

# **Aldingbourne Pre-Submission Neighbourhood Development Plan**

**2014 - 2034**

## CONTENTS

	<b>Foreword</b>	3
1.0	<b>Introduction</b>	4
1.1	The Plan Preparation Process	
1.2	Statement of Community Involvement	
1.3	How the Plan is organised	
1.4	Sustainability Appraisal	
2.0	<b>Context</b>	7
2.1	Introduction	
2.2	Planning Policy Context	
3.0	<b>About Aldingbourne</b>	10
3.1	History	
3.2	Community Profile	
3.3	Environment and Heritage	
3.4	Housing	
3.5	Getting Around	
3.6	Employment and Enterprise	
3.7	Leisure and Community	
4.0	<b>Vision and Core Objectives</b>	21
4.1	Vision Statement	
4.2	Core Objectives	
5.0	<b>Neighbourhood Plan Policies</b>	23
5.1	Introduction to Policies	
5.2	The Presumption in Favour of Development	
5.3	Environment and Heritage	
5.4	Housing	
5.5	Getting Around	
5.6	Employment and Enterprise	
5.7	Leisure and Community	
5.8	Supporting Evidence/Background Documents	
5.9	Proposals Map	
	Map A - Biodiversity Corridors	
	Map B - Agricultural Land Classification	
	Schedule 1 - Assets of Community Value	
	Schedule 2 - Local Green Space	
	Schedule 3 - Local Open Space	

## **Foreward**

The Parish of Aldingbourne is centred in Westergate and includes the smaller settlements of Norton, Nyton, Woodgate, Lidsey and Aldingbourne itself as well as individual and small clusters of dwellings scattered across the rural area.

The parish covers 1,252 hectares of mainly high quality arable farmland. The character therefore would be described as rural.

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 was formed to draw up a draft plan.

The Aldingbourne Neighbourhood Development Plan (ANDP) has allowed the residents of Aldingbourne to have a say in all aspects of the future of the areas that make up the Parish, but more importantly has enabled local people to decide what changes should occur, rather than leaving such decisions to the Local Planning Authority, Arun District Council (ADC).

The Plan sets out a vision for the area over a twenty year period and beyond that reflects the thoughts and feelings 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 conflict. However, investment in the Parish, and change in future years, will only be worthwhile if these make a real difference to the lives of local people and the future of their community.

The ANDP is being produced against a backdrop of a strategic housing development proposal of over 2000 new homes and a new road which will join up the parish to neighbouring Barnham and Eastergate.

## 1.0 INTRODUCTION

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.

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

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

Neighbourhood Plans must be in line with European Regulations on strategic environmental assessment and habitat regulations. A Screening Opinion was submitted to ADC and they confirmed that an SEA was not required. The Basic Conditions Statement does however assess each policy for sustainability.

The Plan gives local people a say in determining where new housing should go and how they would like the Parish to change. Without the Plan, ADC would make these decisions on behalf of the people of Aldingbourne.

The Plan provides a vision for the future of the Parish, and sets out clear policies and objectives to realise these visions. These policies accord with higher level planning policy, principally the NPPF, the West Sussex Structure Plan and the Arun District Council (ADC) Local Plan 2003, as required by the Localism Act.

The Plan has been developed through consultation with the people of Aldingbourne and others with an interest in the Parish. Details of the consultations have been recorded on the Parish Council web site [Aldingbourne.arun.gov.uk](http://Aldingbourne.arun.gov.uk)

A Consultation Statement provides an overview of the consultation, demonstrating that it fully accords with the requirements of the Localism Act. This consultation has included meeting the requirements of Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The Plan has been amended where appropriate in response to consultation comments.

### 1.1 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.

## 1.2 Plan Preparation Process

Planning shapes the places where people work, live and learn, so it is right that the community should take an active part in the neighbourhood planning process. Community involvement is an integral and important component of planning.

The over-arching purpose of the Aldingbourne Parish Neighbourhood Development Plan is to produce a clear, attractive, and shared vision for the area, developed with local residents, community and business partners, which will co-ordinate the actions and investments of a range of partners, including the council, over the next 20 year period or more.

The aims of the plan are as follows:

- Set out the layout of new development, extending the choice and quality of housing;
- Create better connections to local amenities and wider access to the South Downs National Park;
- Increase access to, and quality of, open spaces within the locality
- Improve the accessibility and presence of health and other community amenities;
- Develop further the character and image of the area, especially at key arrival points; and
- Identify steps to an environmentally, socially, and economically sustainable future for the area

## 1.3 Statement of Community Involvement

The purpose of the Neighbourhood Plan is to articulate the views and issues that are important to the residents of Aldingbourne Parish and give 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.

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.

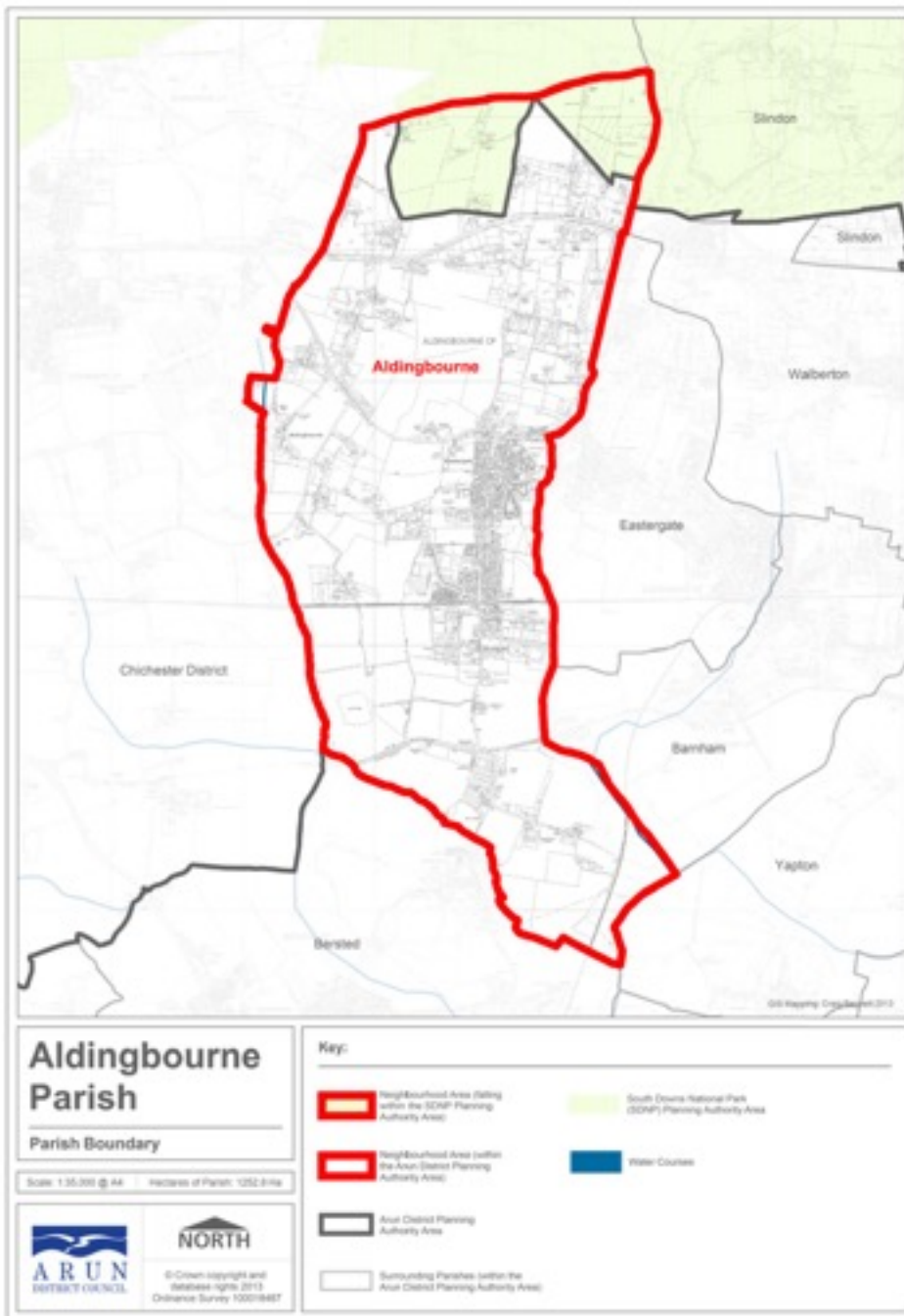
To achieve these goals the Parish Council has undertaken a programme of consultation events which are detailed in the Consultation Statement.

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.

### 1.4 Sustainability Appraisal

Neighbourhood Plans must be in line with European Regulations on strategic environmental assessment and habitat regulations. A Screening Opinion submitted to ADC confirmed that a Sustainability Appraisal (SA) of the Plan was not required. The Basic Conditions Statement does however assess each policy for sustainability.

#### Map showing the Aldingbourne NDP area



## **2.0 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.

The analysis is presented as follows:

- 2.2 Planning Policy Context
- 2.3 Site Context
- 2.4 Landscape Character
- 2.5 Community Profile
- 2.6 Housing
- 2.7 Transport
- 2.8 Business and Employment
- 2.9 Leisure and Community
- 2.10 Environment and Heritage
- 2.11 Flood Risk and Drainage
- 2.12 Summary of Opportunities & Challenges

### **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.

#### **2.2.2 Local Planning Policy**

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

Each of these administrations has either adopted and/or emerging policies and proposals that have a significant influence over the strategy and detailed content of the ANDP.

The National Planning Policy Framework (NPPF) published by the Government in 2012 is also an important guide in preparation of local plans and neighbourhood development plans. At examination, the submitted ANDP must demonstrate that it is consistent with the policies and intent of the NPPF.

The development plan for Arun and that relevant part of the National Park currently comprises the saved policies of the adopted 2003 Arun Local Plan. The ANDP must be in conformity with the strategic policies of the development plan. The forthcoming Local Plan will replace the saved policies once adopted.

The ANDP is being prepared in anticipation of the adoption of the new Arun Local Plan, a Pre Submission version of which was published in summer 2014, but focuses on being in conformity with the relevant saved policies of the 2003 plan.

The South Downs National Park Local Plan will replace the remaining saved policies of the 2003 Arun Local Plan that apply in its area once it is adopted, scheduled for 2017. SDNPA published an Options Consultation Document in February 2014. Only a very small part of the Parish lies within the SDNP.

### **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
AREA9	Areas of Outstanding Natural Beauty - constraining development to specific uses and needs that reflect the special character of the AONB (now South Downs National Park)
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.

### **Arun Local Plan 2011 – 2031**

The new Arun Local Plan will cover the period 2011 – 2031. The most recent published full version of the emerging plan is that of summer 2014 which was produced long after production of the ANDP had been commenced. This Plan will eventually replace the saved policies of the 2003 Local Plan. Although it has not proceeded to examination, and can therefore not be used to determine the general conformity of the ANDP with development plan policy, it does provide helpful reasoning and evidence on the future direction of strategic planning in Arun to inform the ADNP.



In respect of Barnham/Eastergate/Westergate, the Council has allocated land for the provision of at least 2000 homes and upgrading of the A29 and bridging of the railway line.

In addition to the strategic allocation the Council has identified a parish allocation of a minimum of 30 houses for Aldingbourne Parish to meet local needs within the plan period.

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

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

2.30 Its vision of the Park is that:

*“By 2050 in the South Downs National Park:*

*the iconic English lowland landscapes and heritage will have been conserved and greatly enhanced. These inspirational and distinctive places, where people live, work, farm and relax, are adapting well to the impacts of climate change and other pressures; people will understand, value, and look after the vital natural services that the National Park provides. Large areas of high-quality and well-managed habitat will form a network supporting wildlife throughout the landscape; opportunities will exist for everyone to discover, enjoy, understand and value the National Park and its special qualities. The relationship between people and landscape will enhance their lives and inspire them to become actively involved in caring for it and using its resources more responsibly; its special qualities will underpin the economic and social well-being of the communities in and around it, which will be more self-sustaining and empowered to shape their own future. Its villages and market towns will be thriving centres for residents, visitors and businesses and supporting the wider rural community; successful farming, forestry, tourism and other business activities within the National Park will actively contribute to, and derive economic benefit from, its unique identity and special qualities”.*(p16)

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. About Aldingbourne**

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.

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.

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.

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.

#### **3.1 History of the Parish of Aldingbourne**

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

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.

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.

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.

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.)

#### **3.2 Community Profile**

##### **Key Statistics**

Population 3,820 with over 1,500 households. 18.8% of the population is aged between 0-15 years old.

60.1% of the population is of working age.  
21.4% of the population is aged over 65.

The levels of inward and outward migration (by age) indicates that older people (aged 65+) and young families are attracted into the area. There is however a net outward migration of people aged 15-24. This is not unexpected as younger people transition to further education.

84% are satisfied with the local area and 62% feel they belong to the neighbourhood.

The largest employment sector is retail with Health and Social Work second.

13.5% of housing is in caravans or other temporary accommodation (compared to 0.4% national average)

81.7% of housing is owner occupied.

Source: Rural community profile for Aldingbourne (Parish)

Action with Communities in Rural England (ACRE) Rural evidence project, July 2013.

### **3.3 Environment and Heritage**

The majority of land use within the parish is arable farmland and is some of the most productive in the District, classified as either Grade 1 or 2 agricultural land. This is interspersed with smaller parcels of temporary and permanent pasture on the fringes of settlement and in the north-east part of the parish in the vicinity of Fontwell Racecourse.

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.

#### **3.3.1 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 The Map clearly shows this historic land use pattern, much of which still exists. (see map in Evidence Base)

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 for full details of the Arun Landscape Study and its relevance to Aldingbourne Parish.

#### **3.3.2 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.

### **3.3.3 Habitats**

#### **Woodland**

There are two Ancient Semi Natural Woodlands within the Parish at Hungerdown and Norton Lane along with a number of secondary woodlands and copses. These are important landscape features and wildlife areas. (See Evidence Base)

#### **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.

#### **Grasslands \ Road Verges**

There are a significant number of grasslands within the parish. One significant track 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, which might potentially be recreated in part through an appropriate reconstruction/management programme of other sites in 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 principle 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.

#### **Wetlands**

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.

#### **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)

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.

#### **3.3.4 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)

#### **3.3.5 Tree Preservation Areas**

There are 15 Tree Preservation Orders within the parish however most of the trees have been removed to make way for development.

#### **3.3.6 Ancient Trees**

There are a number of ancient trees throughout the Parish associated with old hedgerows. Two areas of designated Ancient Woodland can be found in the north of the parish. (See Evidence Base).

#### **3.3.7 Non-Designated Sites**

Much of our biodiversity occurs outside sites which are not 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. It is important that the preservation and enhancement of biodiversity is considered as part of the design of proposed development schemes from the outset.

#### **3.3.8 Flood Risk and Drainage**

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.

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.

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.

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 discharge to LWWTW via a combination of pumped and gravity flow.

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 which has in turn led to the pollution of adjacent watercourses.

It is acknowledged that the Lidsey catchment is adversely affected following periods of prolonged rainfall due to deficiencies in the public and private sewer network and land drainage systems. The Barnham and Eastergate/Westergate trunk sewers, transferring flow to the LWWTW are 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.

The resultant effects of these deficiencies 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 sustainable.

### **3.3.9 Character & Heritage**

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.

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.

### **3.3.10 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 for complete listings).

### **3.3.11 Scheduled Ancient 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 for Map and full listing)

### **3.3.12 Conservation Areas**

The parish has two Conservation Areas. (see Evidence Base)

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

Extract from the SPG (full description in the Evidence Base)

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 (full description in the Evidence Base)

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 date 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.

### **3.3.13 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.

### 3.3.14 National Park

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

## 3.4 Housing

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.

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

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%).

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.

At present there are 5 households on the housing register who have selected Aldingbourne as their first choice area for housing in Arun District and 10 socially rented homes in the Aldingbourne area.

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.



### **3.5 Getting Around**

#### **3.5.1 Roads**

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.

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.

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.

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.

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).

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.

#### **3.5.2 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.

#### **3.5.3 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).

#### **3.5.4 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.

### **3.5.5 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.

### **3.5.6 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.

### **3.5.7 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.

## **3.6 Employment and Enterprise**

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, particularly in low lying areas south of the A27 where Grade 1 and 2 agricultural land is located.

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.

### **3.6.1 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.

### **3.6.2 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.

### **3.6.3 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.

### **3.6.4 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.

### **3.6.5 Hotels/Guest Houses**

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

## **3.7 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'.

There are no cycle routes or bridle ways in the Parish.

### **3.7.1 Schools**

The parish is served by two local schools; Aldingbourne Primary School and Westergate Community School 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.

### **3.7.2 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.

### **3.7.3 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 )

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. It therefore forms the basis on which the strategic objectives and proposed policies have been formulated.

*"In 2033 Aldingbourne Parish will continue to be an attractive place to live, maintaining its intrinsic semi-rural character whilst allowing for sustainable development and improving local services.*

*Agricultural land production will continue to be the major land use over the larger part of the parish. Smaller plots of pastoral land and horticultural small holdings adjoining the settlement boundary will be brought back into productive use to support community orchards and allotments for community food production interspersed with small scale housing developments located near to local shops and services.*

*Aldingbourne will be connected with its neighbours through a network of cycle ways and footpaths that integrate with the parishes of Aldingbourne, Eastergate, Barnham and Walberton and make wider connections to the South Downs National Park to the north, the Southern coastline and historic towns of Arundel and Chichester to the east and west.*

*Local shops will continue to flourish within the parish providing an important part of daily community life. Local businesses and those working from home will benefit from an enhanced broadband and internet service with the ability to expand to local small start-up business premises."*

### 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 Aldingbourne Parish, both economically, environmentally and socially.

These core objectives should;

- o Provide new residential developments which complement the current character and cultural heritage of the village, but which are also sustainable in terms of the infrastructure of the village in general;
- o Maintain an attractive mixture of green spaces and residential properties;
- o Contain appropriate infrastructure, including health, transport and community facilities, to meet the needs of all in the community;
- o Ensure new development does not increase flood risk to existing properties or land within the boundary of Aldingbourne parish or within that of its immediate neighbours.
- o Have new housing which provides a variety of solutions to identified needs;
- o Provide for a range of living, working and leisure needs;
- o Ensure that the requirements of pedestrians, cyclists, private vehicles and public transport are properly met and accessible to all;

- o Maximise usage of the green spaces in the area, ensuring they are well maintained and provide net gains in wildlife habitats.

## **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**

Planning applications which accord with the policies in the Neighbourhood Plan will be approved, unless material considerations indicate otherwise. Planning permission will also be granted where relevant policies in the NDP are out of date or silent unless:

- other relevant policies in the Development Plans for Arun indicate otherwise
- any adverse impacts of the proposal would significantly and demonstrably outweigh its benefits when assessed against the policies in the NPPF taken as a whole
- specific policies in the Framework or other material considerations indicate that development should be restricted

Aldingbourne Parish Council will take a positive approach to its consideration of sustainable development.

This policy incorporates the key principle from the NPPF into the Plan. Where planning applications are to be considered against the policies of this Plan, then this policy will underpin the approach the Council and local planning authorities will adopt in delivering sustainable development in the Parish.

### 5.3 Environment and Heritage

Objectives:

- Retain and increase hedgerows and trees
- Conserve and enhance local hedgerows, watercourses and wildlife corridors for their landscape and wildlife value in partnership with local landowners
- Link local landscape and wildlife corridors to wider networks including Green Infrastructure Corridors and public rights of way
- Conserve historic buildings and buildings of special character which contribute to the heritage value and setting of the Parish
- Work with landowners to complete an ecological survey of the Parish.
- Ensure that flood risk and water pollution is minimised throughout the parish
- Support and promote sustainable forms of energy generation

#### Policy EH1 Green Infrastructure and Ecosystem Services

**To work with farmers and landowners to create green infrastructure corridors and woodland within the parish, as shown on Map A, which provide a variety of Ecosystem Services such as maintaining and improving biodiversity, landscape enhancement, flood protection and recreation.**

**New development within the Green Infrastructure Corridors or within areas of woodland or orchard will not be supported.**

**EH1.1** 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. 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.

**EH1.2** Woodland and permanent grassland absorbs and retains more water than arable land, and arable land retains more water than developed areas with hard surfaces. 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. Development on agricultural land will not normally be permitted except where policies in this Plan specifically allow for it.

**EH1.3** 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.

**EH1.4** 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 EU Habitat Regulations 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.



## Policy EH2 Protection of watercourses

**Support and promote river catchment management approaches that integrate sustainable land management, wildlife conservation, surface and groundwater quality and flood risk management.**

**EH2.1** 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, and together they form part of the Arun and Western Streams river catchment area, it is important that there is conformity with this neighbouring, “upstream” policy, otherwise it undermines those objectives. 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.

## Policy EH3 Surface water management

**New development should aim to reduce the overall level of flood risk in the area:**

- **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 shall commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations. Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE Digest 365, or similar approved, will be required to support the design of any infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details.**
- **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, must be approved by the relevant SUDS Approval Body (SAB) prior to the commencement of development and conform to the recommendations of the SUDS Manual produced by CIRIA. All approved sustainable drainage systems shall be recorded on the flood risk register.**
- **The site specific Flood Risk Assessment must 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.**
- **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 to enforce riparian responsibilities. There is a presumption against culverting and the constricting of watercourses and their immediate environs.**

**EH3.1** Operation Watershed has invested £8.25 million in highway drainage and environmental improvements across West Sussex. One of the key measures to be undertaken is the creation of a Surface Water Management Plan for the Lidsey Catchment.

**EH3.2** Residents have indicated strongly that they do not want to see further development until this work is completed as surface water run off contributes to flooding in Aldingbourne. The Surface Water Management Plan for Lidsey Catchment is joint funded by WSCC and Southern Water and is looking at all sources of flooding within the Lidsey waste water treatment catchment area. A draft was completed in December 2014 but contains many inaccuracies which the Parish Council is seeking to address with the authors.

**EH3.3** Aldingbourne Rife Strategy is looking at river and surface water flooding within the Aldingbourne Rife catchment. This work is led by the Environment Agency with funding from WSCC and Arun DC. This work is not due to be completed until late 2015.

**EH3.4** 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.

**EH3.5** 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. The community has strong views on the need to reduce and minimise flood risk and seeks to ensure that potential development does not increase the risk of flooding within the Parish or to its neighbouring parishes.

#### **Policy EH4 Drainage for new housing**

**Wherever possible, new housing development should be designed so as to have a predicted water discharge of no more than 80 litres of water per person per day.**

**EH4.1** Given the history in the village which has seen many homes blighted by flooding it is essential that new development does not add to existing issues both in Aldingbourne and in the surrounding villages.

#### **Policy EH5 Protection of trees and hedgerows**

**Development that damages or results in the loss of ancient trees/trees of arboricultural and amenity value or loss of hedgerows or significant ground cover and habitat will be resisted. Development proposals must be designed to retain wherever possible ancient trees, trees of good arboricultural and amenity value and hedgerows. Proposals 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.**

**EH5.1** 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 can have a significant effect on wildlife.

#### **Policy EH6 Built up area boundary**

**Development outside of the BUA boundary as defined in the ADC Local Plan 2011-2031 will not be permitted. The exception will be land identified in Policy H6 and shown on the proposals map.**

**EH6.1** The boundary sets the distinction between the built form of Aldingbourne and the surrounding countryside and will protect the countryside from unnecessary development. Area Boundary. The Parish is being forced into building outside the BUA boundary due to the housing allocation set by ADC. There is insufficient land within the BUA to accommodate this level of housing.

**EH6.2** The community wish to retain the visual separation between different settlements within and adjacent to the Parish.

#### **Policy EH7 Renewable Energy**

**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:**

- **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 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 agricultural production or on Grade 1 or 2 agricultural land will not be supported.**

**EH7.1** The Arun DC Energy Efficiency Strategy 2009-2013 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.

#### **Policy EH8 Buildings and structures of character**

**The following Buildings and Structures of Special Character as designated by ADC are of significant local interest and contribute to Aldingbourne's distinctiveness:**

#### **Church Road**

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

#### **Nyton Road**

Sunbeam  
Forge House  
Argyl Cottage

#### **Denmans**

Clock House

#### **Park Lane**

The Tithe Barn  
The Barn

#### **Level-Mare-Lane**

Mount Pleasant House

#### **Norton Lane**

Shepherds Cottage  
Norton Lodge  
Well Gardens  
Norton House  
Winter House

**Development proposals relating to the buildings of local character listed above will be expected to retain their local distinctiveness and removal of part or all of them will not be permitted unless it can be demonstrated that they cannot be put to an alternative beneficial or viable use. Article 4 Directions will be sought to remove permitted development rights to further ensure that the character of the buildings is maintained. (Source: ADC - SPD - Buildings or Structures of Character. Adopted September 2005).**

**EH8.1** Such buildings and structures contribute to the rich history and character of the Parish. The use of 'permitted development' rights can lead to key features being removed or inappropriate extensions being added which detract from that character.

**EH8.2** Additional buildings and structures considered worthy of inclusion in the list have been identified and will be put forward to the LPA.

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

**Proposals that affect the setting of the two Conservation Areas will not be supported. Additional areas considered worthy of designation as Conservation Areas or Areas of Special Character are being considered and any such designation would be supported by the Parish Council. The Council proposes that the area at the northern end of Hook Lane be appraised by the LPA with a view to designation as a Conservation Area under the Planning (Listed Buildings & Conservation Areas) Act 1990. (See Evidence Base for details)**

**EH9.1** The Conservation Areas at Norton and Aldingbourne are important both historically and visually. It is important that developments that might affect views into an out of the village or the setting of buildings are strictly controlled.

**EH9.2** For the area at Hook Lane there is a proposal to the LPA for it to consider the designation of Conservation Area, 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.

Work on the Neighbourhood Plan has identified a number of areas possibly worthy of designation. Historical data is now being assembled to present to the relevant authorities for consideration.

**Policy EH10 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.**

**EH 10.1** 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.

**Policy EH11 'Unlit village' status**

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

**EH11.1** 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)).

## 5.4 Housing

### Objectives

- Small scale housing development will be supported to meet the local parish allocation of 30 houses where the development has demonstrated that it meets a local need and/or is provided in a suitable and sustainable location.
- Ensure that new housing development includes a range of house types including affordable housing, which is integrated and inclusive within the overall development.
- Ensure that all new development is designed to maintain the character of its surroundings.
- Maintain the open countryside setting between the settlements of Westergate, Norton and Aldingbourne to preserve the existing rural character and setting.
- Ensure that agricultural land is protected from development.

### Policy H1 Grade 1, 2 and 3a Agricultural Land

**No development will be permitted on land Graded 1, 2 and 3a as designated in the Agricultural Land Classification Map produced by Natural England. (See Map B)**

**H1.1** In order to safeguard future food production, and in turn, future employment in the locality, and to maintain the rural aspect of the parish.

### Policy H2 Quality of Design

**Proposals for new housing or extension or alteration of existing housing must be of high quality and designed to reflect the local character. Plans must demonstrate how they meet the policies set out in this Plan and should be subject to a design brief which demonstrates how the character of the parish will be reinforced.**

**H2.1** To ensure that development and materials respect the local character and location.

### Policy H3 Housing Mix

**Proposals for new housing must deliver a range of house types and tenures such as bungalows, sheltered accommodation, self build and shared equity properties. Proposals that involve the provision of housing for Buy to Let investment opportunities will not be supported. Applicants will be expected to provide an Aldingbourne specific dwelling mix and affordable housing strategy with their planning application, clearly demonstrating how development addresses the needs of current and future households. A proportion of the housing proposed is required to meet Lifetime Home Standards in order that homes are suitable for households whose needs change. Affordability will be secured through provision of rental and shared equity housing via a Parish Council approved Housing Association or Community Land Trust. Proposals which provide up to 100% affordable housing will be given full support as this would have significant benefits for the local community.**

**H3.1** 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. Lifetime Standards will assist with the needs of our ageing population.

#### **Policy H4      Housing Density**

**The density of new developments shall be appropriate to its location. In general a maximum density of 26 units per Ha shall apply to small infill development within the settlement boundary. A target of 40% affordable housing provision will be sought on all sites coming forward under this policy unless exceptional circumstances can be demonstrated.**

**H4.1** To ensure that it does not harm the established character and appearance of the local area.

**H4.2** The Housing Needs Survey identified a need for affordable housing in the Parish. (see Evidence Base)

#### **Policy H5      Housing Site Allocation**

**Permission will be granted, within the Plan period, for 30 new homes and a community orchard on land identified on the Proposals Map. A target of 40% affordable housing provision will be sought under this policy unless exceptional circumstances can be demonstrated. Proposals which provide a higher level of affordable housing will be considered preferable.**

**H5.1** The parish has to provide 30 homes to meet the allocation set down in the emerging Arun DC Local Plan and the Housing Needs Survey identified a local requirement for homes. Consultation with residents has supported an allocation of 30 homes on this site. The site is situated outside of the BUA boundary but is brownfield being a disused nursery site. There are no suitable locations inside the BUA. (see Housing Site Appraisals in Evidence Base)

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

**Permission will be granted for small residential developments on infill and redevelopment sites within the parish subject to the following conditions being met.**

- i) The development complies with the other relevant policies of the adopted Neighbourhood Plan.**
- ii) The scale of the development is appropriate to the size, character and role of the settlement. In deciding whether the scale is appropriate, account will be taken of the cumulative impact of extant unimplemented permissions within the parish as a whole.**
- iii) The townscape 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.**
- iv) The proposal creates safe and accessible environments that offer good access via a range of transport modes. Sites where it is possible to walk easily to a range of local facilities will be considered preferable to sites that are further away and which would make car journeys to local shops and schools more likely.**
- v) A target of 40% affordable housing provision will be sought on all sites coming forward under this policy unless exceptional circumstances can be demonstrated. Proposals which provide a higher level of affordable housing will be considered preferable.**
- vi) Land is demonstrated to be used effectively and comprehensively. Arbitrary sub-division of land or piecemeal development will be considered unacceptable.**

vii) The proposal is demonstrated to be deliverable and viable, having regard to the necessary contributions towards local infrastructure and affordable housing within the parish.

viii) All development will be expected to use brownfield sites within the settlement boundary.

ix) Wildlife must be conserved or enhanced.

**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.

**H6.2** Affordable housing can be designed to reduce the impact on the environment. The parish has a large number of mobile homes used as affordable housing which are not energy efficient.

#### **Policy H7 Outdoor Space**

**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.**

**H7.1** 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.

#### **Policy H8 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.**

**H8.1** 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.

#### **Policy H9      Local Connection**

**Affordable housing delivered as part of policies H6 and H7 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) a person who has for 5 years prior to such acquisition or occupation been in continuous full or part-time employment (excluding seasonal employment) in the Parish or has accepted an unconditional offer of employment in the Parish.**
- (g) 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.**
- (h) In the case of essential agricultural dwellings, these are to be occupied by person(s) employed or last employed in agriculture.**

**H9.1** Evidence gained through the Housing Needs Survey indicates a requirement for local homes to enable local people to stay in the village. 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.

#### **Policy H10:      Car parking**

**Proposals for new development will have adequate onsite parking to meet current and future needs at a minimum rate of two spaces per dwelling unless alternative and accessible car parking arrangements can be made which do not add to on-street congestion. Developments which remove off road parking spaces will not be supported unless alternative provision is made which increases or maintains the number of parking spaces.**

**H10.1** 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.

**Policy H11: Integration of New Housing**

**Proposals for new housing must ensure that the new homes are well connected to the surrounding area and visually integrated with their surroundings.**

**H11.1** It is important that any new housing is fully integrated to the community and its shops and facilities.

## 5.5 Getting Around

### Objectives

- Support sustainable forms of transport (walking, cycling and public transport) , such as cycling through the promotion of new cycle ways and connections to Barnham Station, the South Downs National Park, the coast and Chichester.
- Support initiatives that reduce the CO2 emissions and other airborne pollutants associated with road traffic.
- Support development in the most sustainable locations i.e. where they are close to existing shops and services.
- Promote and support initiatives that improve pedestrian safety and safer routes to local schools.
- Oppose any proposal to close the Woodgate level crossing to pedestrian or vehicular traffic (as a consequence of the A29 realignment) if it would segregate local communities or harm local businesses or not be supported by the local community.
- Prevent or mitigate any harm to the local community and environment from the proposed A29 realignment whilst maximising benefits arising from a reduction in traffic on the existing A29, if it is replaced by a new route.
- Support reductions in road side signage and highway furniture and measures to create a more attractive streetscape.
- Promote and support traffic speed reduction such as through the provision of 'village gateways' at the entry points to the urban area and of quiet lanes with 20mph limits on roads such as Hook Lane.

### **Policy GA1 Connection to sustainable transport , local networks and green infrastructure**

New developments should connect to walking and cycling routes, public and community transport and integrate with the current green infrastructure network to provide access to the social, community and retail facilities of the village. Existing community transport will be preserved and, where appropriate, be enhanced as demand increases.

**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.

**GA1.4** 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.

**GA1.5** 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.

#### **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. Specifically there is support for a new links from:**

- (a) Woodgate via Westergate to Barnham Station without using the A29 or B2233**
- (b) from Bognor Regis through the parish to the A27 and South Downs north of the Parish.**

**GA2.1** There is much movement within the Parish and reasonable access to the surrounding countryside, but improving the network of footpaths and cycle paths would encourage walking and cycling for both utility and leisure purposes. If this could be more safely achieved there would be health benefits as well as a reduction in traffic levels.

**GA2.2** Working with the local schools and the Highway Authority 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.

#### **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 current standards under the Local Plan. 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 within the Parish is generally a problem and new development must not exacerbate the problems.

#### **Policy GA4 Woodgate Crossing**

**Proposals that would close the Woodgate Crossing to either vehicular or pedestrian traffic would be opposed if not supported clearly by the community.**

**GA4.1** Reduction of traffic on the A29 throughout the village would benefit the residents along the current route, however closure of the crossing would segregate the local communities, impose very lengthy diversions for residents and harm local businesses that depend upon passing trade. It would also potentially increase the use of unsuitable local roads.

## 5.6 Employment and Enterprise

### Objectives:

- Support shops and business and safeguard and develop the range of services available to residents to meet their daily needs
- Ensure car parking in the Parish supports the viability of the shops, businesses and tourism
- Market the Parish as an attractive destination by developing publications and website information
- Expand the provision of small business units to increase local employment opportunities
- Retain existing employment and increase employment opportunities
- Ensure that local shops and businesses are supportive of alternatives to the use of the car by customers and employees
- Promote opportunities for school & Further Education leavers from the parish to join local parish employers

### Policy EE1 Support for business

**Proposals to upgrade or extend existing employment sites will be supported provided that the impact on the amenities of surrounding properties is acceptable.**

**EE1.1** Encouraging business to remain in Aldingbourne is important given the limited amount of employment opportunities. Proposals to upgrade or extend should be encouraged.

**EE1.2** The village shops in Aldingbourne are an essential part of the fabric of life for many residents. Out of town shopping makes it hard for small local shops to compete. The Plan seeks to support and promote local shops and businesses. Passing trade is also important and any proposal to close the level crossing at Woodgate would not be supported.

### 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.**

**Existing businesses will be protected from new residential development which may cause their closure or relocation due to noise nuisance**

**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.

**EE2.2** New residential development should be located to ensure there is no impact from existing commercial uses by way of noise, smell or traffic.

**Policy EE3 Support for new commercial uses**

**Change of use to Class B1 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.**

**EE3.1** Light industrial uses will be supported. However, general industrial use (B2) and distribution and storage (B8) are considered inappropriate for the Parish due to the heavy goods traffic they can generate. Any increase in heavy goods traffic will have a detrimental effect on the Parish and on existing businesses.

**Policy EE4 Allocate land for commercial use**

**Land south of Woodgate Crossing, shown on the Proposals Map, is allocated for small business units or high tech business use.**

**EE4.1** The provision of small business units or a single high tech light industrial business to increase local employment opportunities is seen as important to residents who voted to allocate the land for this purpose.

**Policy EE5 Local shopping facilities**

**Change of use at ground level from Class A1 uses (retail) to Class A2 uses (professional) or from Class A1 to Class A3, A4 or A5 (food and drink) will be supported, provided that:**

- **it can be demonstrated that it satisfies an identified community need or demonstrates tangible community benefit in accordance with Local Plan policy; and**
- **a shop window display frontage in keeping with the character of the area is maintained.**

**EE5.1** The vitality of the Parish is dependent on retail frontages and so it is important that they be retained and enhanced.

**Policy EE6 Car Parking**

**Proposals which remove existing parking in the vicinity of existing retail and commercial premises will not be supported. Proposals which reduce existing available parking in the Parish will be resisted.**

**EE6.1** Car parking is seen as vital to supporting the shops, businesses and tourism within the village and existing car parking issues must not be exacerbated.

**Policy EE7 Improving signage**

**Proposals for the improvement of signage for local facilities will be supported, provided that they enhance their surroundings and do not add to signage 'clutter'. Illuminated shop front signage will not be permitted.**

**EE7.1** Improving signage to promote the facilities available in Aldingbourne will support local shops, businesses and tourism. Illuminated signage is not appropriate in a rural Parish.

**Policy EE8 Recreational and tourism activities**

**Sustainable tourism development proposals and/or extensions to or expansion of existing tourism and recreation uses, will be supported in principle.**

**Proposals relating to land outside the settlement boundary will need to demonstrate that the proposed use is sustainable and will not have an adverse impact on the rural landscape, but will promote the unique characteristics of the area.**

**In all cases appropriate levels of parking facilities must be provided.**

**EE8.1** 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.

#### **Policy EE9 Rural Buildings**

**The re-use, conversion and adaptation of rural buildings for small businesses, recreation, or tourism purposes will be supported in principle 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.**

**EE9.1** 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 ensure that the proposals do not require substantial re-building works.

#### **Policy EE10 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.**

**EE10.1** 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.

**Policy EE11 Sustainable Commercial Buildings**

**All new commercial development shall be designed to provide:**

- **secure parking and storage of bicycles for customers and employees**
- **energy generating infrastructure using renewable or low carbon energy sources**

**EE11.1** The Arun DC Energy Efficiency Strategy 2009-2013 actively encourages the use of renewable energy schemes and the Parish Council supports this approach.

**Policy EE12 Agricultural/Horticultural/Horsicultural employment**

**Proposals for the redevelopment or change of use of land in Agricultural/Horticultural/Horsicultural employment use will not be permitted.**

**EE12.1** The Parish is a semi rural area with significant employment in this sector which it is important to protect.



## 5.7 Leisure and Community

### Objectives

- To promote safe and cohesive communities with access to a wide range of local facilities.
- To promote new play provision within the Parish for older children and teenagers.
- To ensure that new community facilities are inclusive and accessible to all, including older residents.
- Support and promote initiatives that benefit community food production such as allotments and community orchards.
- Ensure that valued green space including school playing fields, outdoor sport and recreational land is protected from development.

### Policy LC1 Support Independent Living

**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. Provision of services for the elderly is limited and not considered sufficient to meet the demands of our ageing population.

### 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.

### Policy LC3 Recreation facilities

**The provision of recreational buildings will be supported provided that their design and scale are in keeping with the local character and that the impact on the residential amenity of surrounding residential 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 has been identified as needing improvement and developer contributions will be sought towards this.

### Policy LC4 Provision of allotments

**The provision of new allotments on land identified in the proposals map will 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.

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

**Proposals that will enhance the viability and/or community value of any property that may be included in the register of Assets of Community Value will be supported. Proposals that results in the loss of such a property or in significant harm to its community value will be resisted, unless it can clearly be demonstrated the continuing operation of the property is no longer economically viable. Typically this would mean the site has been marketed at a reasonable price for at least a year for that and any other suitable employment or service trade uses and no interest in acquisition has been expressed.**

**LC 5.1** The buildings in Aldingbourne currently proposed for inclusion in the Register of Assets of Community Value are listed in Schedule A. They are recognised as significant in the economic and social viability of the village.

**LC5.2** 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.

**Policy LC6 Designation of local green spaces**

**The Parish Council has designated the areas shown in Schedule B as Local Green Space. Proposals for development of these areas will not be permitted except in special circumstances.**

**LC6.1** Aldingbourne is a semi rural parish defined by its open spaces, surrounding fields and woodland and views to the south downs. Rampant development proposals with few attempts to integrate the development with local features is eroding the quality of life in neighbouring villages. Maintaining existing green spaces encourages biodiversity and reinforces village identity.

**Policy LC7 Protection of open spaces**

**The Parish Council has designated the areas shown in Schedule C as Local Open Space. Proposals for development of these areas will not be permitted.**

Exceptions will only be made:

- where the benefits of development can be shown to outweigh any harm, and there are no reasonable alternative sites available; or
- in the case of development of school playing fields, where a school is being reconfigured with no net loss of playing field area or relocated to a suitable, larger site in the neighbourhood.

**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.

**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. Use of the land shown on the Proposal Map to increase educational provision will be supported.**

**LC8.1** The parish is served by two local schools; Aldingbourne Primary School and Westergate Community School with Eastergate Primary School lying adjacent to the eastern boundary of the Parish. Secondary schools in Chichester are also served by a direct bus link with Westergate which also provide access to local colleges and Chichester University.

**LC8.2** 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 is due to take place from September 2014 to increase its intake to a single form entry of 30 places.

## 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)  
WSCC Report on June 2012 Flood Event (November 2012)  
Surface Water Management Plan for Lidsey Catchment (WSCC 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

## 5.9 Proposals Map

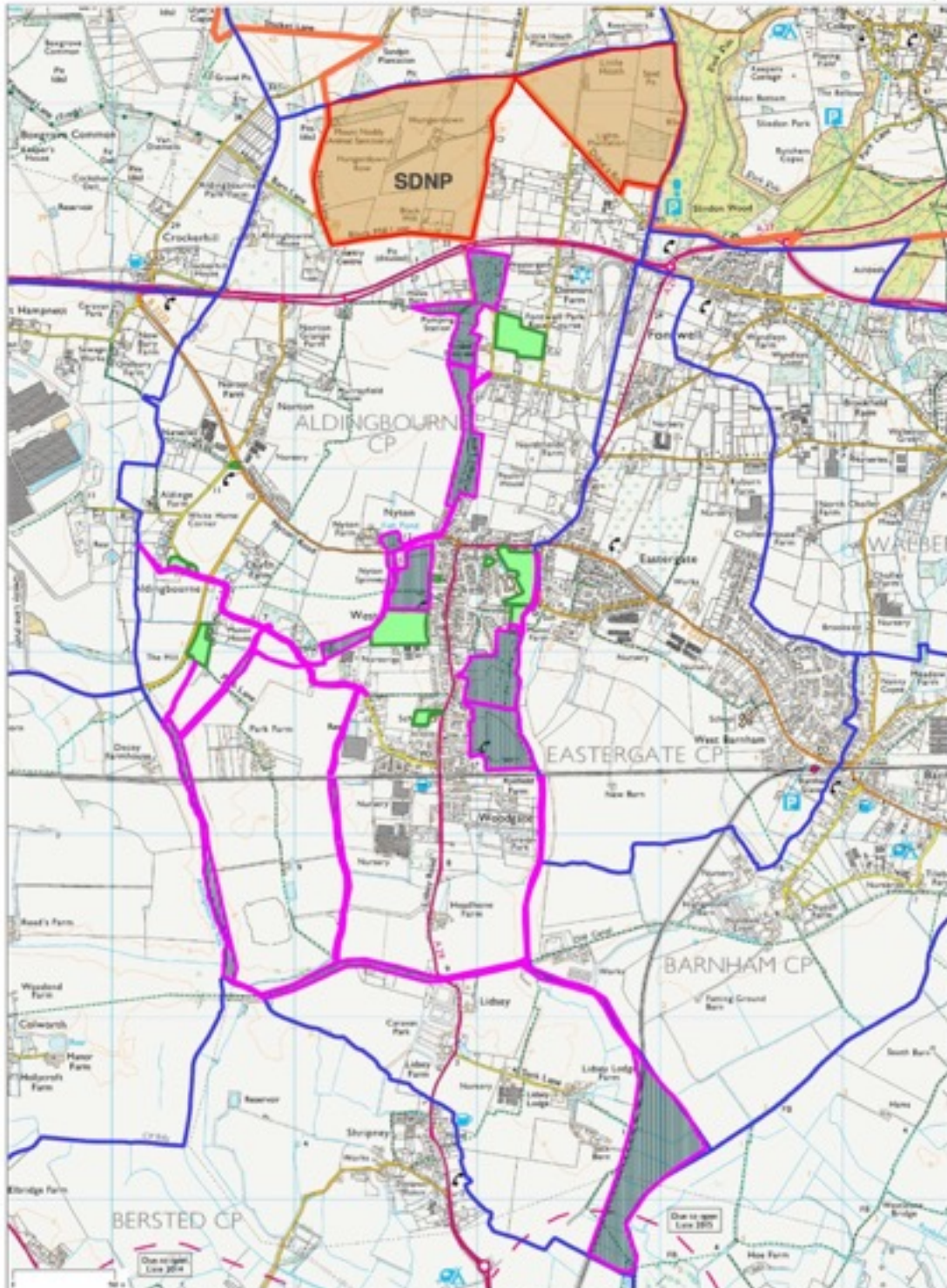


## Map A - Biodiversity Corridors Map

### Biodiversity Corridors with Local Green Spaces

Pink edged areas = Bio Corridors; Green edged = Local Green Space

Aldingbourne CP



Date Created: 15-1-2015 | Map Centre (Easting/Northing): 494011 / 105007 | Scale: 1:27220 | © Crown copyright and database right. All rights reserved (100030835) 2015 © Contains Ordnance Survey Data : Crown copyright and database right 2015

## Map B - Agricultural Land Classification Map

Agricultural Land Classification - extract from Natural England Map



Grade	Description
1	Excellent
2	Very Good
3	Good to Moderate
4	Poor
5	Very Poor
<b>Non-Agricultural Land</b>	
	Other land primarily in non-agricultural use
	Land predominantly in urban use

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

The following building have been put forward to Arun DC for inclusion on the 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



## Schedule B - Local Green Space

### 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. Links into the Biodiversity Corridor.

### 2. Coppice east of Hales Barn Farm

This small coppice has a public footpath running through it and is a small area of tranquility where bird and other wildlife is observed. Links into the Biodiversity Corridor.

### 3. Limmer Pond, Church Road

Small pond at the edge of Church Road, surrounded by trees and a haven for insects and wildlife.

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

Grave yard to 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.

### 6. The Mill , Oving Road

Pond and small wooded area bounded by public rights of way. Tranquil area which is a haven for wildlife.

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

Community public sports field used by residents as a place for sports, dog walking and leisure purposes. Bounded on three sides by mature tree lines and hedges.

### 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, trees and a chalk stream and is a focus for village gatherings to do with the school. This field is owned by WSCC.

### 9. Aldingbourne Methodist Church, Westergate Street

Area of grass behind the church used for social events and as a quiet place for reflection.

### 10. Lime Avenue Playground

Public playground much used by residents for children's play and recreation

**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.

**12. Land east of Ivy Lane**

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

Local Green Space Map - to be an A3 pullout



Date Created: 15-5-2015 | Map Centre (Easting/Northing): 494063 / 105749 | Scale: 1:20021 | © Crown copyright and database right. All rights reserved (100000836) 2015

## **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.

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

Open area surrounded by houses which contributes to the pleasant feel of the area.

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

Open area surrounded by houses which contributes to the pleasant feel of the area.

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

Its open aspect enhances the ambience of the road and contributes to a pleasant street scene.

## Local Open Space Map



Date Created: 15-1-2015 | Map Centre (Easting/Northing): 494197 / 105070 | Scale: 1:7075 | © Crown copyright and database right. All rights reserved (100030835) 2015

