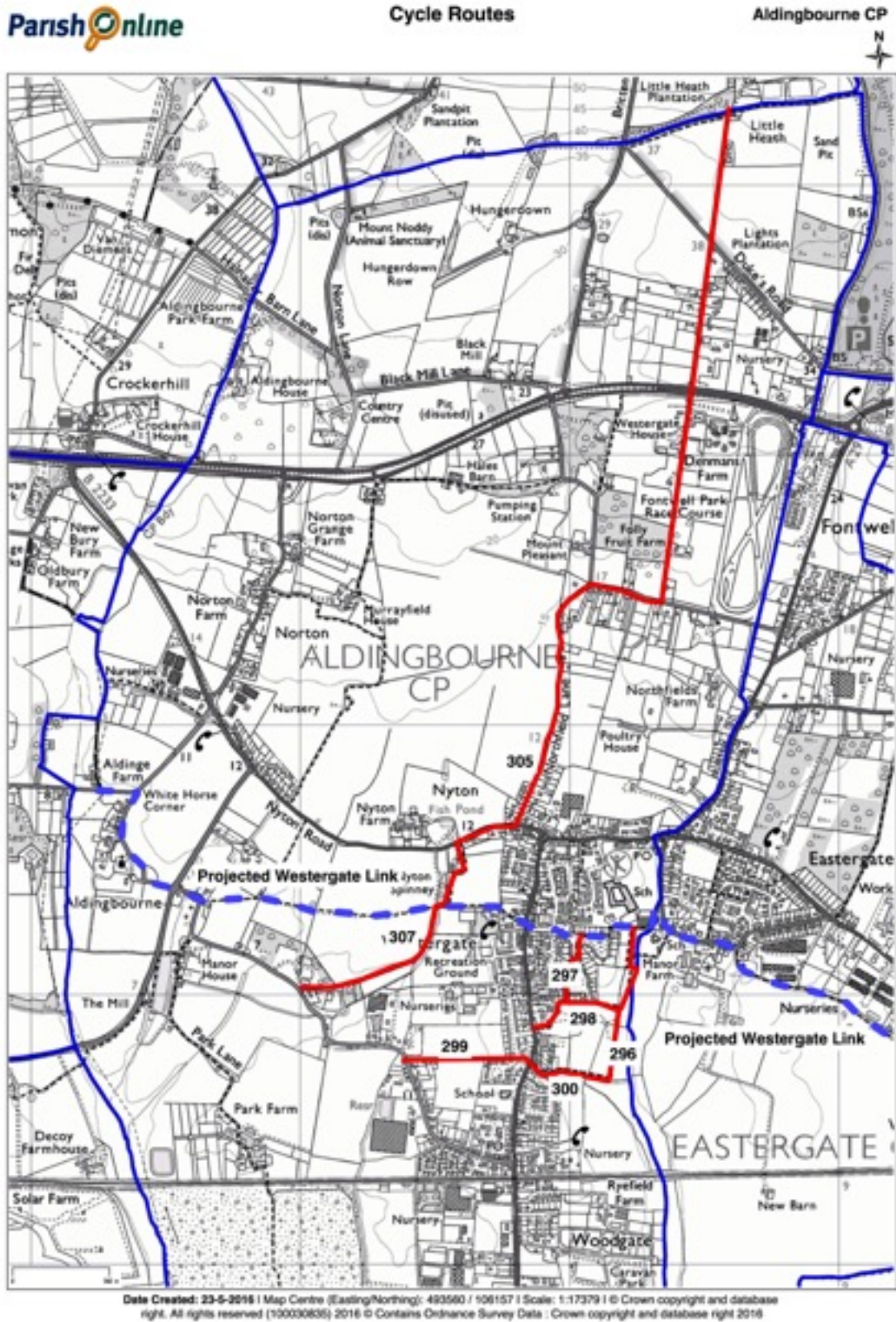




## Map C - Leisure Proposal (Policy LC10)



Map D- Footpath and Cycle Path network - Policy GA2





**Map E- Built up Boundary Map - Policy EH1**  
**Black Line indicates boundary**



## **Schedule A - Assets of Community Value**

The following buildings have been added to the Arun DC Register of Assets of Community Value:

**Basmati Restaurant, Westergate Street**

**Fun & Wai Stores, Westergate Street**

**Aldingbourne Stores, Westergate Street**

**Aldingbourne Community Sports Centre, Westergate Street**

**Methodist Church Community Hall, Westergate Street**

**The Prince of Wales PH, Lidsey Road, Westergate**

## Schedule B - Local Green Space

The NPPF para. 76 defines Local Green Space as:

The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

The phrase “local in character” is open to various interpretations. Here it is interpreted as meaning an area that is contained within clearly defined physical boundaries and occupies only a very small fraction of the total Neighbourhood Plan area.

The open rural aspect of there Parish and its fairly large land mass means that local people have suggested areas that are usually multifunctional, the reasons for nominating them being typically walking, tranquility and wildlife (very popular with the children).

The 1847 Tythe Map was used in assessing historic significance as this shows the pattern of land parcels and shape of the historic landscape.

Each piece of land was assessed using the following rating:

In close proximity - 1  
 Demonstrably special - 2  
 Beauty - 3  
 Historic significance - 4  
 Recreational value - 5  
 Tranquility - 6  
 Richness of wildlife - 7  
 Local in character - 8  
 Extensive tract of land - R

**Total cumulative amount of land proposed as Local Green Space = 20.09ha Represents 1.63% of the total Parish land area.**

Land east of Westergate Street	R
Fields in and around Norton Lane	R
Farmland around Aldingbourne Village	R
Land around Hook Lane	R

Ormiston School Playing Fields	1,5,8
Community Centre Field	1,5,8
Land behind Ivy Lane	1, 2, 4,5,6,7,8
Land behind Elmcroft Place	R - Strategic Housing Site
Field and woodland at Nyton Spinney	Biodiversity Corridor
Land south of Westergate House	1,2,4,6,7,8
Land east of Hales Farm Barn	1,2,4,6,7,8,
Paths from Hook Lane to Nyton	R
All fields between Hook Lane and Oving	R
Limmer Pond	1, 2, 3,4,6,7,8
St Mary's Church yard and extension	1,2,3,4,6,7,8
The Mill Oving Road	1,2,3,4,6,7,8
Aldingbourne Methodist Church	1,2,3,4,6,7,8
Lime Avenue Playground	1,2,5,8
Verge outside Barnett Close	1,2
School Close Open Space	1,5,8
Ivy Lane open Space	1,5,8
St Richards Road Open Space	1,5,8
Oak Tree Lane Open Space	1,5,8
Aldingbourne Primary School	1,5,8

### 1. Land south of Westergate House

This wooded area is opened for public access by the owner for all but two weeks of the year and is much enjoyed by residents for its tranquility, range of plants and wildlife. It is heavily wooded which is quite unusual in the parish. There is an area of traditional orchard abutting the main area. The land parcels are clearly shown on the 1840 Tythe Map.

4.54ha

Links into the Biodiversity Corridor. NPPF Assessment : 1,2,4,6,7,8

### 2. Coppice east of Hales Barn Farm

This small coppice, subject to a Tree Preservation Order, has a public footpath running through it and is a small area of tranquility where bird and other wildlife is observed as it is the only wooded area on that stretch of public footpath.

1.34ha

Links into the Biodiversity Corridor. NPPF Assessment : 1,2,4,6,7,8

### **3. Limmer Pond, Church Road**

Small pond at the edge of Church Road, surrounded by trees, fed by chalk streams and a haven for insects and wildlife. Site lies close to the hamlet of Aldingbourne and housing in Norton Lane and Nyton Road. It is referenced in local histories of the parish as a site used for the watering of cattle. It is maintained by the Parish Council with work carried out by volunteers.

0.11ha

The land parcels are clearly shown on the 1840 Tythe Map. NPPF Assessment : 1,2,4,6,7,8

### **4/5. St Mary's Church Yard and extension, Church Lane**

Grave yard to the Grade 1 Listed Building, St Mary's Church. The location in the small hamlet of Aldingbourne, surrounded by fields and set amongst trees give this church yard a tranquil and calm feel. It is a haven for wildlife. Contains the parish War Memorial.

0.82ha

The land parcels are clearly shown on the 1840 Tythe Map. NPPF Assessment : 1,2,3,4,6,7,8

### **6. The Mill , Oving Road**

Pond and small wooded area bounded by public rights of way. Tranquil area which is an important wildlife site, being the largest body of open water in the parish with a wide range of insects, birds and amphibians. The area is part of the proposed new Conservation Area. The pond was mentioned in the Domesday book. The land is 200 metres away from the former Bishop's Palace. The pond is fed by three chalk streams.

1.72ha

The land parcels are clearly shown on the 1840 Tythe Map.

NPPF Assessment : 1,2,3,4,6,7,8

### **7. Aldingbourne Sports and Community Centre, Westergate Street**

Community public sports field owned by Aldingbourne Parish Council and leased to a local charitable trust established for recreational purposes. Used by residents for Barnham Trojans Football Club (serving approximately 110 young footballers from 4 parishes), Aldingbourne Tennis Club, Bowling Club, Small Bore Rifle Club, Bognor Regis Model Railway Club and other sports and leisure purposes such as fetes, dog walking. Contains public playground for children. Bounded on three sides by mature tree lines and hedges and a chalk stream which forms part of the biodiversity corridor.

5.16ha

The land parcels are clearly shown on the 1840 Tythe Map. NPPF Assessment : 1,5,8

### **8. Aldingbourne Primary School, Westergate Street**

School playing field primarily for school usage as part of its sport and health awareness and activity programmes. The field is bounded by hedges and trees and is a focus for village gatherings to do with the school. This field is owned by WSCC.



0.79ha

The land parcels are clearly shown on the 1840 Tythe Map. NPPF Assessment : 1,5,8

#### **9. Aldingbourne Methodist Church, Westergate Street**

Area of grass behind the church used for social events connected with the church and by the wide variety of groups using the church hall, including guides, mother and toddler group, community cafe, fundraising. Also used as a quiet place for reflection, particularly important for funerals and other church use and much valued by the church community. This Methodist Church serves 3 parishes.

0.14ha

The land parcels are clearly shown on the 1840 Tythe Map.

NPPF Assessment : 1,2,3,4,6,7,8

( Note for Examiner : The gates to the field are kept locked due to issues with parking. The field gate is open when the church is in use which is most days.)

#### **10. Lime Avenue Playground**

Public playground much used by residents for children's play and recreation, in close proximity to housing enabling ease of parental supervision. Serves a large development close to Ormiston Academy occupied by many families with children, who would otherwise have to cross busy A29 to reach Aldingbourne Community Sports Centre for play facilities

0.19ha

NPPF Assessment : 1,2,5,8

#### **11. Ormiston Academy School Playing Fields**

School playing field primarily for school usage as part of its sport and health awareness and activity programmes. This field is owned by WSCC. Links into the Biodiversity Corridor.

4.18ha

The land parcels are clearly shown on the 1840 Tythe Map. NPPF Assessment : 1,5,8

#### **12. Land east of Ivy Lane**

Area of land on the village edge bounded by public rights of way and used for allotments. Used by residents for 70 years for dog walking, children's informal play and as a tranquil walking area to view bird and other wildlife. Links into the Biodiversity Corridor.

1.17ha

The land parcels are clearly shown on the 1840 Tythe Map. NPPF Assessment : 1,2,4,5,6,7,8

( Examiner determined that the land to the south should be allocated as Local Open Space. The Parish contests this. If one piece of the land meets the NPPF criteria, it all does. It is all in close proximity, demonstrably special, historically significant, of good and proven recreational value, tranquil, rich in wildlife and local in character). The plans to develop the land to the east actually show this land as green open space within the proposed new development.

**Local Green Space Map**

(detailed maps of each site in the evidence base no. 21)



## **Schedule C - Local Open Space**

### **1. Verge outside Barnett Close**

Large roadside verge with mature trees which is visually pleasing in the street scene.

### **2. School Close Open Space**

Its open aspect enhances the ambience of the road and contributes to a pleasant street scene. Used for informal children's play with close proximity to housing enabling ease of parental supervision.

### **3. Ivy Lane Open Space**

Open area surrounded by houses which contributes to the pleasant feel of the area. Used for informal children's play with close proximity to housing enabling ease of parental supervision.

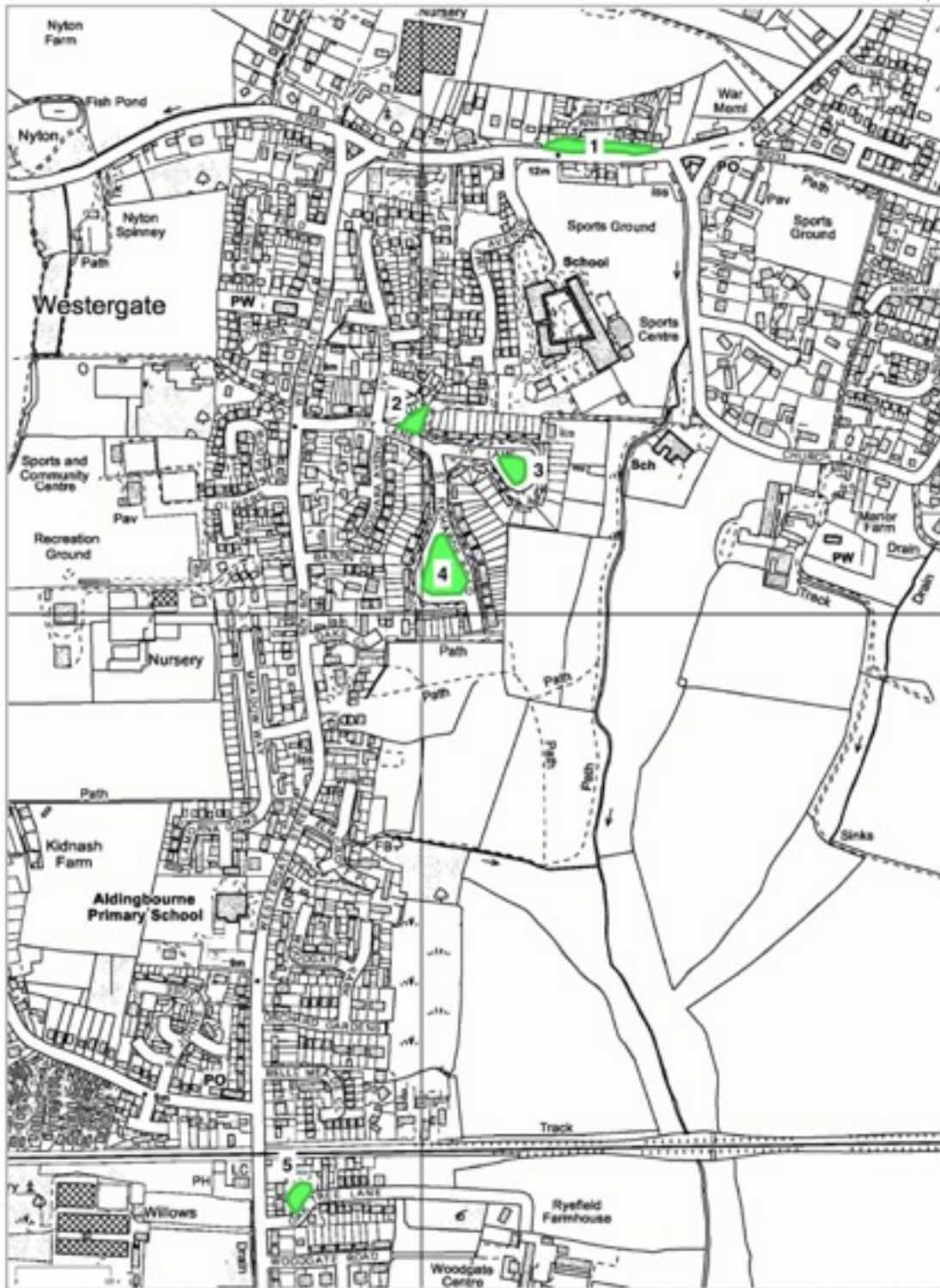
### **4. St Richards's Road Open Space**

Open area surrounded by houses which contributes to the pleasant feel of the area. Used for informal children's play with close proximity to housing enabling ease of parental supervision.

### **5. Oak Tree Lane Open Space**

Its open aspect enhances the ambience of the road and contributes to a pleasant street scene. Used for informal children's play with close proximity to housing enabling ease of parental supervision.

## Local Open Space Map



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## Schedule D - Buildings and structures of character (Existing)

### Policy EH8

#### Church Road

The Old Bakery  
The Old House (No. 8)  
Daggle Cottage  
Buckle Cottage  
The Old Vicarage

#### Denmans

Clock House

#### Level-Mare-Lane

Mount Pleasant House

#### Nyton Road

Sunbeam  
Forge House  
Argyl Cottage

#### Park Lane

The Tithe Barn  
The Barn

#### Norton Lane

Shepherds Cottage  
Norton Lodge  
Well Gardens  
Norton House  
Winter House

## Schedule E- Buildings and structures of character (Proposed)

1. Limmer Pond Cottage (flint house close to road junction opposite Limmer Pond) Nyton Road.
2. Nyton Spinney (thatched 1930s house of arts and crafts style), Nyton Road.
3. The Old Stores (former butchers and grocers shop, local historical significance), Nyton Road.
4. Elm Cottages and Elm Tree Cottages, Nyton Road (Victorian/Edwardian semis).
5. Park Cottage, Northfields Lane (timber clad building of a particular style).
6. Hope Villas, Northfields Lane (1897 redbrick late victorian semi-detached villas with double arched internal porches).
7. The Old Mission Hall, Nyton Road ("the iron chapel" - corrugated iron mission hut).
8. Christmas Cottage adjacent to Rose cottage (listed) forming one continuous building, Nyton Road.
9. Basmati restaurant (formerly the Labour in Vain pub, local historical significance).
10. Sunbeam Cottage (connected to MerryEnd listed building, flint character).

### Westergate Street

11. Tudor Cottage (small cottage of a particular style adjacent to listed Mouse Hall).
12. The Studio (timber framed building to rear of listed Mouse Hall)
13. Rock House (Servac HQ, flint faced building with local historical significance)
14. Heron House (flint sided house mentioned in local histories)
15. The White House (16<sup>th</sup> Century house, possibly a former hotel)
16. The Gatehouse (Part of the old Woodgate railway station complex)
17. The Prince of Wales Public House (historical, flint)

### Fontwell Ave

18. Northfields farm and surrounding buildings- large edwardian farm house and surrounding flint farm buildings.

### Level Mare Lane

19. Northfields House- large, imposing, red-bricked, multiple leaded glass windows, possibly Edwardian
20. Mount Pleasant Cottage - picturesque double-fronted Edwardian cottage

### Denmans Lane

21. The workman's cottages and complex surrounding the listed clock tower (brick and flint)
22. Folly Fruit Farm (Large farm house- - possibly Edwardian)

### Hook Lane

23. Hook Cottage - possibly Elizabethan
24. The Dene - Georgian
25. St Catherine's Cottage



### **Oving Road**

26. Mill House- historic site. The Mill pond is in the records at the time of the Bishops Palace 1100. It was used to feed the clergy and was stocked with carp & lamprey. A watermill has been on the site for 100s of years.
27. Mill Cottage- flint cottage next door

### **Sack Lane**

28. Thatched Cottage
29. Lidsey Lodge farm- Large edwardian/victorian flint farmhouse
30. One Hundred- old farm workers cottage
31. Lidsey Lodge Cottages- old farm workers cottage
32. Lidsey Cottage & Harvest Home- probably victorian farm workers cottages

## Schedule F - Flint Walls - Policy EH12

### Flint walls along Nyton Road travelling East from Limmer Pond Cottage to Lion Memorial:

#### North side :

1. Limmer Pond Cottage, (suggested BSC) opposite Limmer Pond.
2. Manydown Cottage (given as listed building called Nyton Cottage) leading into Nyton House boundary wall extending to Nyton House (listed building) entrance.
3. Bridge over Westergate Stream alongside road and round corner into Northfields Lane.
4. Outside Barn cottage, left hand side of Northfields Lane, adjacent to suggested BSC Park Cottage.
5. Alongside road outside Rush Cottage (listed building) garden.
6. Along road outside Old Mission Hall, Rose Cottage and adjacent Cottage (suggested BSC or listed).
7. Between garage and Whissels.
8. Wall and barn adjacent to Argyl House (listed) and Long House (listed), opposite Elm Tree Stores.

#### South Side :

9. Nyton Spinney (suggested BSC), from field gate to Westergate Stream culvert (then fenced)
10. Nyton Lodge, L shape forming walled garden from gateway along roadside to garage (listed)
11. Nightingale Cottage, old barn (suggested BSC)
12. Outside The Bungalow (opposite flint wall at Rush Cottage)
13. 3 sides of the car park and garden of Basmati (former Labour in Vain pub)
14. Alongside road outside Westergate Mews (3 listed buildings)
15. Forge House and garden (listed)
16. Outside the Deene and between the Deene and MerryEnd (listed)
17. Sunbeam Cottage (along roadside) and wall of garden extending to Church Lane.

#### Westergate Street East side to Rock House

18. Alongside Westergate Mews (listed) to Hop Garden Cottage (listed)
19. Garage wall and facings of Rock House (Servac HQ, suggested BSC)

#### Sack Lane

20. Lidsey Lodge Farm continuing onto Evergreen cottage, Lidsey bungalow and to the properties beyond as far as Lidsey Cottage.
21. Opposite Lidsey Lodge farm: Knights Corner, One Hundred, Lidsey Lodge Cottages and the barn.

#### Level Mare Lane

22. Walls outside Mt Pleasant House and farm and the adjoining property Gastons

#### Denmans Lane

23. Walls adjoining Westergate house and Denmans Gardens

#### Hook Lane

From the south end:

- 24. Woodgate farm
- 25. Elm Cottages

From the north end:

- 26. Elda Cottage
- 27. Hook Place
- 28. The Square House
- 29. Meadow Cottage
- 30. The Manor House
- 31. Hook Cottage

#### **Park Lane**

- 32. The Manor House
- 33. Stable Cottage
- 34. 1 & 2 The Warren

#### **Oving Road**

- 35. Stepside Cottage

## Community Aspirations

### Biodiversity

The Parish Council wish to work with farmers and landowners to use the grants available for the expansion of wildlife corridors and woodland and management of ponds, wetlands and watercourses to achieve a network of green infrastructure corridors to the East and West of Westergate and elsewhere in the parish. Planting with native species to reduce gaps in cover would be encouraged.

The parish has a long history of flooding, owing to the high groundwater table. In order to help protect housing, roads and farmland from flooding, farmers and landowners will not be permitted to take land out of use for woodland or orchard and will be encouraged to plant trees in farmed areas susceptible to flooding and in or adjacent to the green infrastructure corridors.

Farmland south of the former Chichester and Arundel canal is lower lying, with high groundwater levels requiring drainage channels and giving rise to winter flooding. Development in this area will not be permitted. Landowners will be encouraged to maintain this as grazing land and to manage it as a winter habitat for migratory birds.

The parish has a number of chalk streams, including the Eastergate Stream and Eastergate Rife which feed into the Lidsey Rife, the Westergate Stream and Streams West of Westergate to the Stream forming the boundary with Tangmere Parish which feed into the Aldingbourne Rife. These watercourses are protected by national legislation and a number have been identified by the Sussex Wildlife Trust as in need of protection and enhancement to restore their biodiversity. The creation of green infrastructure corridors along these streams will therefore be a priority.

It will be important to raise awareness of the importance of chalk streams and rivers and develop a programme of restoration and rehabilitation. Across the Worthing, Chichester and East Hampshire Chalk aquifers, inappropriate land management and other practices are leading to rising nitrate levels. The Plan policy seeks to address diffuse pollution issues at source through catchment management schemes, rather than at “end of pipe”.

As the chalk aquifer gives rise to the chalk streams flowing through the parish, together they form part of the Arun and Western Streams river catchment area. It is important that there is conformity with neighbouring, “upstream” policies. Sussex Wildlife Trust has identified those streams to the West of the parish as relatively natural but all of them as having potential to be restored to provide greater biodiversity. SWT also noted that an ancient woodland upstream seems to be associated with a more natural state, and may play an important role.

### Open Access and Permissive Paths

Aldingbourne Parish Council will seek to negotiate open access and permissive paths with local landowners to open up access for walking within the parish.

In order to improve health and wellbeing and improve access between settlements and to the historic site of Tote Copse, Aldingbourne Parish Council will work with landowners to provide permissive routes which provide circular walks, and to access grant schemes with the aim of helping landowners reduce problems caused by people seeking unauthorised access.

Where possible, signage will be improved to encourage a high level use of these local networks. Access to nearby towns and Barnham Station by bus will be supported.



Funds raised from the Community Infrastructure Levy (CIL) may be put towards the costs of maintaining and improving the network of footpaths and cycle paths. Developer contributions towards those costs will be sought in appropriate cases.