



## Lyminster and Crossbush Neighbourhood Development Plan

2020- 2031



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## Foreword

The parish of Lyminster and Crossbush covers around 590 hectares of mainly arable farmland on the coastal plain. It is located within the Arun District Council area and a small section lies within the South Downs National Park to the north. The village of Lyminster forms the principal settlement along with the smaller settlement of Crossbush. The parish is rural in character.

The Localism Act when it was adopted in 2011 gave communities a greater say in shaping development and growth in their local area. The Act introduced a new right for communities to make a Neighbourhood Development Plan (NDP).

The Lyminster and Crossbush Neighbourhood Development Plan LCNDP will enable local people to shape the changes that should occur 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 Arun Local Plan was adopted on 18<sup>th</sup> July 2018. Policy H SP1 of the Arun Local Plan (ALP) allows for additional non-strategic allocations (at least 1,250) to be made through emerging Neighbourhood Plans, reviews of made Neighbourhood Plans and a Non-Strategic Site Allocations DPD. Lyminster and Crossbush have been given an allocation of a minimum of 10 houses.

The LCNDP sets out a vision for the period up to 2031 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 and Community, Leisure, Well-being, protecting 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 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.

Future planning decisions must demonstrate a clear approach to sustainable development and demonstrate that local residents will continue to have access to adequate local facilities, which are sustainably located and that sufficient capacity exists or can be provided to accommodate additional needs.

Chairman

## **1.0 Introduction**

- 1.1 The Lyminster and Crossbush Neighbourhood Development Plan (also known as the Plan) will enable local people to shape the changes that should occur and to provide developers with clarity as to the requirements to be met for development within the parish.
- 1.2 The Plan will provide a vision for the future of the parish, and set out clear policies, principles and objectives to realise the vision. The policies accord with higher level planning policy, principally the National Planning Policy Framework (NPPF) the Arun Local Plan 2011-2031 and the South Downs National Park Local Plan, as required by the Localism Act.

### **The Plan Preparation Process**

- 1.3 The Plan has been based on proper and well advertised consultation with parishioners and others with an interest in Lyminster and Crossbush (the Parish). Details of the consultations can be viewed on the Parish Council web site <https://lyminsterandcrossbush-pc.gov.uk>
- 1.4 A Consultation Statement and Basic Conditions Statement have been provided which demonstrate that the Plan fully accords with the requirements of the Localism Act.

### **How the Plan is organised**

- 1.5 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.

## **Community Involvement**

1.6 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.

1.7 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.

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

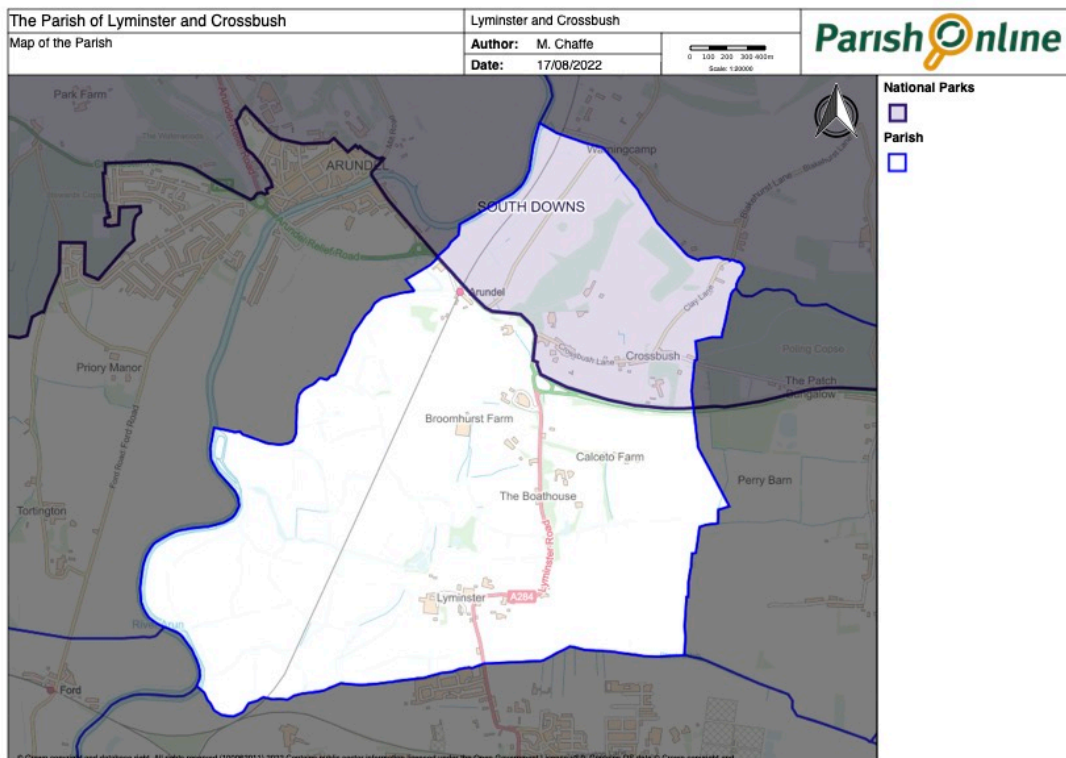
1.9 To ensure that the Neighbourhood Plan is robust in its evidence base and compliant with emerging policy guidance consultation has been carried out with residents, businesses and stakeholders. A full description of all the surveys and events can be found in the Evidence Base.

## Sustainability Appraisal

1.10 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 a Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) of the Plan was required. Both documents are provided as Appendices.

## Context

1.11 Map showing the Lyminster and Crossbush NDP area



## The Evidence Base

1.12 There is a large amount of background information that has helped in producing the Plan (this is known as the Evidence Base). Links to all of the relevant documents are available via the Parish Council's website at: <https://lyminsterandcrossbush-pc.gov.uk>



## **Monitoring and review**

1.13 ADC will monitor the LP and ensure the LP is reviewed and if necessary updated five years from adoption.

## **2.0 Policy Context**

### **2.1 Introduction**

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 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. The Framework was revised in 2021. A presumption in favour of sustainable development is at the core of the NPPF which in practice means that LPA's and communities in locations where Plans are being prepared need to positively seek opportunities to meet their area's development needs.

Neighbourhood Planning gives communities the direct power to develop a shared vision for their neighbourhood and must be in line with the strategic policies of the Local Plan.

At examination, the submitted Neighbourhood Plan must demonstrate that it is consistent with the policies and intent of the NPPF. Once the Neighbourhood Plan is adopted it becomes part of the Arun District and South Downs National Park Development Plan.

### **2.3 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.

## **2.4 Arun Local Plan**

The Arun Local Plan 2011 - 2031 was adopted in 2018.

Policy H SP1 of the Arun Local Plan (ALP) allows for additional non-strategic allocations to be made through emerging Neighbourhood Plans or reviews of made Neighbourhood Plans. Lyminster and Crossbush Parish are required to allocate sites(s) for a minimum 10 units.

## **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. It has a Plan which was adopted in Spring 2019. The northern section of the Parish lies within the SDNP (as shown on the map on page 7).

## **2.6 West Sussex Waste Local Plan 2014**

The West Sussex Waste Local Plan 2014 (WLP) and the West Sussex Joint Minerals Local Plan 2018 (JMLP) form part of the development plan for Lyminster and Crossbush. Areas of the plan area are safeguarded under Policy W2 (Safeguarding Waste Management Sites and Infrastructure) of the WLP.

# **3.0 About Lyminster and Crossbush**

## **3.1 General Overview**

3.1.1 Understanding the Parish is the starting point for producing a good Plan.

3.1.2 The Parish covers around 590 hectares and is characterised as a lowland mixed agricultural landscape with settlement distributed along the corridor the A284 Lyminster Road and around the Crossbush Junction of the A284 with the A27 and down Crossbush Lane.

Agricultural fields are typically bounded by hedgerows and hedgerow trees with tributaries of the River Arun generally flowing from east to west with the

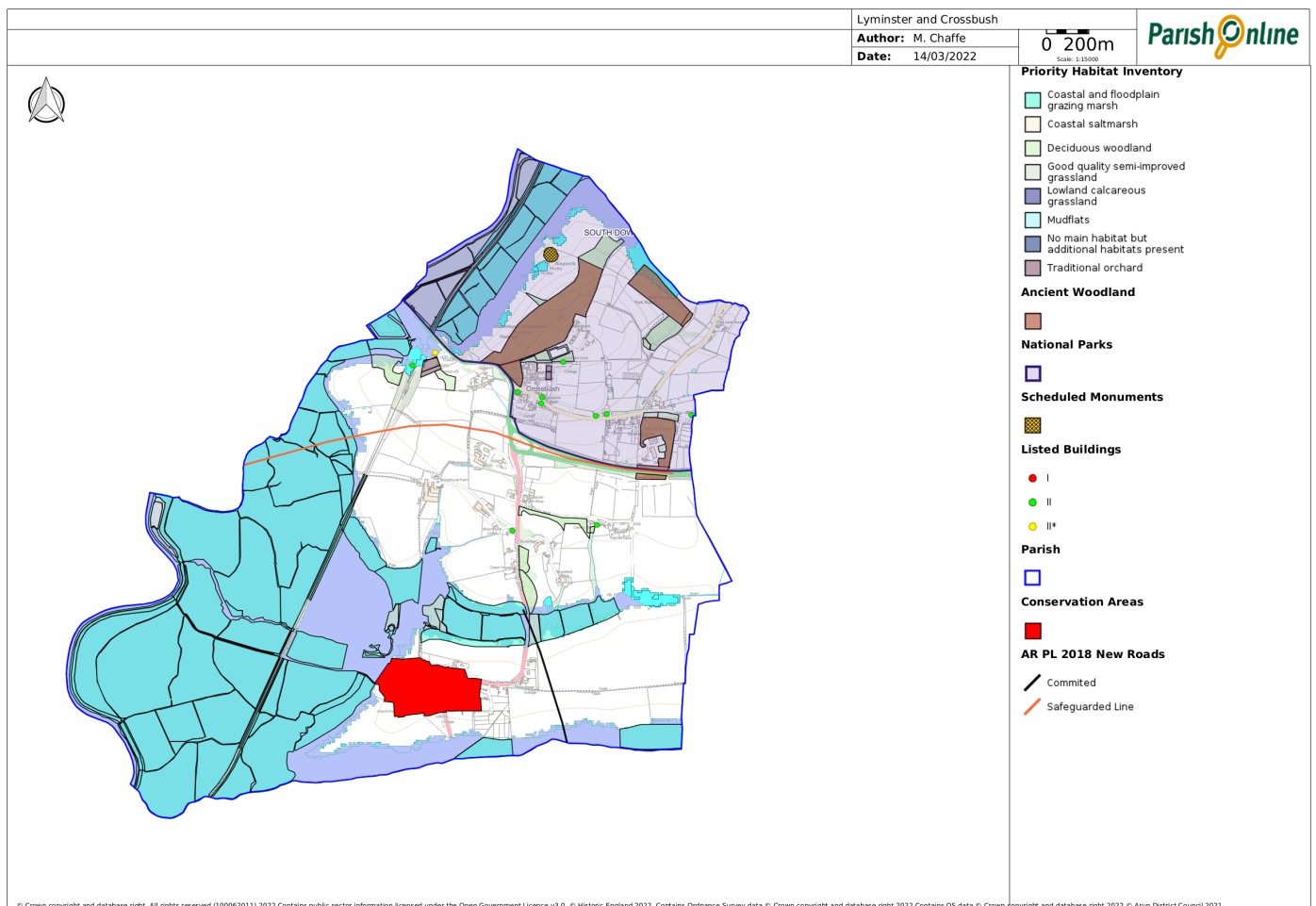
Black Ditch forming the southerly boundary of the Parish.

3.1.3 The Parish is located between Littlehampton to the south and the historic town of Arundel and the South Downs National Park to the north.

3.1.4 A new by pass is planned for the Parish which will travel to the east of the village of Lyminster before rejoining the existing road and then the A27 which will also be realigned to cross the Parish.

3.1.5 A mid 2017 experimental statistics report from the office of National Statistics showed that the parish had an estimated population of 385. Of these 45.45% were male and 54.55 were female. This is in line with the national average. 57.91% were in the working age bracket (16-64).

### 3.2 Site Context Maps



Site Context map showing the proposed route of the realigned A27 and A284 along with the areas of BAP Priority Habitat, areas at risk from flooding, the SDNPA boundary and heritage assets.



Site Context Map taken from the ADC Local Plan 2018 showing the Gap Between Settlements and Biodiversity Opportunity Area

### 3.3 History of the Parish of Lyminster and Crossbush

3.3.1 The parish of Lyminster and Crossbush is located between the town of Littlehampton and the South Downs .

3.3.2 The two communities are joined by the A284 Lyminster Road and bisected by the A27.

3.3.3 Rural in nature they have a rich history going back to Anglo Saxon times centred around the beautiful St Mary Magdalene Church. The two communities have seventeen listed buildings within its boundaries including the Grade I listed church all adding to the special character of the parish.

3.3.4 The village of Lyminster is also in a Conservation Area (covered in detail later).

3.3.5 The early history of the parish is bound up with its position close to the Arun river and the fact that it lies at the western edge of a low ridge above the flood plains, close to existing trade routes.

3.3.6 There is no evidence of any settlement earlier than the Anglo-Saxon period. The track running from Lyminster to Poling known as the "street" may well have been Roman as it was possible to ford the Arun close to Lyminster. The first documentary evidence occurs in Alfred the Great's will (c880CE) when he bequeathed his estates at Lyminster and the church to his kinsman Osferth. Very typically minsters were placed on peninsular surrounded by water or marshland.

3.3.7 In King Alfred's will the place was called "Lullyngmynster"- Lullas Minster. We do not know who Lulla was, presumably a local chief.

3.3.8 By 930 CE the estate belonged to King Athelstan who held his Easter council here. It remained a royal estate until the Norman Conquest when it was given to Roger, Earl of Arundel.

#### **ST MARY MAGDALENE CHURCH**

3.3.9 The nave and chancel of the present church are pre-conquest (1020-1040) with the north aisle having been added in the twelfth century. Although there is no documentary evidence, the minster chancel is very long and believed to be clear evidence of an Anglo-Saxon nunnery. Certainly in 1082 after the death of his wife, Earl Roger re-founded the convent as a daughter-house of Almenesches in northern France where his daughter was abbess. It remained an "alien priory" until their suppression by Henry V in 1414 granted the church and its lands to newly founded Eton College. Eton College are still patrons of the church today, along with the Bishop of Chichester. The priory buildings were south of the present church and on the land now covered by the farm yard.

3.3.10 The village was listed in the Domesday Book as Lolinminstre, where it was listed as having a church, a mill and most importantly, two salt pans. It was valued for tax purposes at £50/-.

3.3.11 Sadly nothing can be seen of medieval village today save for some crop marks in the field on the north side of church lane. This area is known as

Church fleet tithing but all the houses disappeared by the sixteenth century. However the ditch north of the church and the Knucker Hole was the medieval "fleet" a navigable arm of the Arun which would have been used as a port .

3.3.12 There were only 12 houses on the 1875 map including Leominster House and Leominster Court (ancient history thanks to the Rev'd Vanessa Baron, St Mary Magdalene Lyminster. Lyminster House was occupied by the Duke of Norfolk's family in the 1800s.

3.3.13 There is an ancient monument within the parish boundaries north west of Batworth Park house. A Ringwork, an ancient defensive structure comprising a ditch and bank surrounding a raised area.

3.3.14 The parish has an agricultural heritage and was largely untouched by the industrial revolution other than its effect on agricultural machinery and the reduction in farm labour. Most of the people living in the early times of the parish were connected to farming activity.

3.3.15 After the enclosures act circa 1800, most of the parish was under the ownership of the Norfolk estate. In the early 1900s much of the parish was partitioned and sold to raise money for death duties. Details of farming and agricultural activity are covered in another chapter, suffice to say the area had several farms and was very rural in nature.

The economic activity has always been centred on farming and the parish has several active farms.

3.3.16 The area has always been prone to flooding which in turn affects the nature of the farming.

3.3.17 It has been known for people to ice skate from the Arun across the frozen flooded pastures all way to Angmering in our colder past.

3.3.18 The village of Crossbush had the old A27 running through its centre until the A27 dual carriageway bi-passed it (approx 1993) traveling south of the village and joining the Lyminster Road at the Crossbush junction. This changed the character of the village considerably.

3.3.19 The village has a much quieter and tranquil nature now centred around Crossbush Lane. At the beginning of Crossbush Lane is the convent of Poor St Clare and further down the Lane can be seen a selection of cottages interspersed with pastures and stables.

3.3.20 The building of the A27 dual carriageway created the opportunity for a petrol station, lorry rest, food outlets and an hotel to be built and just south of this our newest business venture, the Arundel Brewhouse and cafe.

3.3.21 No account of the history of the parish would be complete without the telling of the legend of the Knucker Hole Dragon. The Knucker Hole, a deep chalk spring, is situated adjacent to the footpath from Lyminster Church to Arundel railway station. It is some say, bottomless. The word Knucker can be traced back to AngloSaxon Nicor meaning water monster. The legend goes that the dragon terrorised the parish killing livestock until a local lad Jim Pulk dispatched him with a poisoned pie (there are other versions). The spring is now privately owned and a haven for wildlife particularly waterfowl.

## **3.4 Environment**

### **Agriculture**

3.4.1 The provisional Agricultural Land Classification map for Lyminster and Crossbush Parish shows soil quality varies between three distinct grades, namely 2,3 and 4 with a small amount of non agricultural land found on the north eastern boundary (see Map B).

3.4.2 It must also be noted that this high level mapping is a provisional guide; showing the majority of the Parish is considered Grade 3, whilst there is a central area of Grade 4, and some Grade 2 land to the south east of the parish. Defra's mapping of the likelihood of Best and Most versatile land in West Sussex is fairly consistent with this albeit their grading is slightly different.

3.4.3 The Agricultural land uses are largely a reflection of both the Topography and the Grades within the parish. The majority of the Grade 2 land (ALC Provisional) is currently in four or six yearly crop rotation. Most of the remainder of the parish is permanent pasture, for either livestock production or equine grazing.

### **Agricultural Management**

3.4.4 The majority of the Agricultural land within the parish is actively farmed and managed on a larger scale, whilst a small area to the north east of the parish is made up of independent parcels of grazing.

3.4.5 The latest Agricultural Management Schemes plan shows Countryside Stewardship Agreements from 2016, many of which have now been superseded by new agreements with slightly different classifications. These stewardship agreements cover approximately half of the parish, and vary from a block of mature woodland in the north, to a small area of organic

ground in the centre, as well as a large area of permanent pasture to the south west of the parish.

### **Agricultural Profile**

3.4.6 The western half of the parish is predominantly grazed by livestock for beef and lamb production, whilst the eastern half of the parish, has mainly equine uses to the north and crop production in the south.

### **Employment**

3.4.7 The main agricultural areas within the parish all form parts of larger agricultural operations, who employ a number of agricultural workers (often multi disciplined) across a far wider area.

### **Landscape Character Areas**

3.4.8 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 historic land use patterns, much of which still exists reflect the rural character (see Evidence Base 1 - Aerial View showing land patterns). A specific Local Plan policy LAN DM2 seeks to protect the setting of Arundel and restricts development which would adversely affect the views of the town, its castle, cathedral and special setting. As Arundel adjoins the Parish these are important considerations.

3.4.9 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 Arun Local Plan seeks to protect the historic setting of Arundel.

### **Geology**

3.4.10 Across most of the parish except for the area around Crossbush which is at a greater topographical elevation, drift geology is present comprising Raised Beach Deposits overlying Raised Marine Deposits where the former are generally absent along the course of the Black Ditch, the Brookfield



Stream and their associated tributaries. Typically comprising up to a few metres thickness where present and formed of shingle, sand, silt and clay; may be bedded or chaotic. Beach deposits may be in the form of dunes, sheets or banks and now above the level of the present shoreline. These superficial deposits formed up to 3 million years ago in the Quaternary Period when the local environment was previously dominated by shallow seas.

3.4.11 In the central and northern area of the Parish The London Clay (Thames Group) is present which mainly comprises bioturbated or poorly laminated, blue-grey or grey-brown, slightly calcareous, silty to very silty clay, clayey silt and sometimes silt, with some layers of sandy clay. It commonly contains thin courses of carbonate concretions ('cementstone nodules') and disseminated pyrite. It also includes a few thin beds of shells and fine sand partings or pockets of sand, which commonly increase towards the base and towards the top of the formation. At the base, and at some other levels, thin beds of black rounded flint gravel occurs in places. Glauconite is present in some of the sands and in some clay beds, and white mica occurs at some levels. London Clay dates from the Eocene period.

3.4.12 Directly underlying this is the Reading Beds of The Lambeth Group consisting of vertically and laterally variable sequences mainly of clay, some silty or sandy, with some sands and gravels, minor limestones and lignites and occasional sandstone and conglomerate and of the early Eocene and late Palaeocene. These solid geology features are generally centred around the Crossbush Interchange. British Geological Survey borehole records show both of these geological units are present at approximate thicknesses of 12m (London Clay) and 25m (Reading Beds). Underlying these formations and outcropping across the southern area of the parish from east to west is Lewes Nodular Chalk Formation, Seaford Chalk Formation, Newhaven Chalk Formation, Culver Chalk Formation And Portsdown Chalk Formation (undifferentiated) - Chalk. Sedimentary Bedrock formed approximately 72 to 94 million years ago in the Cretaceous Period

## **Hydrology**

3.4.13 The Parish is characterised by its lowland floodplain character with the River Arun located immediately to the west and forming the Parish boundary in the south west part of the parish. Much of the agricultural land in the south west of the parish comprises drainage ditches and streams associated with the Black Ditch and Brookfield watercourse systems as they migrate westwards towards the River Arun.

3.4.14 Around half of the landmass of the Parish is within the Environment Agency Flood Zone 3 with the vast majority of the land use here comprising agricultural. The floodplain extends eastwards along the course of the Black Ditch and Brookfield Stream.

3.4.15 The European Commission (EC) nitrates directive requires areas of land that drain into waters polluted by nitrates to be designated as Nitrate Vulnerable Zones (NVZs). Farmers with land in NVZs have to follow mandatory rules to tackle nitrate loss from agriculture. The Environment Agency classifies the entire area of the Parish to be within a Nitrate Vulnerable Zone

### **Flood Risk and Drainage**

3.4.16 The Parish is bordered to the west by the River Arun and much of the west and south of the Parish lies within flood risk zones 2 and 3 (see Evidence Base 2 - EA Flood Mapping). Parts of the Parish are within the climate change 100yr flooding contour where ambient data indicates that the property is in an area with a moderate risk of groundwater flooding. Should a 1 in 100-year groundwater flood event occur, groundwater levels may affect basement areas. Properties without basements are not considered to be at risk from this level of groundwater flooding (source : Groundsure Report).

3.4.17 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 and the surrounding area.

### **Habitats**

3.4.18 A number of priority habitats fall within the Plan area: coastal and floodplain grazing marsh, deciduous woodland, broadleaved woodland, ancient & semi-natural woodland, coastal salt marsh. (See Evidence Base 3 - Priority Habitats)

### **Traditional Orchards**

3.4.19 There are three areas registered by English Nature as Traditional Orchard priority habitats. (See Evidence Base 4 - Traditional Orchards )

## **Hedgerows**

3.4.20 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 provide a valuable landscape feature and a refuge for a range of plant and animal species as well as acting as important wildlife corridors.

## **Ancient Woodland**

3.4.21 There are four areas of ancient woodland within the parish (see Evidence Base 5 - Ancient Woodland).

## **Wet low-lying lands**

3.4.22 The flat low lying nature of the parish 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.

3.4.23 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. The Knuckerhole found in the parish is thought to be a hole which goes directly into the aquifer.

## **Trees**

3.4.24 There are 9 current Tree Preservation Orders (TPOs) within the parish and 4 areas of Ancient Woodland. (See Evidence Base 6 - Trees and Woodland). There are also a number of mature trees throughout the Parish associated with old hedgerows which add positively to the landscape character of the area.

## **Non-Designated Sites**

3.4.25 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.

### **Green Infrastructure Network**

3.4.26 Arun District Council has designated almost the entire Parish as a Biodiversity Opportunity Area and a Green Infrastructure Corridor which must be protected, enhanced and, where possible, better connected, through future development (see Evidence Base 7 - BOI GIC).

3.4.27 Land to the north, south, west and part of the east lies within the Arundel to Littlehampton Gap between settlements where development which causes coalescence should be avoided (See Evidence Base 8 - ADC settlement gap).

## **3.5 Heritage**

### **Listed Buildings**

3.5.1 The character of the parish is enhanced by the number and variety of listed building within its boundaries

There are 17 within the parish. One Grade I and 16 Grade II (see Evidence Base 9 - Listed Buildings).

St Mary Magdalene Church Grade I

Church Farm House Grade II

Lyminster House /Old Lyminster House Grade II

The Old Granary Grade II

The Corner House Grade II  
Lyminster Cottage Grade II  
Flint Cottage Grade II  
Brook Lawn Grade II  
Calcetto Grade II  
The Camelia Grade II  
The Old Plough and Sail Inn Grade II  
The Old Well House Grade II  
Calcetto Cottage Grade II  
Bushacre Cottage Grade II  
The Hermitage Grade II  
Arundel Builders Merchants Grade II  
Priory Farmhouse Grade II

### **Scheduled Monuments**

3.5.2 The parish has one Scheduled Ancient Monument, the Ringwork at Batworth Park House. Ringworks are medieval fortifications built and occupied from the late Anglo-Saxon period to the later 12th century. (See Evidence Base 10 - Ancient Monuments)

### **Conservation Areas**

3.5.3 The village of Lyminster lies within a Conservation Area designated in 1998 (see Evidence Base 11 Conservation Area). The roads included in the plan are Lyminster Road, Church Lane and The Paddock. There are several listed buildings within the boundaries including the Grade I listed church.

Extract from the SPG

This small, attractive rural settlement lies between Littlehampton and Arundel. It is characterised by buildings of various scale, style, date and materials. There is an informality of layout enhanced by mature landscaping and verges. Flint walling is also an important feature of the area, including substantial high walling at the eastern end of Church Lane.

An important feature of the Conservation Area is the open space, with its surrounding flint walling forming The Paddock. It forms an attractive entrance to Church Lane which then, in contrast, tightens with buildings on its south side, then opening at the western end with St Mary Magdalene's Church,

forming a focal point and impressive terminating feature. To the north, there are fine, long-distance views to Arundel Castle and Park.

The agricultural basis of the settlement is echoed in several buildings of the distinctive Norfolk Estate style of the late 19th Century, including numbers 254 and 255, 256 and 257 Church Lane and the small corn store at the entrance to Church Farm.

Opportunities for enhancement were listed as:

- Underground the overhead telephone/power cables
- Improve and maintain the northward views towards Arundel (opposite numbers 254 and 255 Church Lane) through a landscape management plan.
- Improve the visual appearance of the southern boundary of the Conservation Area to the west of Lyminster Road by (1) replacing the line of *Cupressus Leylandii* along the southern boundary of Church Farm with a species appropriate to a rural area; and (2) reinstating the flint wall and replacing the panelled fence with appropriate planting along the southern boundary of Lullyng Cottage.
- Ensure that new farm buildings and replacement farm buildings of non-traditional construction at Church Farm are clad in materials appropriate colour.
- Provide tree screen planting of appropriate species to the west of Church Farm to improve views of Lyminster from the railway line, River Arun and Ford Road.
- Use of internal rather than external television aerials.

### **Non-designated Heritage Assets**

3.5.4 The Parish contains 10 buildings listed within Arun District Council's Local List of Non-Designated Heritage Assets . 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 12 - Buildings or Structures of Character). This Plan proposes the addition of two further buildings.

### **National Park**

3.5.5 Part of the Parish to the north of the A27 and centred around Crossbush, lies within the South Downs National Park (See Evidence Base 13 - National Park boundary map and the map on page 7).

### **3.6 Housing**

3.6.1 The housing mix within the Parish is varied but comprises mostly of detached and semi-detached houses. Home ownership is higher than the national average. The average house price is £518,654.

3.6.2 Housing Statistics (2011 census)

71 Detached houses	44 Semi-detached houses
17 Terraced houses	18 Flats (purpose built)
15 Flats (other)	1 Caravan or mobile home

### **3.7 Getting Around**

#### **Roads**

3.7.1 The A284 which runs north to south through the parish joins Littlehampton to the A27. Traffic on the road is heavy often with long delays when it reaches the intersection with the A27.

3.7.2 West Sussex County Council is responsible for delivering a new by pass planned for the Parish to alleviate traffic issues through Lyminster Village. The bypass will link to the existing A284 from a point approximately 600m south of the A27 at Crossbush and join the privately developed section of the same proposed bypass at Toddington Nurseries. The junction at Crossbush is frequently congested and the Parish Council has raised concerns over the capacity of the junction to cope with existing and proposed traffic.

3.7.3 The proposed bypass will be a 7.3m wide single dual carriageway with verge on one side and a shared footway/cycleway facility on the other. The footway/cycleway will connect to existing and proposed facilities along the southern half of the bypass and A259.

3.7.4 The existing public bridleway will be maintained with a Pegasus Crossing, provided to ensure the safety of equestrians, cyclists and pedestrians.

3.7.5 A new viaduct will be constructed over Black Ditch and its associated flood plain to ensure that there is no increase in flood risk. The existing culvert will be extended at Brookfield Stream ( see <https://www.westsussex.gov.uk/roads-and-travel/roadworks-and-projects/road-projects/lyminster-bypass-north> ).

3.7.6 An acoustic fence will be positioned next to existing housing adjoining the bypass. Between the acoustic fence and the existing fences and walls of neighbouring residential properties there is to be a maintenance strip. It will be available exclusively for West Sussex County Council; the strip will not be accessible by the public nor neighbours.

3.7.7 The A27 'grey route' has been supported by Highways England and will dissect the Parish from west to east starting at the current junction at Crossbush (see map at 3.2).

## **Buses**

3.7.8 There is a bus route through the parish which calls at Littlehampton and Arundel.

## **Community Transport**

3.7.9 Arun Community Transport operate a volunteer car scheme for residents of the area who are unable to use public transport. The service is available for shopping, social visits, hospital and medical appointments and so on. It is available seven days a week. Journeys must be pre-booked.

## **Rail**

3.7.10 Arundel railway station, which is located in the Parish of Lyminster and Crossbush, serves the market town of Arundel in West Sussex. The station is on the eastern side of the town, about 550 yards (500 m) from the High Street, across the River Arun. It is 58 miles (93.9 km) down the line from London Bridge via Redhill.

3.7.11 The station is situated on the A27 and is the transport hub for many settlements in the Arun District area for passengers joining London-bound services to the capital and Gatwick Airport.

In 2018/19 the annual estimated passenger usage based on sales of tickets



which ended or originated in Arundel was 0.327 million (source Office of Rail and Road statistics).

## **Cycling**

3.7.12 There are plans to add a cycle path to the new section of road which will bypass the villages but it is unclear how this will merge into the existing section of the A284 which would present the opportunity to link Lyminster and Crossbush via cycle route.

## **Footpaths**

3.7.13 The Parish has limited footpaths. There is a good path running north south from Littlehampton to the A27 but no paths connecting Lyminster Village with Crossbush (See Evidence Base 14 Public Rights of Way). The footpath proposed as part of the Lyminster bypass will stop before it reaches the A27. Talks are in progress to either extend the path to its logical end point or to create an upgraded path across the fields to the west of Lyminster village.

## **3.8 Employment and Enterprise**

3.8.1 The parish, which is within the Arundel and Walberton Ward, is entrepreneurial with a larger than average concentration of residents<sup>1</sup>, 20%, that are self employed. The national average is 9.7%. 69% of the population were in some form of employment i.e. full-time, part-time or self employed. The skills levels are slightly higher than the national average with 28% having higher level qualifications. 15% were unskilled with no qualifications.

<sup>1</sup>Employment figures have been sourced from Street Check. This is a website which pulls together in-depth information from across the United Kingdom and their information is gathered from a variety of official government databases, including 2011 census information and Land Registry data.

## **Shops**

3.8.12 Within Lyminster and Crossbush there is a small provision and distribution of local shops and businesses.

BP Petrol Station and Shop - petrol and a small convenience shop  
Arundel Brewery Shop - off-sales of beer and other produce  
Cleall Antiques - selling antique mirrors

Stubbs Copse - provider of firewood and garden equipment  
Travis Perkins - a branch of the building materials supplier (now closed)

### **Bars and Restaurants**

3.8.3 There are a few bars and restaurants in the Parish serving food, alcoholic and non-alcoholic drinks. All have good parking and are supported by residents and tourists.

Arundel Brewery  
MacDonalds - Drive Through and Restaurant  
Beefeater Restaurant  
Subway (at the BP Petrol Station)

### **Camping/caravanning**

3.8.4 There is currently one operational caravanning site in the Parish, Brookside Caravan Park, where caravans are available for holiday hire or long term let. Maynards Caravan located next to the Premier Inn at Crossbush recently closed in 2019.

### **Hotels/Guest Houses**

3.8.5 There are several hotels and Bed and Breakfast businesses within the Parish.

Blakedene B&B  
The Arundel Park Hotel  
Premier Inn  
Comfort Inn

### **Farms and Angmering Park Estate Offices**

3.8.6 The administrative offices of the Angmering Park Estate are located within the Parish. The Angmering Park Estate is a 6,750 acre private, traditional agricultural and sporting Estate whose origins go back to the Norman Conquest. The properties and land are largely maintained by an in-house maintenance and forestry team.

There are a number of working farms within the Parish.

### **3.9 Leisure and Community**

3.9.1 The Parish has limited community services to support the health and well-being of the local community. These include footpaths, public transport, access to green infrastructure and recreation and leisure facilities (outside of the Parish).

#### **Schools**

3.9.2 Lyminster Primary School is some distance south of the parish in Littlehampton / Wick and caters for children from Reception to Year 6 and is rated by Ofsted as a 'Good' school.

Secondary education for ages 11 to 18 is provided by The Littlehampton Academy.

#### **Churches**

3.9.3 St Mary Magdalene is a beautiful Anglo-Saxon building. Christians have met on the site to worship God for over 1,000 years. The church has a peal of six bells which are rung every Sunday morning and has a team of ringers which practice weekly.

#### **Medical Facilities**

3.9.4 The nearest hospital for A and E is St Richard's located at Chichester. There is a non emergency hospital at Bognor Regis.

#### **Convent of the Poor Clares**

3.9.5 Located at the north of the Parish the convent of the Poor Clares is an enclosed contemplative community of religious woman who live according to the form of life drawn up by St Clare of Assisi in 1253. The convent is set in large grounds which are used for cultivation by the Sisters.

## 4.0 Vision and Core Objectives

### Vision Statement

4.1 The vision for Lyminster and Crossbush 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 2036 the 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.*

### Core Objectives

4.2 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 between the settlements of

Lyminster and Crossbush and 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**

### **Introduction**

5.1 The preceding chapters set out the overall vision for the Parish. 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.

### **The Presumption in Favour of Sustainable Development**

5.2 The LCNDP supports the principles of sustainable development as set out in the NPPF (revised 2021) 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 relevant 13 chapters set out in the NPPF as well as against the objectives set out in the Plan.

#### NPPF - Achieving sustainable development - Chapters

5. Delivering a sufficient supply of homes
6. Building a strong, competitive economy
7. Ensuring the vitality of town centres
8. Promoting healthy and safe communities
9. Promoting sustainable transport
10. Supporting high quality communications infrastructure
11. Making effective use of land

12. Achieving well-designed places
13. Protecting Green Belt land
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment
17. 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 Housing**

##### **Land east of Lyminster Road**

**The Neighbourhood Plan allocates the land shown on the Proposals Map for 7 dwellings.**

**Development proposals will be supported provided that the requirements set out below are met.**

- a. All mature trees and hedges on the northern and western boundaries must be retained and enhanced;**

- b. any potential impacts upon priority species and habitats must be fully assessed and mitigated to deliver at least a 10% net gain in biodiversity through the use of the Defra approved biodiversity metric, which should be delivered on-site. Where it is not possible to deliver biodiversity net gains on site, developers will be required to contribute to new or restoration projects off site to deliver overall net gains within Lyminster and Crossbush. These projects will be subject to an undertaking through S106 agreement or legal contract, that biodiversity management will be maintained for a minimum period of thirty years.**
- c. vehicular access will be from Lyminster Road;**
- d. dwellings must be no more than two storeys and complement the topography of the site;**
- e. the design and layout of the development should demonstrate a sensitive approach to the settings of the non-designated heritage assets at Old Vicarage and Vicarage Cottage, Lyminster Road, including landscaping to boundaries, layout of gardens, buildings and public space and massing, form and materials of buildings. The housing scheme must not prejudice the delivery of the northern section of the Lyminster Bypass; and**
- f. new development shall not be occupied until the noise attenuation barrier proposed as part of the Lyminster bypass has been erected.**

**H1.1** ADC Policy H SP1 has given the Parish an allocation of a minimum of 10 houses which the Parish accepts will need to be delivered through the NP process. However, the parish is so constrained that it has not been possible to identify sites to provide more than 7 dwellings (see Housing Sites Assessment Report).

**H1.2** A 2020 submission was made to the ADC HELAA after initial work had been undertaken on the site assessment. It concluded that the site was not currently developable due to its location outside of the settlement boundary. However the ADC Local Plan makes it clear that the settlement boundary can be amended through a Neighbourhood Plan. The site is being actively promoted by the land owner who is in constant contact with National



Highways in respect of the proposed bypass and who believes that he has satisfied the access requirements that they have requested.

**H1.3** The density of housing on the site has been restricted to 7 units as to build 10 would give rise to a cramped development not in sympathy with its surroundings.

**H1.4** WSCC will erect an acoustic fence next to existing housing adjoining the bypass. Between the acoustic fence and the existing fences and walls of neighbouring residential properties there is to be a maintenance strip. It will be available exclusively for West Sussex County Council; the strip will not be accessible by the public nor neighbours. The site developer has allowed for the access strip in his plans. The proposed new housing will sit between the acoustic fence and the existing housing.

**H1.5** The 'Call for Sites' process brought forward two sites in the SDNP which could easily provide residential dwellings without having a detrimental effect on the communities, the wider villages of Crossbush and Lyminster or even the landscape of the SDNP.

The northern boundary of North Barrack field abuts a residential garden and a campsite, both existing uses that would be compatible with housing. Westlands field could easily provide substantial community benefit through the delivery of a village green, whilst not reducing the open nature or character of the field itself.

The current SDNP Local Plan has made housing provision and is in the process of meeting those targets, should this change, Lyminster and Crossbush P.C. acknowledge the support within the community to put forward these sites to meet local housing need through the NP process at a later date.

**Justification:** Objective 1a; 1b; 1c

## **Policy H2 Housing density**

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

**H2.1** 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 5

### **Policy H3 Windfall Sites**

**Residential developments on infill and redevelopment sites within the recognised village envelope as shown on Map D should meet all of the following factors:**

- 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 Area and Listed Buildings and Non-designated Heritage Assets.**
- iii. The proposal creates safe and accessible environments that offer good access to facilities via a range of transport modes;**
- iv. Land is demonstrated to be used effectively and comprehensively. Arbitrary subdivision of land or piecemeal development will be considered unacceptable;**
- v. Preference will be given to use of previously developed land within the settlement boundary.**
- vi. Wildlife, habitat, green corridors, open space and the natural environment should be conserved or enhanced and any development informed by archaeological and environmental surveys, where appropriate, before being developed in order to protect and enhance biodiversity.**

vii. Some areas in the parish are vulnerable to the risk of flooding; therefore development proposals must clearly demonstrate that any existing and potential surface water forms of flood risk issues have been thoroughly researched and will be appropriately mitigated through design.

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.

**H3.1** 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:** Objective 1b; NPPF 5

## 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 Village envelope**

Proposals for development within the recognised village envelope (as amended) shown on the Proposals Map D will generally be permitted, subject to meeting the requirements of other policies set out in the Plan. Proposals for development outside of the recognised village envelopes, that do not accord with development plan policies in respect of the countryside, will be resisted unless it is for essential utility infrastructure, where the benefits outweigh any harm, and it can be demonstrated that no reasonable alternative sites are available.

**EH1.1** The Parish does not have any designated settlement boundaries. The village envelope sets the distinction between the built form of the Parish 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 and to and from the South Downs National Park.

**Justification:** Objective 2a, 2b; NPPF 15

## **Policy EH2 Development on Agricultural Land**

Proposals, save for those allocated in this Neighbourhood Plan and/or the Arun Local Plan, for development, should safeguard the best and most versatile agricultural and horticultural land shown on Map B and which includes land classified as Grades 1, 2 and 3a and that graded as 'excellent' and 'very good' on the Defra Agricultural Land Classification Map for London and the South East and any proposal which would involve its significant loss should demonstrate:

- a. It supports the diversification of an agricultural enterprise or other land-based rural business;
- b. The need for the development clearly and demonstrably outweighs the harm;
- c. It supports the diversification of an existing agricultural enterprise or other land-based rural business; and

**d. Development of poorer quality agricultural land has been fully considered**

**EH2.1** In order to safeguard future food production, and in turn, future employment in the locality, and to maintain the rural aspect of the parish.

**EH2.2** 'Best and most versatile' agricultural land includes the land classified as Grades 1, 2 and 3a 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 15 para 170b; ADC Policy SO DM1

**Policy EH3 Flooding, drainage and new development**

**EH3a Flooding**

**No development should take place within areas at risk from flooding identified on the latest Environment Agency flood risk maps or locally known areas of flooding, unless it can be shown that there are no sites where it would be possible to locate that development, in an area at lower flood risk. If having adopted a sequential approach, it shows the development must be sited in a flood risk area, then it must be designed to be flood resilient and resistant and have a safe means of escape. The exception test may have to be applied in accordance with the NPPF. The need for a sequential test does not apply to changes of use or residential extensions.**

**Planning applications within flood zones should be accompanied by a site-specific flood risk assessment in accordance with paragraph 167 of the NPPF.**

**EH3b Reducing Flood Risk**

**All development proposals on undeveloped land (I.E.Greenfield) must demonstrate that peak surface water run-off rates and run-off volumes from the application site will be returned to pre-development greenfield criteria, as far as reasonably practical.**

**All development proposals on previously developed land (i.e. Brownfield) must demonstrate that surface water run-off from the application site as a result of the development will be as close as reasonably practical to the greenfield run-off rates from the development for the same rainfall event but should never exceed the rate of discharge from the site prior to its redevelopment.**

**New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community.**

**Planning permission will only be supported for new development subject to a drainage condition(s) in accordance with ADC standard conditions.**

### **EH3c Sewage**

**All development proposals must demonstrate that sewage infrastructure cannot release into, or be infiltrated by, surface water.**

**EH3.1** The community has strong views on the need to reduce and minimise flood risk and seek to ensure that potential development does not increase of the risk of flooding within the parish or to its neighbours. Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE Digest 365, or similar, will be required 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.

**EH3.2** 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 (WSCC) prior to the commencement of development and conform to the recommendations of the latest available SUDS Manual produced by CIRIA.

**EH3.3** 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.

**Justification:** Objective 2d; NPPF 14; ADC Policy W DM2

#### **Policy EH4 Protection of trees and hedgerows**

**Development proposals that result in the loss of or adverse impacts on trees or hedgerows of arboricultural, amenity or historic 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, where appropriate, 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.**

**EH4.1** 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.

**Justification:** Objective 2c; NPPF 15; ADC Policy ENV DM4; SDNP Policy SD10

## **Policy EH5 Renewable and Low Carbon Energy**

**Where planning permission is required proposals for energy-generating infrastructure using renewable or low carbon energy sources to serve individual properties or groups of properties, will be supported provided that:**

- a. The energy generating infrastructure is located as close as practicable to, and is in proportion to the scale of, the existing buildings or proposed development it is intended to serve and is appropriate to the location;**
- b. The siting of the energy-generating infrastructure and its scale and design avoid any harmful impacts on the significance of heritage assets, the landscape, views and wildlife, do not compromise public safety, and allow continued safe use of public rights of way;**
- c. Any technologies and infrastructure used to generate energy should not detract from the rural, visual and historic character of the environment and the special interest, character and appearance of the conservation areas of the Parish.**
- d. Adjoining land users are not adversely impacted in terms of noise, vibration, stroboscopic effect, or electromagnetic interference;**
- e. Where appropriate, the energy generating infrastructure and its installation complies with the Micro-generation Certification Scheme or equivalent standard;**
- f. Proposals for energy generating infrastructure on land in current agricultural production or on 'best and most versatile' agricultural land will generally not be supported. Such equipment placed upon or within industrial or farm buildings will be supported provided that there is no adverse impact in terms of noise and visual impact.**

**EH5.1** The Arun DC Energy Efficiency and Fuel Poverty Strategy 2020-2025 actively encourages the use of renewable energy schemes and the Parish Council supports this approach.

**EH5.2** 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.

**EH5.3** 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 14; ADC Policy ECC SP2

### **Policy EH6 Conserving and enhancing Non-designated Heritage Assets**

**Development affecting Non-designated Heritage Assets should be designed so as to preserve and enhance them, so as to reinforce the quality, character and distinctiveness of the Parish.**

**All proposals that have the potential to directly or indirectly affect a non-designated asset and/or its setting must provide a heritage statement demonstrating the scale of any harm or loss and the significance of the heritage asset.**

**Our Non-designated Heritage Assets are:**

**Blossom Cottage, 251 Church Lane**

**252 Church Lane**

**253 Church Lane**

**Pauls House, 254 Church Lane**

**Tremeadow Cottage, 255 Church Lane**

**256 Church Lane**

**Lilac Cottage, 257 Church Lane**

**The Old Granary (adjoining Church Farm) Church Lane**

**Blakedene, Lyminster Road**

**Lyminster Court, Lyminster Road**

**The Old Vicarage, Lyminster Road**

**Vicarage Cottage, Lyminster Road**

**Old Grain Store, Church Lane  
Lullyng Cottage, Lyminster Road**

**EH6.1** The historic character of the villages is rich and varied which reflects the incremental development of the area over time. It is important to both residents and visitors. There are many designations put in place at the national and international level such as Listed Buildings, Scheduled Monuments and others that already provide protection for the country's most valued assets. It is not appropriate to duplicate national policy in this plan.

**EH6.2** However there is a desire to give additional protection to local buildings and features which significantly contribute towards our local heritage. Local assets have been assessed in our evidence base and those assets considered worthy of local protection are included in the policy.

**Justification:** Objective 1b; NPPF 16; ADC Policy HER DM2

**Policy EH7 Conservation Area**

**Development proposals in or affecting the Conservation Area (see Evidence Base 11) should preserve or enhance its historic, townscape and landscape character, including the attributes of significant views and vistas and setting and appearance. Proposals should:**

- a. **protect the distinctive open and rural character of the Conservation Area and its setting**
- b. **contribute to sustaining or enhancing the visual connections between the settlement and the rural hinterland, including longer views to the South Downs;**
- c. **protect the key view lines into and out of the Conservation Area; and**
- d. **Provide opportunities to implement the enhancements detailed in the ADC SPG (see page 21 above)**

**EH7.1** Extract from the SPG - This small, attractive rural settlement lies between Littlehampton and Arundel. It is characterised by buildings of

various scale, style, date and materials. There is an informality of layout enhanced by mature landscaping and verges. Flint walling is also an important feature of the area, including substantial high walling at the eastern end of Church Lane. An important feature of the Conservation Area is the open space, with its surrounding flint walling forming The Paddock. It forms an attractive entrance to Church Lane which then, in contrast, tightens with buildings on its south side, then opening at the western end with St Mary Magdalene's Church, forming a focal point and impressive terminating feature. To the north, there are fine, long-distance views to Arundel Castle and Park.

**EH7.2** The SPG for the Conservation Area sets out a number of recommendations for action to enhance the area (see page 23). These should be adopted where possible.

**Justification:** Obj 1b; NPPF 11, 12

## **EH8 Dark night skies**

**Development proposals should respect the unlit environment of the neighbourhood area, including the special qualities of dark skies in the South Downs National Park, and take all appropriate opportunities to reduce light pollution.**

**New 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. Unless specifically requested by a statutory consultee, all new roads and paths built as part of a new development will be encouraged to use motion sensitive street lighting.**

**EH8.1** The Parish is largely unlit and has a number of areas where light pollution is minimal and the full night sky can be seen.

**EH8.2** The current street lighting in the Parish was provided when no thought was given to light pollution or energy efficiency. The NPPF paragraphs 95 and 97 support a low carbon future by reducing unnecessary energy use. As such, all developments within the Parish should not feature

street lighting unless it is required to mitigate a potential road safety hazard, and in this situation support will only be given to minimal lighting and lighting design suitable for a semi-rural village.

**EH8.3** The creation of artificial light is a factor that threatens the survival of protected and threatened local wildlife and tranquillity. Outside lighting needs to be regulated (where planning permission is required) to be neighbourly in its use. This can be achieved by ensuring lighting is deflected downwards rather than outwards or upwards, that it is switched off at midnight at the latest and that movement-sensitive triggers are regulated to reduce illumination periods to a minimum. This is particularly important at non-residential locations such as equine establishments.

**Justification:** Obj 1b; NPPF 11, 12

### **EH9 South Downs National Park**

**Development in the part of the neighbourhood plan area lying within the South Downs National Park (see Evidence Base 13) will only be supported where it contributes to the special qualities and setting of the South Downs National Park, safeguards the natural beauty of the area and does not detract from the National Park's visual qualities and essential characteristics.**

**EH9.1** The northern section of the Parish is located with the SDNP. The special qualities of the SDNP include diverse, inspirational landscapes and breathtaking views as well as a rich variety of wildlife and habitats including rare and internationally important species. Residents greatly enjoy the many local walks, footpaths and bridleways which provide a high level of amenity value and provide varied and beautiful views into and out of the SDNP.

**Justification:** Objective 1b; NPPF 11

## **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, bridleways and footpaths;**
- 3b. Promote greater connectivity between the settlements of Lyminster and Crossbush and to the National Park and the coast**

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

**Development proposals with a significant transport impact should demonstrate how these impacts are mitigated, including as appropriate through:**

- **extension or improvement of walking, horse riding and cycling routes;**
- **supporting improvements to public and community transport; and**
- **avoiding loss of any existing footpaths or cycle routes.**

**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.

**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.

**GA1.3** The Parish Council will work with WSCC through the delivery of its Transport Plan to designate local roads as Quiet Lanes to provide safe access to local facilities.

**Justification: Objective 3a; NPPF 8, 9; ADC Policy T DM1**

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

**Development proposals that improve and extend the existing footpath, bridlepath 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 will be supported. The loss of existing footpaths, bridlepaths and cycle paths will be resisted. Alterations and enhancements to footpaths, cycle paths and bridleways must ensure that they are adequately screened and fenced from existing properties.**

**GA2.1** There are opportunities to upgrade local footpaths and bridleways and to introduce cycle paths giving users right to access on foot, bicycle or horseback. A current consultation is being undertaken into a new route which will allow access to the railway station and other facilities to the north of the Parish.

**Justification: Objective 3a, 3b; NPPF 8,9; ADC Policy T DM1**

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

**Development proposals will be supported only if they include the maximum level of off-street parking consistent with the most current standards. Developments that reduce the amount of off-street parking currently available will only be supported if they make enforceable provision for equivalent off-street parking nearby. Parking spaces provided in connection with such proposals will be required to be made available in perpetuity.**

**GA3.1** Parking is a constant issue with traffic flows interrupted, blocked driveways and parking on pavements. New development must seek to ensure that routes are kept safe and clear to allow the unhindered movement of all vehicles..

**GA3.2** Developers will need to carry out a site specific assessment of parking for the proposed development. Parking provision for different types of development may vary greatly from site to site. The assessment will need to consider the land use of the proposed development, trip rates associated with the development and the user groups of staff/visitors to the site. The following characteristics are also to be taken into account: survey or business data to ascertain the peak parking periods and demand; the location of the site as well as accessibility for travel via alternatives to the private car; local information such as Census travel to work data about mode share and detail in supporting travel plans.

**G A 3.3** Parking standards provision should accord with the Arun Parking Standards SPD and the WSCC Guidance.

**Justification: Objective 1c; NPPF 8, 12; ADC Policy T SP1**

## 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 for business**

**Development proposals for new buildings for employment use or 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. Development proposals for employment uses which have a significant adverse impact on residential or public amenity should provide appropriate mitigation**

**EE1.1** Encouraging employment opportunities in the Parish is important given the limited amount of employment opportunities. Proposals to upgrade or extend existing employment sites should be encouraged to try to ensure that they remain in the Parish.

**EE1.2** New residential development should be located to ensure there is no significant adverse impact from existing commercial uses by way of noise, smell or traffic. This is considered important as too often new residential properties complain about established businesses causing them to relocate or limiting their business activities.

**Justification: Objective 4a ; NPPF 6; ADC Policy EMP SP1**

## **Policy EE2 Retention of employment land**

**Development proposals for the redevelopment or change of use of land or buildings in employment use to non-employment use should demonstrate that the existing use is 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 local trade. 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 6; ADC Policy EMP SP1**

## **Policy EE3 Support for new commercial uses**

**Change of use to Class E uses (including light industry) and new development for such uses will be supported, where the impact on surrounding residential and community amenity is acceptable and other policy considerations are complied with. Change to Class B2 uses (general industry) or Class B8 (distribution and storage) will be generally be resisted.**

**New commercial uses which seek to provide tourist accommodation 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; and adequate parking is provided on the site.**

**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.

**EE3.2** The wider area is popular with tourists. There is a shortage of tourist accommodation as many facilities are being closed and sustainable schemes that provide this should be encouraged.

**Justification: Objective 4a; NPPF 6; ADC Policy TOU SP1**

#### **Policy EE4 Communications infrastructure**

**All new residential, employment and commercial development should be designed to connect to high quality communications infrastructure. Support will be given to appropriate proposals to provide improved access to the mobile telecommunication network subject to the siting, design and impact on adjoining premises, wider views and the landscape.**

**EE4.1** The Parish 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 10; ADC Policy TEL SP1**

## **Policy EE5 Sustainable Commercial and Employment Buildings**

**All new commercial and employment development, where it would be appropriate, 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 which are incorporated into the design of new commercial development will be supported.**

**EE5.1** 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.

**EE5.2** 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 14; ADC Policy EMP SP1**

## **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**

**New, converted and extended independent living and care homes will be supported within the recognised Village envelope 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 as well as being compliant with other policies in this plan.**

**LC1.1** 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 5,8**

### **Policy LC2 Provision of allotments**

**Proposals that contribute to the provision of allotments either by making land available for those purposes or by means of financial contributions through legal agreements will be supported.**

**LC2.1** There is currently no allotment provision within the parish. 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.

**Justification : Objective 5a, b; NPPF 8; ADC Policy OSR SP1**

### **Policy LC3 Designation of Local Green Space**

**The areas listed in Schedule A and shown on Map A are designated as Local Green Space. Development, other than that entirely ancillary to the use of the land as an open area, will only be permitted in exceptional circumstances.**

**LC 3.1** The parish is a semi rural 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 and a justification for their allocation provided.

**Justification : Objective 5a, NPPF para 100**

#### **Policy LC4 Community Building**

**Proposals to convert the building shown on Map C to a community facility will be supported provided that the requirements set out in Policy EH6 are met.**

**LC4.1** The Parish has no community meeting place and proposals to convert the building would provide a community facility in the heart of the village for use by all the community. The Parish Council will pursue options to secure the building, which is a Locally Listed Building, for such use .

**Justification : Objective 5a**

## **6.0 Supporting Evidence/Background Documents**

6.1 The following were used in the creation of the Plan:

### **Supporting Evidence:**

National network enhancement zones  
Natural England Designations  
Housing Site Appraisal Report 2020  
Dept. of Transport Accident Reports 2005-2013  
SEA Scoping Report  
SEA Environmental Report  
Habitats Regulations Assessment

### **Background Documents**

South Downs National Park Access Network and Accessible Natural  
Greenspace Study 2014  
South Downs National Park Local Plan  
Flood and Water Management Act (2010)  
Arun Local Plan  
Arun District Strategic Housing Land Availability Assessment, SHLAA (2018)  
Arun Landscape Study 2006  
Arun DC Energy Efficiency and Fuel Poverty Strategy 2014-29)  
WSCC Report on June 2012 Flood Event (November 2012)  
Flood and Water Management Act (2010)  
National Planning Policy Framework (NPPF)  
ADC - SPD - Buildings or Structures of Character Adopted September 2005  
European Landscape Convention  
Natural England Nature Networks

## Schedule A - Local Green Space

The NPPF para. 100 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).

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

### **1. Land west of The Paddock**

A small green area with many mature trees mostly the subject of a Tree Preservation Order, located inside the Conservation Area. It is a tranquil spot special to the residents. It forms part of the historic fabric of the village and is shown on the 1888 maps of the area. The Conservation Area Designation states - An important feature of the Conservation Area is the open space, with its surrounding flint walling forming The Paddock.

Criteria 1, 2, 4, 5, 6, 8

Area of land = 933m<sup>2</sup>

### **2. Land east of the The Paddock**

An open area bounded by mature trees inside the Conservation Area. A tranquil spot rich in birdlife used by residents for recreation and village events. It forms part of the historic fabric of the village and is shown on the 1888 maps of the area. The Conservation Area Designation states - An important feature of the Conservation Area is the open space, with its surrounding flint walling forming The Paddock.

Criteria 1, 2, 4, 5, 6, 7, 8

Area of Land = 3174.14m<sup>2</sup>

### **3. Land east of Church Farm**

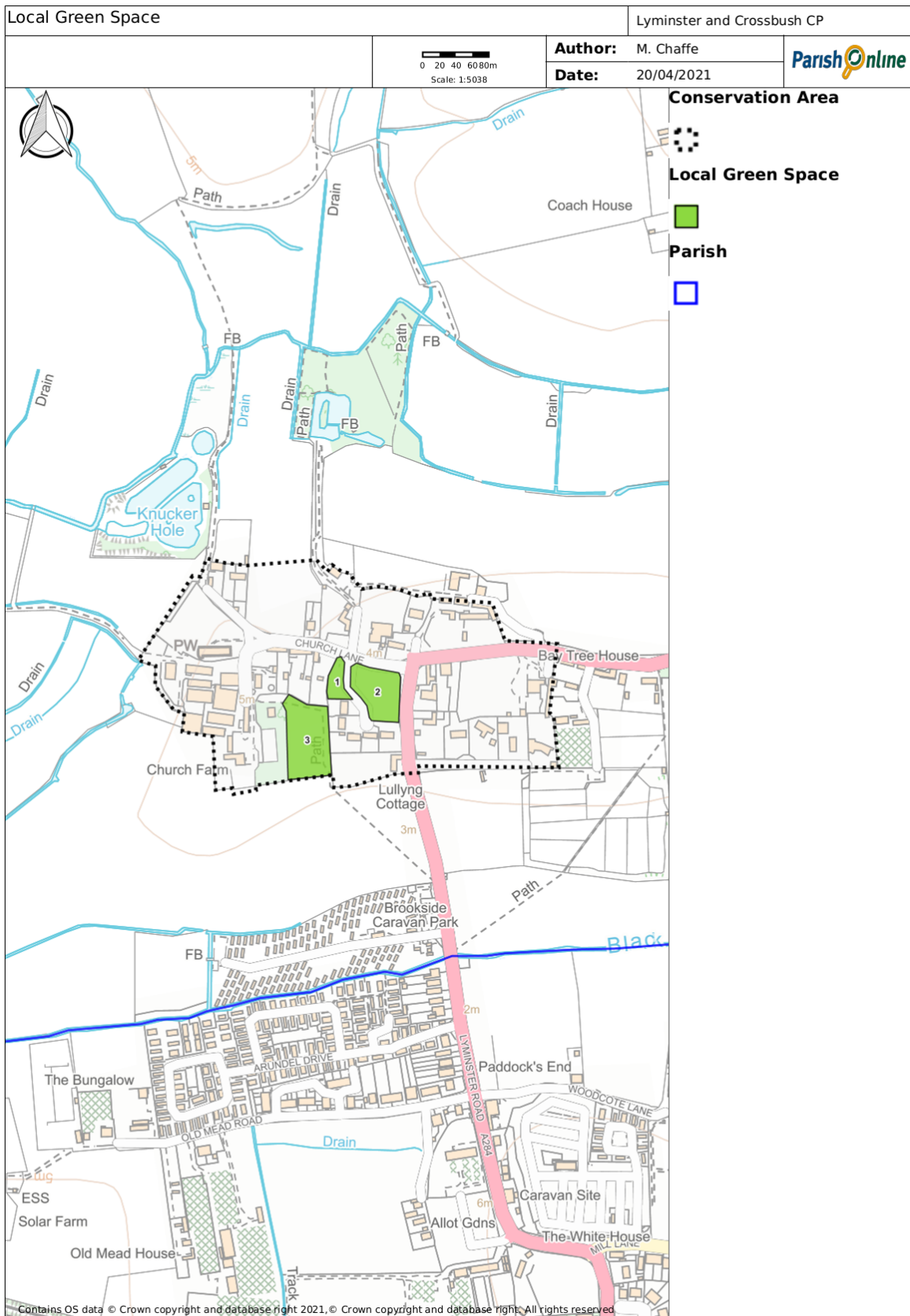
An open area bounded on all sides by mature trees and a public right of way to the west and is inside the Conservation Area. The land is accessed by residents for recreation and is rich in wildlife.

Criteria 1,2,4,5,6,7,8

Area of land = 4727.4m<sup>2</sup>

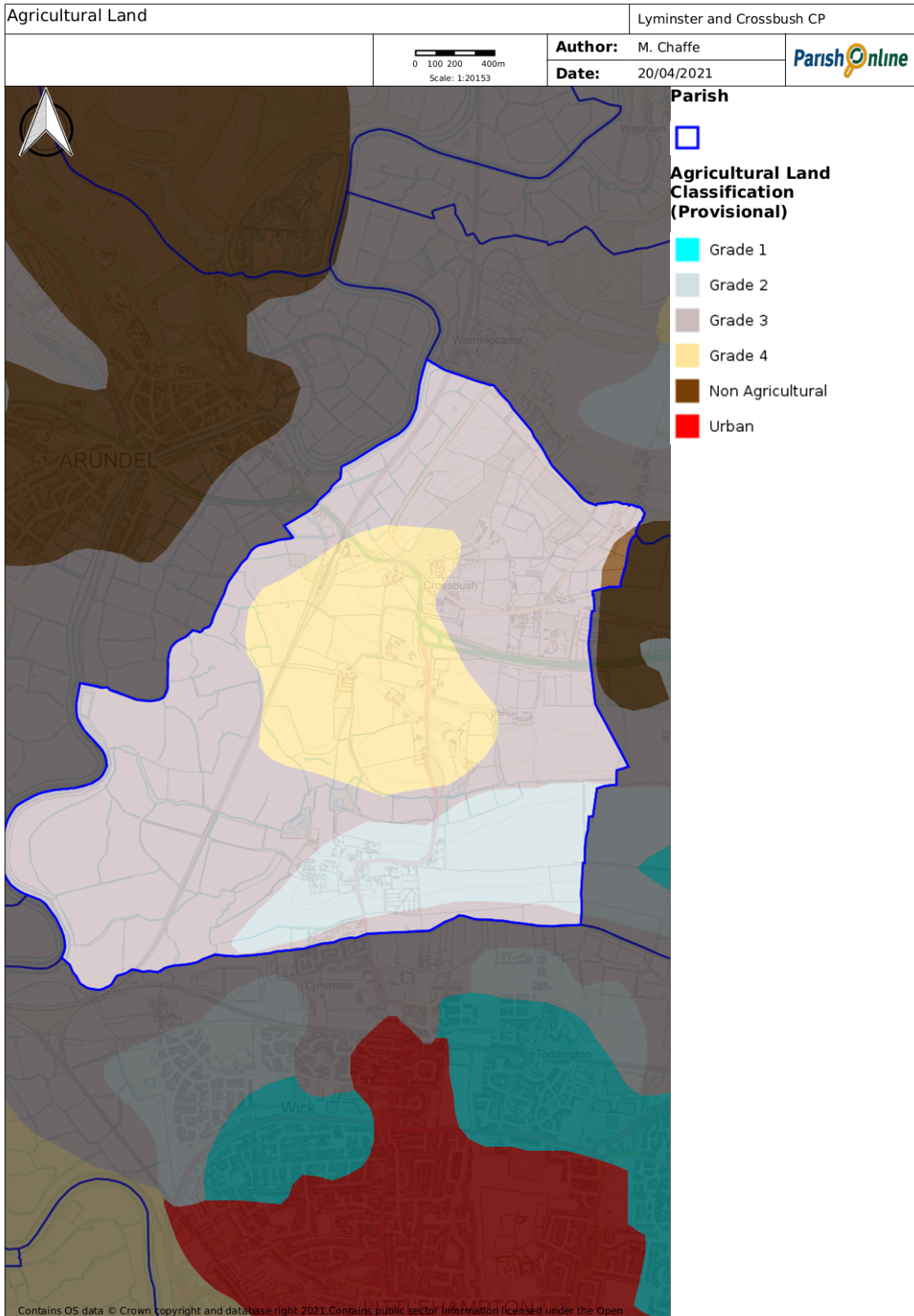
**Total cumulative amount of land proposed as Local Green Space = 0.88ha which represents 0.015% of the total Parish land area of 580 hectares.**

# Map A - Local Green Space

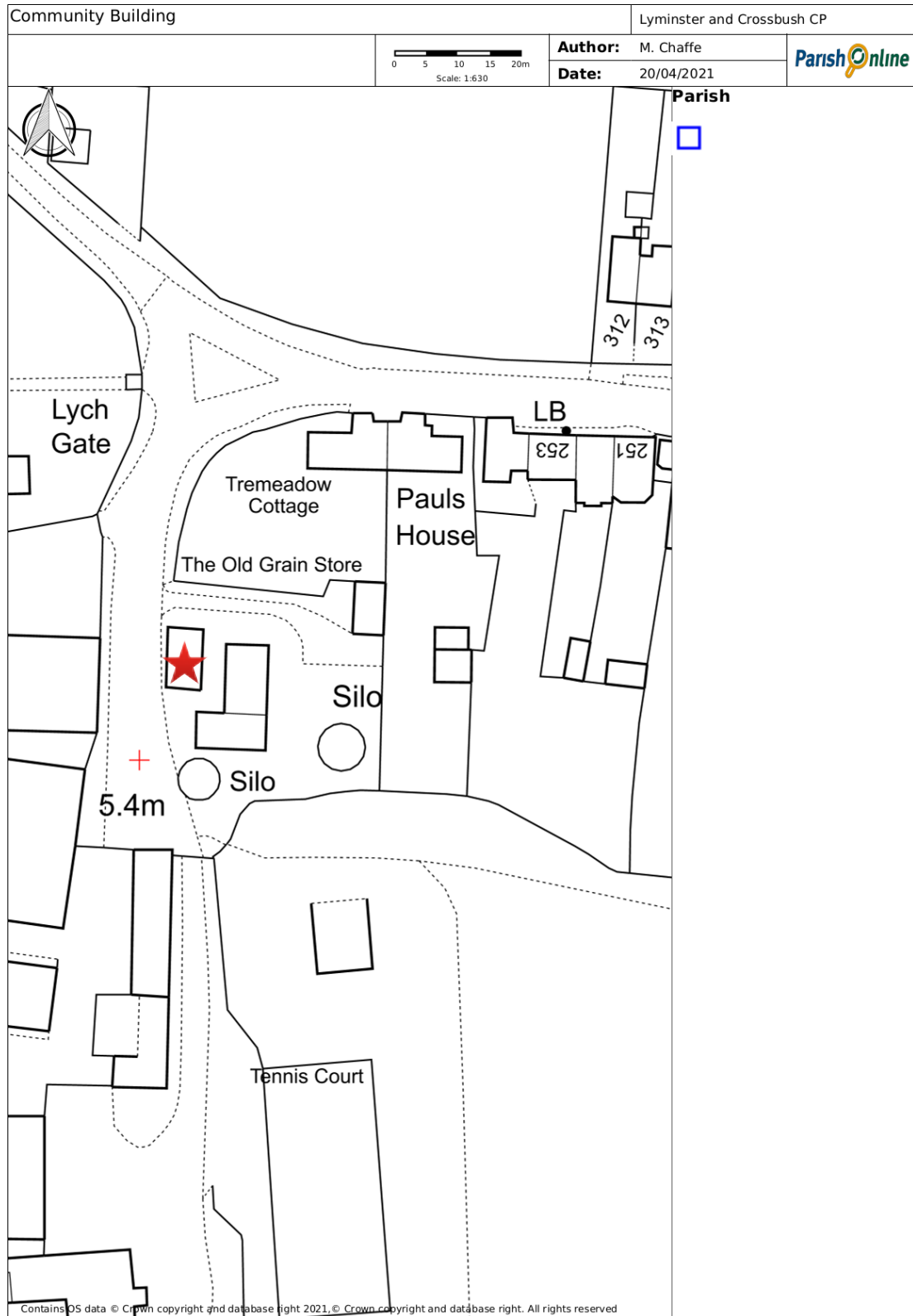




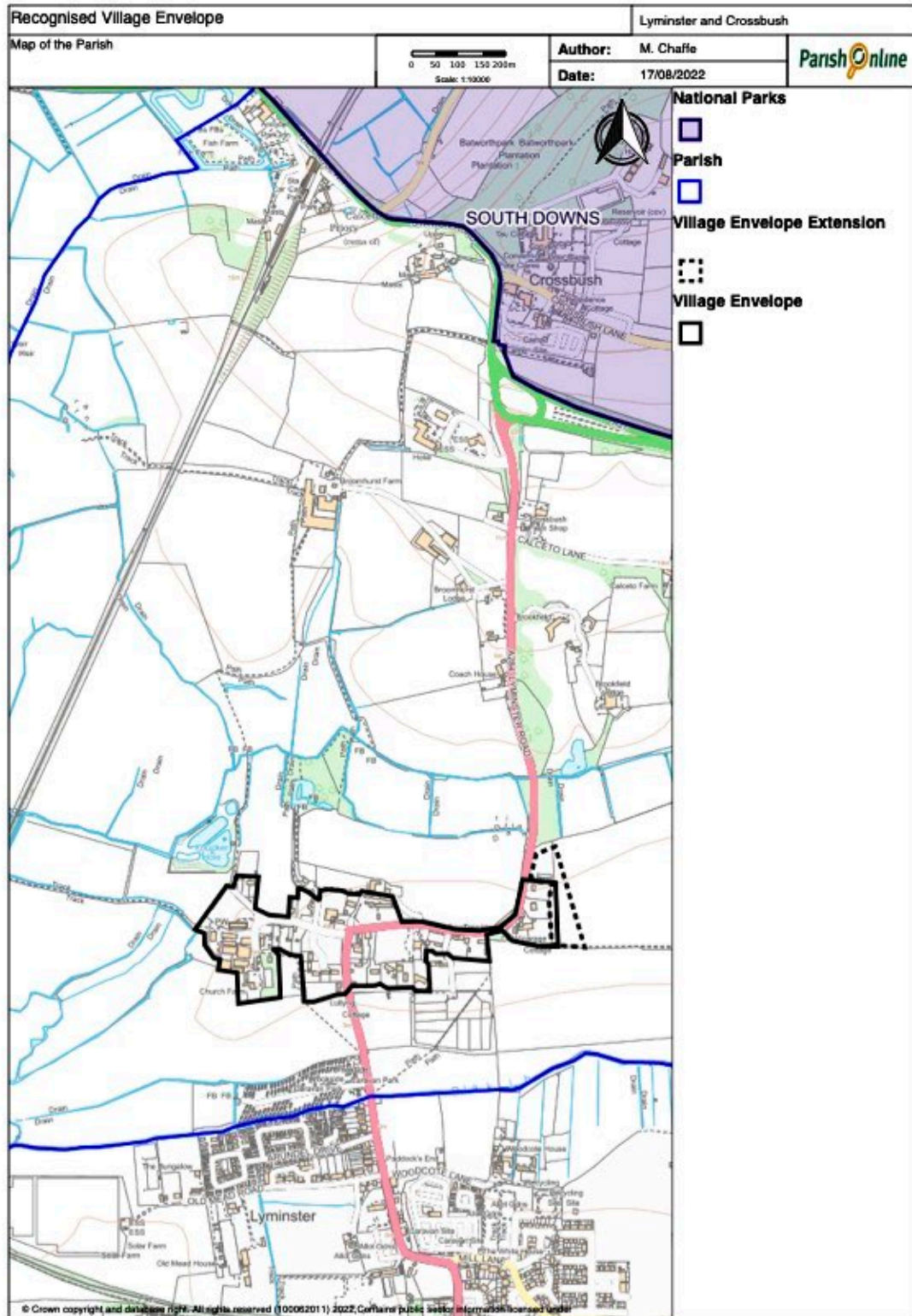
# Map B Agricultural Land Classification - Policy EH2



# Map C Location of possible community building



# Map D Recognised Village Envelope





# Proposals Map

