

ARUNDEL NEIGHBOURHOOD PLAN REVIEW 2018 - 2031

SUBMISSION PLAN (POST EXAMINATION)

**(Incorporating the Examiner's modifications and all
modifications as per the ADC Decision Statement)**

October 2019

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OCTOBER 2019

CONTENTS

Foreword

List of Policies

1. Introduction & Background	5
2. The Neighbourhood Area	8
3. Planning Policy Context	12
4. Community Views on Planning Issues	15
5. Vision, Objectives & Land Use Policies	17
6. Implementation	29

Policies Map & Insets

Appendix A – List of Community Facilities

Appendix B – Retained Policies of the Made Arundel
Neighbourhood Plan 2014 – 2029

FOREWORD

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

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

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

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

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

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

This Review contains ten policies which combined with the 'saved' policies from the first Neighbourhood Plan will deliver sustainable growth in housing, much needed affordable housing, a joined up green infrastructure. The plan also provides for protecting and enchanting the vitality and vibrancy of the local economy.

In this plan we have included opportunities to promote physical activity and tackling social isolation. These are key priorities of Arun District council and the Arun Wellbeing and Health Partnership. The impact of urban design and the quality of our local environment on our health is widely known and increasingly understood, as are the powerful benefits of outdoor physical recreation.

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

We have consulted with the town's population through focus groups and workshops, and received many comments and input to get to this stage. We on the Steering Group set out to draft a positive, bold, creative plan and achieve the objectives set out, within the constraints, and consistent with current planning legislation. The Plan once adopted sets out a blueprint for the Town Council to maintain and enhance the Parish of Arundel over the next ten years and beyond.

James Stewart
Chair, Arundel Neighbourhood Plan Review Steering Group

LIST OF POLICIES

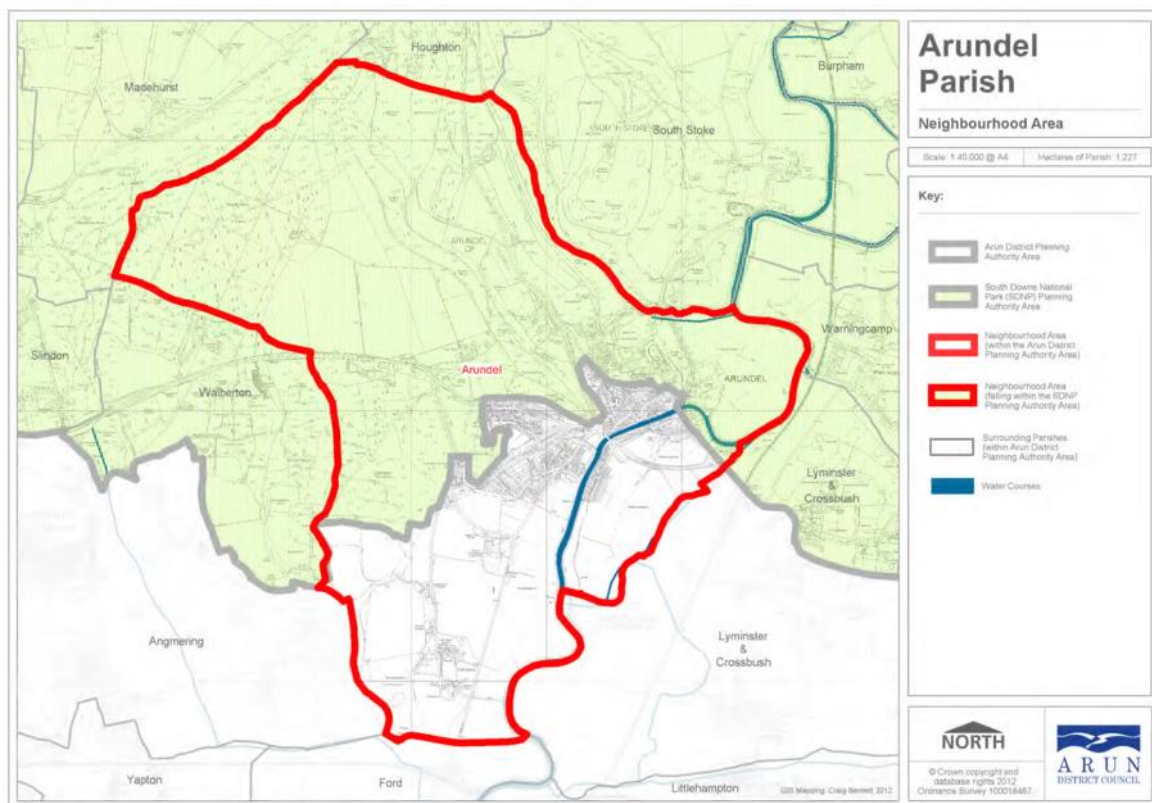
Policies of the Arundel Neighbourhood Plan Review 2018 – 2031

POLICY NO.	POLICY TITLE	PAGE NO.
AR1	Arundel Built Up Area Boundary	19
AR2	Land off Ford Road	19
AR3	Land at Fitzalan Road ('Blastreat and Greenhurst')	21
AR4	The Police Station, The Causeway	23
AR5	Swallow Brewery – Local Heritage Asset	24
AR6	Community Facilities	24
AR7	Arundel Town Centre	26
AR8	Business Hubs	26
AR9	Green Infrastructure Network	27
AR10	Canada Gardens – Local Green Space	28

1. INTRODUCTION & BACKGROUND

1.1 Arundel Town Council has completed the first Review of the Arundel Neighbourhood Plan 2014 – 2029, which was made by the respective local planning authorities – Arun District Council (ADC) and the South Downs National Park Authority (SDNPA) – in 2014. The designated neighbourhood area lies in both of their administrative areas. The Review has been prepared in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended).

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



Plan A: Designated Arundel Neighbourhood Plan Area

1.3 The purpose of the Review is to replace some of the policies of the made Neighbourhood Plan and to include new policies that will be used to determine planning applications in the area in the period to 2031. Given the combination of these policies are considered by the Town Council to 'change the nature of the plan' and its desire to put the new policies to referendum anyway, it has decided to carry out this Review in the form of a partial replacement Plan rather than by making modifications to the made Plan.

1.4 The Review will form part of the development plan for Arun, alongside the adopted Arun District Local Plan 2011-2031, for the part of the Parish that lies within the Arun District. The remainder of the Parish lies within the SDNPA area, and the policies that apply here, will form part of the development plan for the South Downs National Park, alongside the recently adopted South Downs Local Plan 2014-2033.

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

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

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

The Pre-Submission Plan

1.7 The Town Council consulted on a Pre-Submission version of the Review in November – December 2018. Comments were received from local people and from some statutory bodies and landowners. It is clear there is majority support from the local community for the Plan, but a few changes have been necessary to improve the clarity and application of policy wording that will ensure the Plan meets the Basic Conditions. A separate Consultation Statement sets out those changes and describes the overall process of formal and informal consultations carried out during the Review project.

Sustainability Appraisal (including Strategic Environmental Assessment)

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

1.9 A Draft SA/SEA report was consulted on alongside the Pre-Submission version of the Plan. The final version of the SA/SEA report has been revised to take account of the comments received and is published separately.

1.10 The Town Council is aware that ADC is also undertaking a Sustainability Appraisal of its Non-Strategic Sites Development Plan Document, to test the spatial distribution of housing targets across the towns and parishes in the District and the attributes of site allocations (outside of Neighbourhood Plans).

Habitat Regulations Assessment

1.11 The Town Council anticipated that the Neighbourhood Plan Review would be required to show how it meets the obligations of the EU Habitats Directive 1992 as framed in UK law by the Conservation of Habitats & Species Regulations 2017 ("the Habitat Regulations").

1.12 The Regulations have required the 'competent authority' – ADC in this case – to screen for the potential of the Review to have 'likely significant effects' (LSE) on the Arun Valley Special Protection Area (SPA) and have required the Town Council to provide ADC with relevant information for the screening to be undertaken. A technical report was published by consultants AECOM on behalf of the Town Council in October 2018 at the time of the Pre-Submission Review. It confirmed there are some LSEs of proposals in the Review on the SPA, which lies 6km to the north of the town, and of the use of land in the Parish by Bewick's Swans. It advised that these LSEs could not be screened out without appropriate mitigation measures and ADC agreed with this conclusion.

1.13 As a result, ADC has had to prepare an 'appropriate assessment' of the effectiveness of the mitigation measures proposed in the relevant Review policies to address the LSEs and has consulted with Natural England. The AECOM report has been updated to provide the necessary information to ADC in this respect and ADC has concluded in its appropriate assessment report that the measures have enabled the LSEs to be screened out. The ADC report is published separately.

2. THE NEIGHBOURHOOD AREA

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

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

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

2.4 The A27 Bypass project is now further advanced than at the time of the made Neighbourhood Plan 2014 – 2029, with Highways England having announced a modified version of Option 5A as their preferred route, but further consultation on all three route options will take place in the Spring of 2019. The route includes a new dual carriageway bypass between the Crossbush junction to the east of Arundel and a new junction between Binstead Lane and Yapton Lane to the west. The project is anticipated to result in significant positive effects for the town in terms of relieving traffic congestion and enabling the re-planning of the current road and junctions.

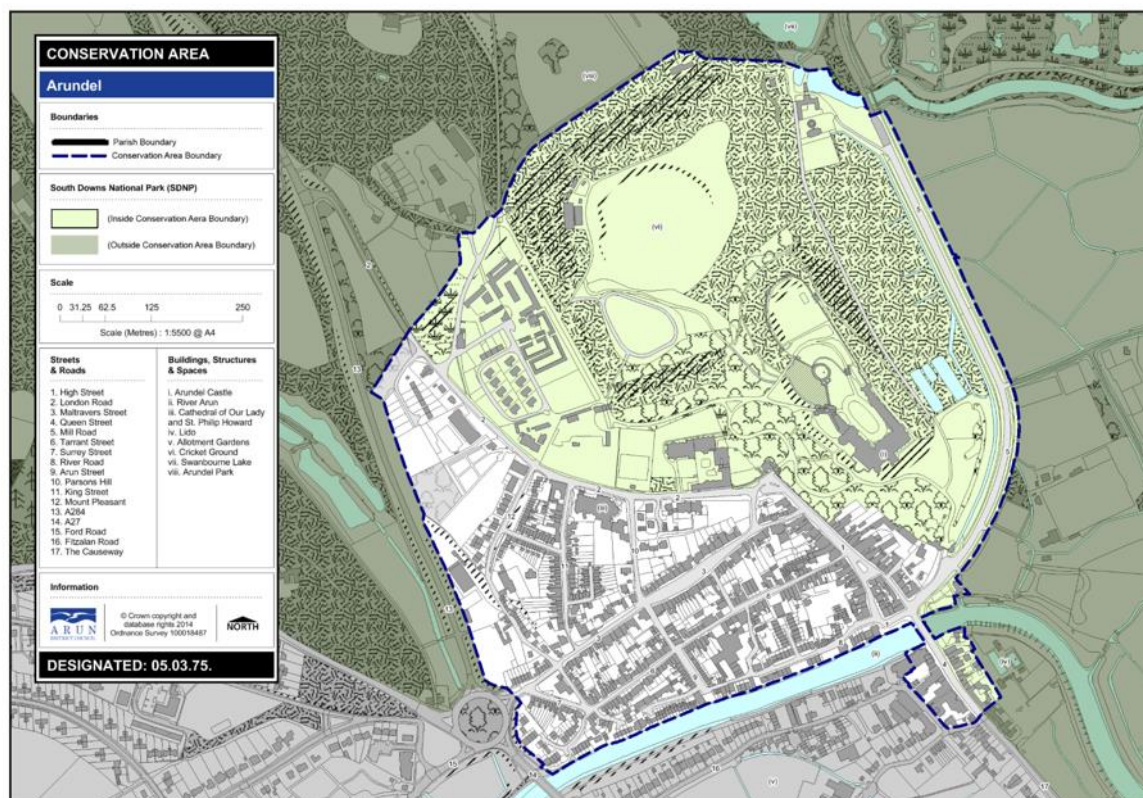
2.5 Arundel is a popular tourist destination and successful market town and cultural centre. In 1999, Arundel had its first market for over 80 years in the form of a Farmers Market, which is currently a popular monthly event, and in 2004 the town became the first Fair Trade Town in Sussex. There is strong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

2.6 There is a wide variety of independent retailers and service providers based in the town serving tourists/visitors and the local population and a number of office-based and home-based businesses. The concentration of shops, cafés, restaurants and hotels is on High Street and Tarrant Street. There are two industrial areas on Fitzalan Road that provide a number of small units for local businesses. The public sector is a reasonable scale employer, with two primary schools, a fire station, and the town council all based in the town.

2.7 Arundel is renowned for its historic and cultural character. There are 215 listed buildings and structures including the Grade I Arundel Castle (as well as the Grade II* Park and Garden and Scheduled Monument that protect earthworks and archaeological remains of the Castle), Church of St. Nicholas, Fitzalan Chapel and Roman Catholic Cathedral of St. Philip Neri (the St Magdalene's Church, Tortington Manor is Grade II listed) and the Grade II* Hiorn's Tower, 22 High Street (Norfolk Hotel), 51 High Street, 61 High Street, The Priory (St. Wilfred's) and 26 Maltravers Street

(The Vicarage) and the Scheduled Monument of Maison Dieu, locally referred to as Blackfriars.

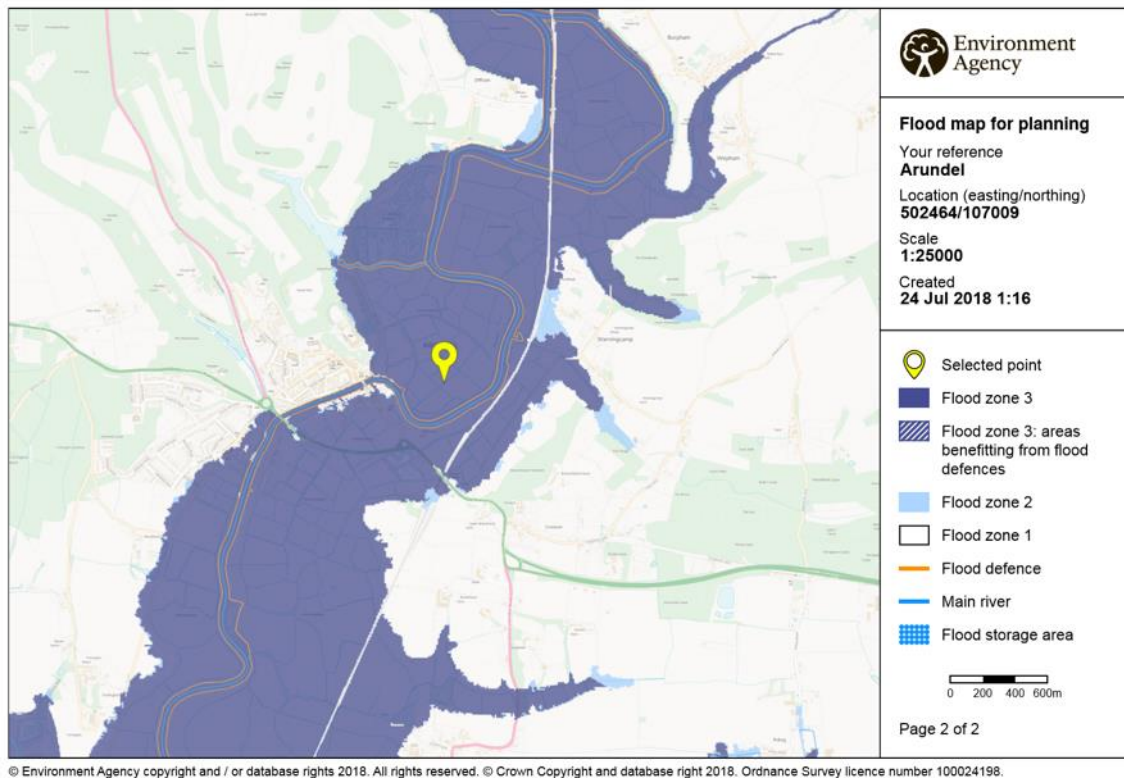
2.8 The Arundel Conservation Area (see plan B below) covers the majority of the historic town area. There is no Conservation Appraisal, but a description of the Conservation Areas is contained within ADC's Conservation Areas Supplementary Planning Guidance.



Plan B: Arundel Conservation Area

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

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



Plan C: Flood Risk in Arundel

A Short History

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

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

2.13 In the mid 13th century the Dominican friars arrived giving Arundel its first religious building, locally referred to as 'Blackfriars', the ruins of which are located next to the Town Bridge. The parish church of St Nicholas in Arundel was rebuilt in 1380. During the English Civil War Arundel Castle changed hands three times and at the end of the war it was severely damaged and reduced to a partial ruin. At the end of the 18th century when it was rebuilt for the first time. Then, at the end of the 19th century, it was largely rebuilt as it is today.

2.14 Between the Civil War and the late 18th Century Arundel was in a very poor state. However, by the turn of the 19th Century it had become a small flourishing market town with a population of a little under 1,900. During the 19th century Arundel grew considerably. By 1901 it had a population of over 3,000. During the early 19th century Arundel was still a busy market town and port, with two flourishing breweries and timber trade. Arundel Railway Station, in its present position, was built in 1863 when the line was extended down the Arun Valley. In 1846, the Station at Ford was built along the railway along the coast from Brighton to Portsmouth, which was then known as "Arundel Station". Because of which, the port ceased to operate in the early 20th century, as did the markets.

2.15 Gaslight was first seen in the town in 1838 and electricity arrived during the 1930's. In 1868 a new Catholic Church was commissioned by the 15th Duke of Norfolk and designed by a then famous architect Joseph Aloysius Hansom. This Catholic Church was built of brick clad with Bath stone in the French Gothic style and was completed in 1873. In 1965 it became a cathedral for the Roman Catholic diocese. In the early 19th Century some parts of the high levels of the town were lost when the Park was enclosed and the new London Road was constructed.

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

3. PLANNING POLICY CONTEXT

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

National Planning Policy

3.2 The National Planning Policy Framework (NPPF) was first published by the government in 2012 and was subsequently revised in July 2018 and again in February 2019. The NPPF is an important guide in the preparation of both Local and Neighbourhood Plans, which must demonstrate that they are consistent with its provisions. Those paragraphs that are considered of particular relevance to the Plan are listed below.

- The presumption in favour of sustainable development (§11)
- Sustainable, inclusive and mixed communities (§61)
- Supporting a prosperous rural economy (§83)
- Vitality of town centres (§85)
- Promoting healthy and safe communities (§91)
- Social, recreational and cultural Facilities (§92)
- Managing flood risk (§155)
- Natural environment and landscape (§170)
- Heritage assets (§184)

Strategic Planning Policy

3.3 The Review must also be able to show that its policies are in general conformity with the strategic policies of the development plan, which now comprises the Arun District Local Plan 2011-2031 and the South Downs Local Plan 2014 - 2033. The adopted West Sussex Joint Minerals Local Plan and West Sussex Waste Local Plan also form part of the development plan for the area but do not directly affect the Review.

Arun Local Plan

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

- SD SP1 Sustainable Development – defines how the presumption in favour of sustainable development contained in the NPPF will be applied.
- SD SP1a Strategic Approach – the policy makes specific reference to enabling development in Arundel that recognises the sustainable and historic character of the town with its historic buildings set at the foot of the South Downs.
- SD SP2 Built-Up Area Boundary (BUAB) – defines BUAB for the main towns and villages.
- C SP1 Countryside – defines areas outside of the BUAB as countryside.
- GI SP1 – Green Infrastructure and development – defines a Green Infrastructure Network to encourage protection and enhancement.
- LAN DM1 Protection of landscape character – safeguards the setting of the South Downs National Park.

- LAN DM2 The Setting of Arundel – safeguards the setting of Arundel.
- EMP SP1 Strategic Economic Growth – seeks to protect and enhance existing and allocated employment sites and supporting and promoting a high quality visitor economy.
- EMP DM1 Employment Land – seeks to protect and enhance existing employment sites and sets out approach to employment land.
- RET SP1 Hierarchy of Town Centres – requires Arundel to maintain its existing role as a service centre providing both a range of shops and services for the local population and fulfilling a specialist role as a tourist and visitor destination and defines Primary and Secondary Shopping Frontages.
- RET DM1 Retail development – sets out criteria for town centre uses.
- TOU SP1 Sustainable tourism and the visitor economy – seeks to protect and promote tourism assets.
- H SP1 The housing requirement – allocates a number of Strategic Site Allocations across the District. No specific requirement for land allocations in Arundel but NPs in the District need to contribute to 1,250 total homes target to 2031 or ADC will allocate sites. Major strategic allocations at Ford, Littlehampton and Barnham etc may have important 'push and pull' influences on Arundel.
- AH SP2 Affordable Housing – requires 30% affordable housing on sites of 11+ homes.
- HWB SP1 Health & Wellbeing – requires design to maximise health & wellbeing.
- HER SP1 The Historic Environment – seeks the protection of the historic environment.

3.5 The policies do not seek major forms of development from Arundel, but there is a requirement for housing allocations or applications in the Parish to contribute to meeting the overall housing supply target set out in Policy HSP1. ADC is currently preparing a Non-Strategic Sites Development Plan Document (NSSDPD) to deliver the committed figure in Policy HSP1. Through this process ADC has identified that Arundel will need to contribute to 'at least' 50 homes of the total number of homes (1,250) required by Policy HSP1, though this is yet to be tested through its own examination. ADC has confirmed however, that the Neighbourhood Plan can use this number as the 'indicative housing figure' (as per §66 of the NPPF) providing it is accepted that this may change as the NSSDPD advances to adoption.

South Downs Local Plan

3.6 Part of the Parish also lies within the boundary of the National Park and its development plan primarily comprises the South Downs Local Plan 2014-2033 adopted in July 2019. The following policies are considered especially relevant:

- SD4 Landscape Character – sets out how development proposals will be expected to conserve and enhance landscape character in the National Park.
- SD5 Design – seeks high quality design.
- SD6 Safeguarding views – seeks to conserve and enhance key views and views of key landmarks within the National Park.
- SD8 Dark Night Skies – seeks to avoid harm and encourages enhancement of dark night skies.

- SD9 Biodiversity and Geodiversity – seeks to retain, protect and enhance features of biodiversity and geological interest.
- SD10 International Sites – requires development proposals on greenfield sites within 5km of the Arun Valley SPA to undertake an appraisal for suitable foraging for Bewick's Swan.
- SD12 Historic Environment – seeks to conserve and enhance the historic environment, including through the safeguarding of heritage assets and their setting.
- SD20 Walking Cycling and Equestrian Routes – safeguards and encourages enhancement of network of routes.
- SD23 Sustainable Tourism – seeks to encourage tourism and recreation development.
- SD43 New and existing community facilities – supports new and/or expanded community facility infrastructure subject to certain criteria and seeks to prevent the loss of existing facilities.
- SD45 Green Infrastructure – seeks to protect and enhance green infrastructure.

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

Other Strategic Policies

3.8 There are other development plans – waste and minerals for example – that apply in the Parish, but none are considered relevant in this Neighbourhood Plan review. There are also other made neighbourhood plans in the vicinity, notably at Ford, Yapton and Littlehampton. None contain policies that are of direct relevance to the Review, other than the made Ford Neighbourhood Plan, which sets out the development principles for the 1,500 home strategic allocation of the Arun Local Plan.

The Made Arundel Neighbourhood Plan 2014 - 2029

3.9 A number of the made policies remain relevant and up-to-date, so this Review focuses on replacing some others and adding a small number of new policies. The Planning Practice Guidance (PPG Reference ID 41-084-20190509) states:

“A neighbourhood plan must set out the period for which it is to have effect (section 38B(1)(a) of the Planning and Compulsory Purchase Act 2004). Neighbourhood plan policies remain in force until the plan policy is replaced.

There is no requirement to review or update a neighbourhood plan. However, policies in a neighbourhood plan may become out of date, for example if they conflict with policies in a local plan covering the neighbourhood area that is adopted after the making of the neighbourhood plan. In such cases, the more recent plan policy takes precedence. In addition, where a policy has been in force for a period of time, other material considerations may be given greater weight in planning decisions as the evidence base for the plan policy becomes less robust. To reduce the likelihood of a neighbourhood plan becoming out of date once a new local plan (or spatial development strategy) is adopted,

communities preparing a neighbourhood plan should take account of latest and up-to-date evidence of housing need, as set out in guidance."

3.10 Since the commencement of the Review, the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2017 have come into force. They allow for made Plans to be modified without the need for a referendum if the modifications do not 'change the nature of the Plan'. The Town Council considers the new policies will change the nature of the Plan and wants the proposals to be put to a referendum in the normal way.

3.11 It has therefore chosen to undertake the Review as a partial replacement of the made Plan. Hence, some of the made Plan policies have been replaced and will now cover the plan period to 2031. The remaining policies are retained in their made form for the original plan period to 2029 unless they are replaced or deleted in a future Review. The partial replacement also includes some new policies.

4. COMMUNITY VIEWS ON PLANNING ISSUES

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

4.2 At the SG meeting in March, a workshop explored the likely focus for the Review and agreed the structure of that work. Following the workshop leaflets were distributed in March to all households in Arundel explaining the Review process, why the made Neighbourhood Plan 2014 – 2029 needs updating and how residents can take part in the discussions and contribute to the Review. This was supported by social media and the Review website, as well as the ATC website. Twenty eight residents came forward and were split into three Task Groups by town area: Town Centre (largely the conservation area north of the river); Riverside (Fitzalan/River Road & Queen St) and Torton Hill/Canada Road area.

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

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

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

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

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

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

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

4.9 The Pre-Submission consultation on the Review demonstrated that there is a majority of local and other stakeholder support for the Review.

5. VISION, OBJECTIVES & LAND USE POLICIES

Vision

5.1 The vision and key objectives of the Review remain much the same as the made Plan. The vision of the neighbourhood area in 2031 is that:

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

At the same time, the town will have grown modestly to provide wider housing opportunities of a range of types to meet local demand and need, including new affordable homes provided by a Community Land Trust. This growth will have bolstered the town's shops, services and community facilities. Over this period Arundel's reputation as an important market town, cultural centre and creative hub will grow, and the local economic base will be strengthened.

The town will also have benefited from the new A27 Bypass and from works to manage traffic and to promote walking and cycling within the town. There will also have been improvements to the local rail network and facilities to encourage greater use of rail services for commuting and other trips.

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

Objectives

5.2 The key objectives of the Neighbourhood Plan are:

- To maintain and enhance the nationally and locally important heritage assets and special character of the town and its setting
- To plan and deliver a range of housing mix and types that encourage and enable young people to live in the town in locations with good access to services and facilities by foot and bus as well as car. 30% affordable housing is required on sites of 11 or more residential units to take account of Policy AH SP2 of the adopted Arun Local Plan.
- To secure the long term future of community and cultural facilities that help make the town special
- To sustain a thriving town centre offering a range of goods and services to the local community and visitors
- To reduce the harmful impact of road traffic on the local community and the town's heritage assets
- To plan for climate change and work in harmony with the environment to conserve natural resources

Land Use Policies

5.3 The following policies of the made Plan are considered to be consistent with national and strategic planning policy and have therefore been retained. They do not form part of the Review and will continue to operate over the original plan period to 2029 (see Appendix B for the detailed policies and the made Policies Maps):

- Policy 4 Housing Site Allocations
- Policy 6 Transport & Access
- Policy 7 The Victoria Institute
- Policy 8 Arundel Lido
- Policy 9 Mill House Farm
- Policy 10 Assets of Community Value
- Policy 11 Local Green Spaces
- Policy 12 Flood Defences
- Policy 13 Buildings & Structures of Character

5.4 The following policies of the made Plan are replaced by a new policy in the Review:

- Policy 2 A Spatial Strategy for Arundel
- Policy 5 Land at Fitzalan Road
- Policy 14 Arundel Town Centre
- Policy 15 Business Uses

5.5 Policies 1 (Presumption of Sustainable Development) and 3 (Housing Land Supply) are now considered out of date as they are no longer consistent with national and strategic policy. They may be deleted by the local planning authority in due course (though are also shown in Appendix B for completeness).

5.6 All of the new policies of the Review relate to the development and use of land in the designated Neighbourhood Area of Arundel and will operate for the Review plan period to 2031. They focus on specific planning matters that are of greatest interest to the local community, especially in securing the long-term future of those community and environmental assets most precious to local people. They also accept and welcome change that will enable the community to grow in a sustainable way.

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

Policy AR1 Arundel Built Up Area Boundary

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

5.8 This policy updates the designated Built Up Area Boundary of Arundel, as shown on the Policies Map of the new Arun Local Plan, to accommodate the proposed allocation of land off Ford Road in Policy AR2 (see Plan D below). In doing so, the policy replaces Policy 2 of the made Plan.

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

Policy AR2 Land off Ford Road

The Neighbourhood Plan allocates 8.97 Ha of Land Off Ford Road for a mix of residential, community facility and green infrastructure uses as shown on the Policies Map. Development proposals will be supported, provided the following key requirements are met:

- a. ***The developable land for residential uses comprises no more than 3.9 Ha lying within the Built Up Area Boundary of Policy AR1;***
- b. ***The residential scheme delivers approx. 90 dwellings comprising a mix of open market, affordable and Community Land Trust homes in accordance with Local Plan policies with an emphasis on homes suitable for first time buyers or those looking to rent their first home;***
- c. ***Development proposals incorporate and safeguard land for the future provision of a D1 and/or D2 community use(s) to be agreed with the Town Council;***
- d. ***The layout and heights of buildings have full regard to the Local Plan policy requirements in relation to the location of the land within the setting of:***
 - ***the South Downs National Park;***
 - ***of Arundel; and***
 - ***of the heritage assets at Tortington Priory;***
- e. ***A biodiversity strategy is prepared and approved by the local planning authority to incorporate measures that ensure no net loss of effective foraging and roosting habitat for the Bewick's Swan population of the Arun Valley Special Protection Area in accordance with Local Plan policies and deliver a net gain in general biodiversity value, where possible, on site;***
- f. ***The road access to the developable land is made from a new junction on Ford Road in a location and of a type to be agreed with the highways authority, but with an emergency vehicle access to Dalloway Road;***
- g. ***Pedestrian and cycling access points are provided off Ford Road, Priory Lane, Dalloway Road, High Ridge Close and Priory Road of a specification to be agreed with the highways authority;***

- h. Provision is made within the scheme layout to secure public footpath connectivity through the site between Dalloway Road and Ford Road as part of the wider Green Infrastructure Network defined by Policy AR9;***
- i. All trees subject to a Tree Preservation Order are retained and protected and all other mature trees and hedgerows within the site are retained unless their removal is essential, and the minimum required to facilitate an efficient development layout;***
- j. The remaining non-developable land within the gross site area is set out as a combination of formal and informal recreation parkland and incorporates a Local Equipped Area for Play that is conveniently located for all the new residential uses and that is accessible to children from the Torton Hill area;***
- k. A sustainable drainage strategy is prepared and approved by the local planning authority to address the effects of surface water run-off within and adjoining the land;***
- l. The layout enables the scheme to connect and integrate with the existing community at Torton Hill and also reflects the common grid street pattern and profile of Torton Hill, notably the use of front gardens, boundary walls and street trees, with an emphasis of east-west streets to encourage optimum design for passive solar design;***
- m. The building materials reflect those common to the neighbourhood area; and***
- n. The layout has regard to the need for utility providers to access infrastructure on the land for future maintenance and upgrading.***

5.10 This policy allocates land mixed use scheme at land off Ford Road that has been made available by the owner, the Norfolk Estate, for these purposes. The scheme will be primarily residential led on approximately half of the total site area that adjoins the existing edge of the town. Plan D below shows an illustrative masterplan for the site, which defines the developable area and the Built Up Area Boundary of Policy AR1 has been modified accordingly. The remaining half of the land will be used for green infrastructure improvements and the provision of a future community facility.

5.11 The developable area and the key development principles have been derived from a combination of the technical evidence base provided by the Estate and of the iterative analysis of the SEA and HRA respectively (as detailed in the separate Site Assessments Report). The land is constrained in a number of ways – landscape, heritage, flooding, ecology and access – but the evidence shows that it is possible to avoid or mitigate any significant adverse environmental effects by making a series of requirements in this allocation policy. Specific attention is drawn to the need for proposals to consider within the biodiversity strategy how that part of the site adjoining Ford Road (and outside the defined developable area) may provide a habitat for Bewick's Swans, as recommended by the HRA technical report.

5.12 The total housing capacity of the developable area (at a density of approx. 23 dwellings/Ha) is also a key means of mitigating these effects and is not dissimilar to the density of the adjoining residential area. However, the capacity will still result in almost double the number of new homes being delivered in the plan period than the figure indicated by ADC. As the land is available now, all of these new homes will be delivered within the next five years, thereby making an important contribution to meeting the District's housing land supply from one of its most constrained settlements.

Illustrative Masterplan Land at Ford Road, Arundel



Quantum of Development:	
	Area (ha)
Net Developable Area	4.55
SuDS	0.67
Allotments	0.10
LEAP	0.04
Primary Road	0.57
Nursery	0.10
Green Infrastructure	3.64
Site Area	9.68

Developable Area: 4.55 ha
 Number of Units: 90
 Affordable Units: 27

- Existing Built Form
- Existing Vegetation
- TPO - Tree Preservation Order
- Primary Route
- SuDS - Sustainable Drainage System
- Allotments
- LEAP - Local Equipped Area for Play
- Land for Nursery/Play Group
- 1m Contours
- Site Boundary
- Emergency Site Access Only
- Public Right of Way
- Access

1:2500 @ A2
 0 50 100 200metres

title	Illustrative Masterplan Land at Ford Road, Arundel	project no	SHLD 400657	date	11 February 2019
client	Duke of Norfolk's Estate	drawing no	NCD08	drawn by	SP / VT
project	Land at Ford Road, Arundel	revision	-	checked by	CO

1. Drawing to be used for illustrative purposes only. Subject to further detailed and technical studies including (but not exhaustively):

- Heritage Assessment
- Utilities Survey
- Archaeological Survey
- Ecological Surveys
- Land Registry Search
- Highway & Transport Studies
- Flood Risk Assessment
- Drainage & Hydrology Studies

urban design studio
 Southampton
 Birmingham
 Cambridge
 London
 Oxford

savills.com/urban-design
 savills.com/urban-design

savills

Plan D: Illustrative Masterplan for Ford Road (Source: Savills on behalf of Norfolk Estate, 2019)

5.13 The policy requires an emphasis (i.e. greater than two-thirds) on the provision of homes that are suited by their smaller size, lower cost and tenure mix to first time buyers and renters to help correct the increasing imbalance of the town's housing stock. Using ADC's 'Updated Housing Needs Evidence' report of September 2016 and data held on homes confined to occupation by older households in Arun and Arundel, it is shown that the town has a considerably higher proportion of this type (4.3%) than the District (2.6%). Given the relatively high number of second homes and homes available on short term lets (e.g. AirBnB) in the town, this difference is likely to be even greater in practice. As the largest, suitable housing site available, it provides an important opportunity to begin to correct this balance in favour of younger people to halt the trend of an aging population, with its consequences for the long-term sustainability of the town and its community facilities. This is very similar in its intent to the Government's new 'Entry-Level' homes product (NPPF §71).

5.14 The policy encourages the Estate and its future development partner to give full consideration to the strong desire of the local community to see a proportion of the new homes on this site delivered by the new Arundel Community Land Trust (CLT). This cannot be made a policy requirement, but the Estate was keen to support the initiative during the earlier consultations on the Review and this was a decisive factor in the local community supporting the allocation of the land. The Estate has confirmed that the provisions of the policy as a whole will lead to a viable scheme.

Policy AR3 Land at Fitzalan Road ('Blastreat and Greenhurst')

The Neighbourhood Plan allocates 0.36 Ha of Land at Fitzalan Road for a residential redevelopment scheme, as shown on the Policies Map. Development proposals will be supported, provided the following key requirements are met:

- a. The scheme comprises approx. 24 dwellings of a mix of dwelling types including an appropriate level of affordable housing which includes those that are suitable for smaller households, with primary consideration given to first time buyers and those looking to rent their first home;***
- b. Full regard is had to the identification of the Swallow Brewery building on the site as a non-designated heritage asset and to the provisions of Policy AR5 of the Neighbourhood Plan;***
- c. The height of the buildings has regard to the Local Plan policy requirements in respect of the location of the site within the Setting to Arundel;***
- d. It can be demonstrated that the scheme is acceptable in its flood risk management proposals;***
- e. A comprehensive proposal is brought forward for all of the land;***
- f. The layout has regard to the need for utility providers to access infrastructure on the land for future maintenance and upgrading; and***
- g. The occupation of the development is phased to align with the delivery of sewerage infrastructure, in liaison with the utility provider.***

5.15 This policy replaces Policy 5 of the made Plan by bringing up to date the key development principles. The land area remains the same – a combination of two adjoining sites 'Blastreat' and 'Greenhurst' – the first of which remains occupied by an industrial use and the second of which remains derelict. It operates in tandem with Policy AR5 in respect of managing the effects of development proposals on the local heritage value of part of the site.

5.16 At the time of the made Plan, there was uncertainty as to whether or not a development proposal would come forward, hence its Policy 5 signalled the support for a suitable redevelopment scheme rather than it being included as one of the site allocations in its Policy 4. Since then, proposals have been made but are not considered to be in conformity with the made policy as they comprise a significantly higher number of dwellings (46 no.) and only a single type of dwelling type and tenure, i.e. sheltered flats.

5.17 The new housing stock evidence for the town (see §5.13) highlights the increasing importance of achieving a mix of dwelling types on this site. To this end, and together with policies AR2 and AR4, this policy also seeks a mix of dwelling types but with an emphasis on meeting the needs of smaller households. This may in part mean 'downsizing' households but, given the demographic data and key objective of the plan to address the matter, the policy requires proposals to show that primary consideration in the dwelling mix has been given to first time buyer and renter households.

5.18 Since the making of the Plan, more is now known of the local heritage value of the 'Blastreat' site and its former use as part of the larger complex of buildings on Fitzalan Road and Queen Street that formed the Swallow Brewery. The policy therefore cross-references to the need for proposals to have regard to the provisions of Policy AR5, which identifies the remaining Brewery building on this site as a non-designated heritage asset.

5.19 The SEA and HRA work has identified the key constraints of the land and more detailed policy requirements are now made to ensure the potential for adverse environmental effects are avoided or successfully mitigated. In respect of managing flood risk, the separate Site Assessment Report notes that the sequential and exception tests were met by the made Policy 5 and there has been no change in the flood risk status of the land or to the proposal to require any modification to those tests. The viability testing of the original Policy 5 indicated that a scheme of approx. 24 dwellings (at 60 dph) that incorporated elements of the former brewery building may be viable. Although the density is relatively high for the town, there is precedent in the vicinity of the site for some flatted accommodation of this type that has not significantly harmed the character of the Arundel Conservation Area or the setting of the town. More recently, ADC included the land in its Local Plan Viability Study of January 2017, and this also concluded that a scheme of this type would be viable, taking into account all of the policy provisions of the Local Plan. The viability or otherwise of individual proposals which come forward within the Plan period will be a detailed matter to be determined by the District Council based on its specific design and costs.

Policy AR4 The Police Station, The Causeway

The Neighbourhood Plan reserves 1.0 Ha of Land at the Police Station, The Causeway for a residential redevelopment scheme, as shown on the Policies Map. The land will be considered for release for development in the next review of the Neighbourhood Plan or may be released sooner in the event that the housing supply policies of the Neighbourhood Plan are deemed out of date and the land is available for development.

Development proposals will be supported, provided the following key requirements are met:

- a. The residential scheme comprises approx.12 dwellings including an appropriate level of affordable housing which includes those that are suitable for first time buyers or those looking to rent their first home;***
- b. The height of the buildings has regard to the Local Plan policy requirements in respect of the location of the site within the Setting to Arundel;***
- c. It can be demonstrated that the scheme is acceptable in its flood risk management proposals by way of a future site-specific flood risk assessment;***
- d. The layout and landscape scheme retain the flint boundary walls and as many of the on-site mature trees as possible and have regard to the amenities of the existing residential properties adjoining the site;***
- e. The scheme causes no detrimental impact or loss of the integrity to the Arun Valley SPA or Bewick's Swans; and***
- f. The occupation of the development is phased to align with the delivery of sewerage infrastructure, in liaison with the utility provider.***

5.20 This policy reserves land on The Causeway owned by Sussex Police to be potentially released for a housing redevelopment scheme later in the plan period. Its release is dependent on either a review of the Neighbourhood Plan, which may need to plan for additional housing growth, or in the event that the Plan is deemed out of date by way of ADC's failure to meet its housing supply and delivery obligations elsewhere in the District. Given that Policy AR2 provides for almost double the indicative number of new homes required of Arundel to 2031, there is no requirement for this scheme at present.

5.21 The Police Station building itself is no longer operational but is currently used as a base for the Roads Policing Unit in West Sussex. The Police estimate that the base will be relocated within the next five years and the land will be made available for redevelopment at some point thereafter. There are residential properties on three sides of the site, but the policy requires a number of environmental matters to be taken into account in a future planning application. This includes a flood risk assessment; the separate Site Assessment Report has carried out the required sequential test (as per NPPF §157). The policy also acknowledges that the scheme density should be higher than the adjoining housing in order to make a more efficient use of the land.

5.22 As with policies AR2 and AR3, this policy also requires some of the homes delivered on the site to contribute to the broader goal of rebalancing the age profile of the town. In addition, specific attention is drawn to the need for proposals to consider the local habitat of Bewick's Swans within the biodiversity strategy, as recommended by the HRA technical report.

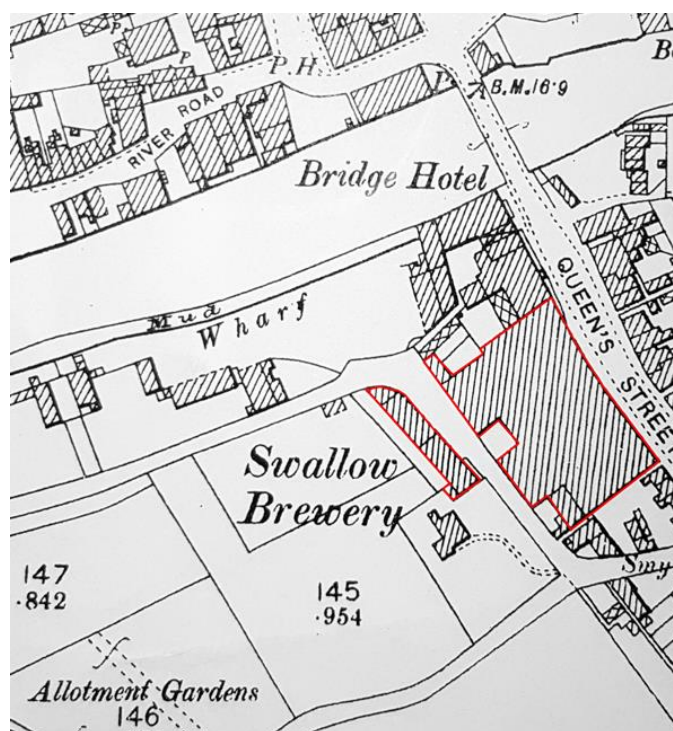
Policy AR5 Swallow Brewery, Fitzalan Road

The Neighbourhood Plan identifies the former Swallow Brewery building at Fitzalan Road as a non-designated heritage asset.

Proposals for the redevelopment of the land pursuant to Policy AR3 of the Neighbourhood Plan should take account of the former Swallow Brewery building and the opportunities for its incorporation into the wider redevelopment scheme. Proposals that would result in the loss of the building will be considered on the basis of Policy HER DM2 Locally Listed Buildings or Structures of Character in the Arun Local Plan 2011 to 2031. Subject to the viability of the proposal concerned development proposals for the wider site will be supported which would:

- a. Retain and incorporate the building into the redevelopment scheme, most notably the east-facing façade to Fitzalan Road; and**
- b. Incorporate building and boundary materials and architectural features used in the original brewery complex.**

5.23 This policy acknowledges the local heritage value of the former Swallow Brewery building on Fitzalan Road and, in tandem with the site allocation Policy AR3, establishes the key criteria for the successful redevelopment of the site to reflect that value (see Plan E). As such, the policy operates alongside Local Plan Policy HER DM2 by identifying two specific requirements in terms of the desirability for retaining the asset as part of a redevelopment proposal and of the design of the new buildings. The policy acknowledges that viability issues may have a bearing on the ability or otherwise for the former brewery building to be incorporated within emerging redevelopment proposals. As such the policy makes a cross reference to the relevant policy in the adopted Local Plan which addresses potential circumstances of this type.



Plan E: Swallow Brewery 1897
(Source: Ordnance Survey 2nd Edition 25 inch)

5.24 The Swallow Brewery is a link to a once major industry and its ties to a prominent local family. The former Brewery building is one of the last remnants of a once substantial industrial complex. The potential local heritage value of the building was not fully known at the time of the made Plan. A report from Victoria Holland Architecture (VHA) in August 2017 appraised the value (see report in the Evidence Base) and concluded that there is local heritage value. Although Historic England has determined this value is not sufficient to warrant the inclusion of the remaining structures on the Statutory List, it acknowledged the building as having local historic interest as the remaining part of the Brewery. The Town Council considers that this interest will justify its inclusion, in due course, on ADC's list of 'Locally Listed Buildings or Structures of Character'. The specific design criteria included in the policy are derived from the recommendations of the 2017 report. The second part of Policy AR5 identifies a series of design matters which should be considered in the event that the retention of the former brewery building is viable. Different proposals will be able to respond to the second identified matter in their own individual ways. However, they should consider the use of red/orange brick, weathered timber cladding, vertical boarded doors, timber-framed windows, slate windows and louvred openings.

Policy AR6 Community Facilities

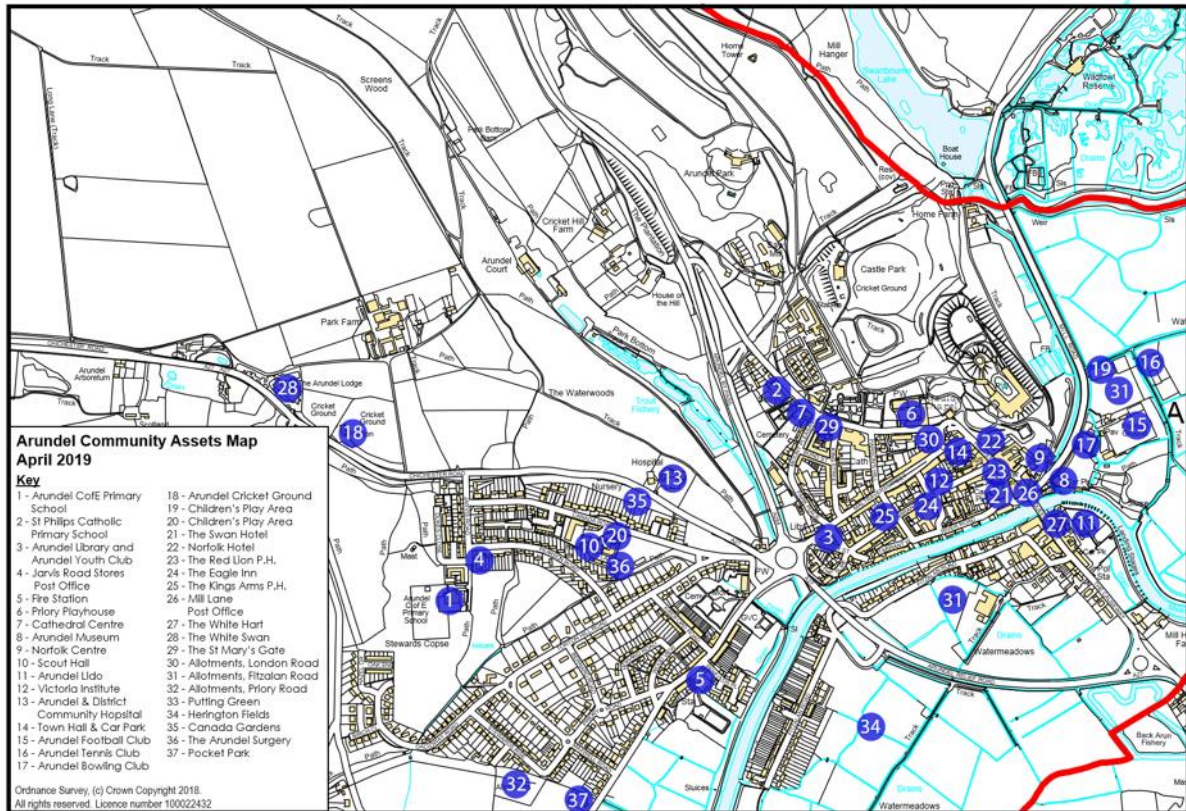
The Neighbourhood Plan identifies community facilities in the town, which are listed in Appendix A.

In addition to the provisions of relevant Local Plan policies, proposals to change the established use of a facility and its ancillary land must demonstrate that the land is no longer suited to any other D1 community use.

Proposals to change the use of part of a facility that is shown to be surplus to requirements will be supported, provided the change will not undermine the viability of the primary community use.

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

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



Plan F: Community Assets in Arundel

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

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

Policy AR7 Town Centre

Proposals to consolidate and strengthen the vitality and viability of Arundel Town Centre, as defined by the Local Plan and shown on its Policies Map, will be supported. Proposals that will undermine the vitality of the Town Centre by resulting in an over-concentration of one type of town centre use will not be supported.

Insofar as planning permission is required proposals for the temporary use of empty shop premises for start-up retail businesses or other forms of 'pop-up' shops in a designated Primary and Secondary Shopping Frontage will be supported.

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

5.29 At present, and for many years, the Town Centre has benefitted from a reasonable variety of town centre uses, with a range of shops, cafes/restaurants, pubs and hotels. Its primary and secondary frontages have operated successfully in enabling a turnover of compatible uses so that the frontages have not suffered from long-term vacancies. However, there have been, and will continue to be, fundamental changes in the retail sector that challenge its ongoing vitality and viability. It is important that change is regarded as healthy and inevitable but that short-term shifts in expenditure patterns do not lead to an over-dominance of one type of use, for example antique retailers and café/restaurants, that may undermine the long term sustainability of the Town Centre. The policy support for encouraging the temporary use of empty/vacant units for 'pop-up' shop uses (where planning permission is required) will help address that issue.

Policy AR8 Business Hubs

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

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

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

5.31 The support is confined to proposals located within the town boundary as there is no case for such development in the countryside in this area. It is now more flexible in allowing for changes of use of retail units in the town centre, provided an active street frontage is maintained. This may encourage the use of vacant space above the ground floor of some town centre uses that is not required to support those uses. And, as a change to the previous policy and now in line with Policy AR6, it enables the partial change of use of a community facility (for example, to provide separate office accommodation), if that will help sustain the main facility as a viable use.

Policy AR9 Green Infrastructure Network

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

Development proposals on land that lies within or adjacent to the Network should sustain and, where practicable, enhance the functionality of the Network by virtue of their layout, means of access and landscape treatment. Proposals that will harm the functioning or connectivity of the Network will not be supported.

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

5.33 An important feature of the defined Network is the extensive network of public rights of way and other footpaths in and around the town connecting it to the wider network in the National Park and along the coast. These paths will become more valuable over time, providing local residents with enhanced recreational opportunities and benefitting visitors and local tourism.

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

Policy AR10 Canada Gardens

The Neighbourhood Plan designates the area north of Canada Gardens, as shown on the Policies Map, as a Local Green Space. Proposals for any development on the land will not be supported other than in very special circumstances.

5.35 This policy designates land at Canada Gardens as a Local Green Space in accordance with the tests of NPPF §100. The land adjoins the large residential area on this side of the town and is not an extensive tract of land. It is demonstrably special to the local community and as a result is currently being cleared for use as a community space that it is expected will be of recreational value to local people. The space plays an important part of the Green Infrastructure Network defined in Policy AR9 and may become even more important when the nearby A27 road is downgraded as part of the new Bypass scheme.

6. IMPLEMENTATION

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

Development Management

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

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

Local Infrastructure Improvements

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

Other Non-Planning Matters

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

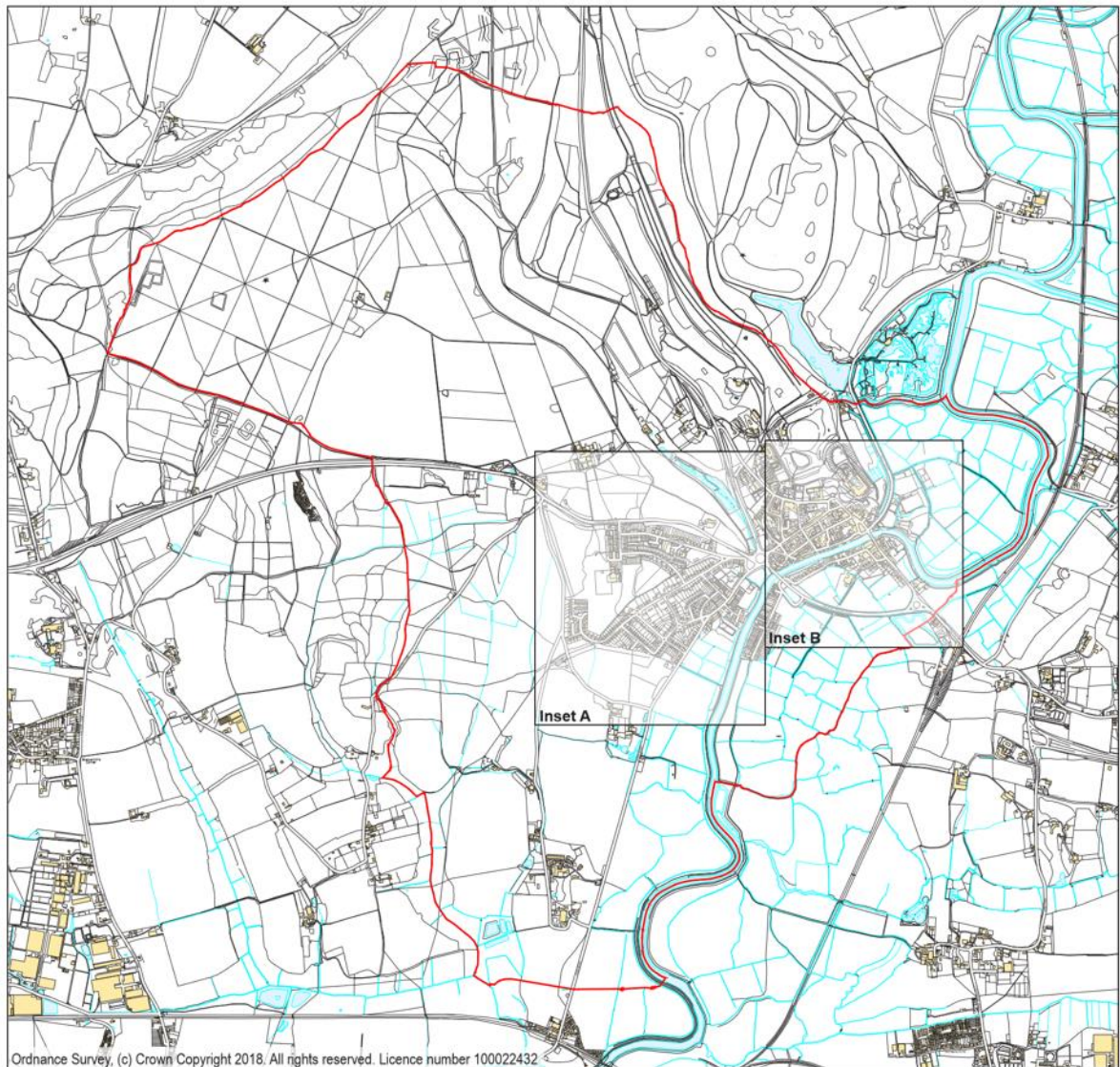
- Improve traffic management around the Arundel CoE Primary School and at the St.Philip's Catholic Primary School and work with WSCC to support school Travel Plan proposals which promote use of public transport, cycling and walking as alternatives to private car use
- Improve pedestrian and cycle access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

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

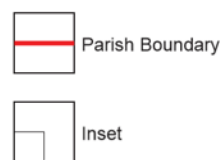
6.6 Early on in the document it is identified that there are potential for access improvements in and around Arundel. The PROW network offers an excellent opportunity to deliver on this. This could be achieved by creating new routes or upgrading the status of current routes for use by more modes. In addition to safe crossing points on the A27, up-grading footpath 385_1 to a bridleway in order that cyclists can more easily and safely connect to Madehurst, and a bridleway through Arundel Park to better connect Arundel and Houghton as an alternative to the existing bridleway alongside the River Arun to help achieve this aspiration.

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

POLICIES MAP








Key



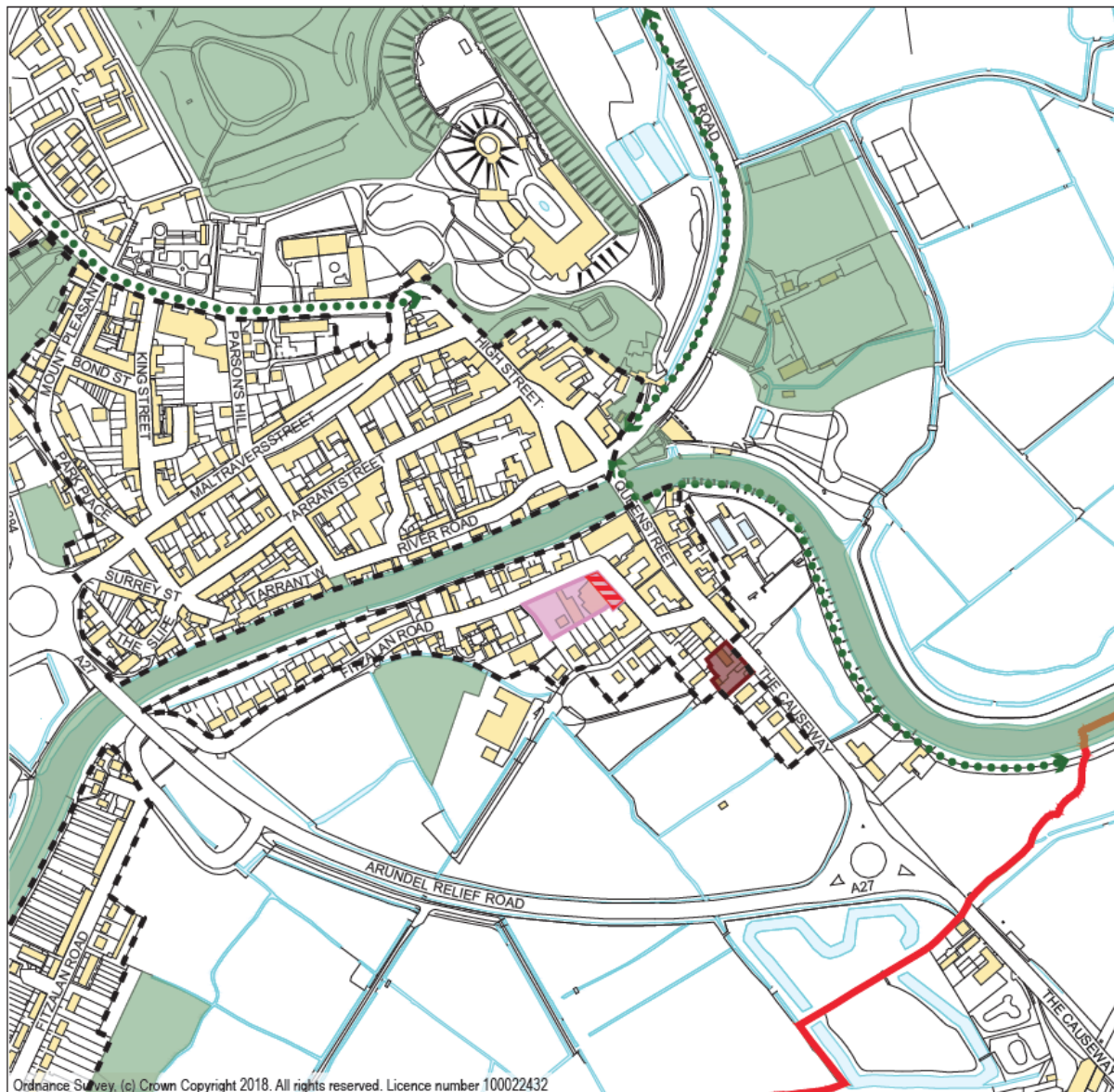
POLICIES MAP INSET A (October 2019)




Key

-  Parish Boundary
-  AR1 Built-up Area Boundary
-  AR2 Land off Ford Road
-  AR9 Green Infrastructure Network
-  AR10 Canada Gardens - Local Green Space

POLICIES MAP INSET B



Key

-  Parish Boundary
-  AR1 Built-up Area Boundary
-  AR3 Land at Fitzalan Road
-  AR4 The Police Station, The Causeway
-  AR5 Swallow Brewery
-  AR9 Green Infrastructure Network

APPENDIX A

List of community facilities defined on the Community Assets Map

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

APPENDIX B

RETAINED POLICIES OF THE MADE ARUNDEL NEIGHBOURHOOD PLAN 2014 – 2029

Policy 1: 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 Neighbourhood Development Plan are out of date or silent unless:

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

Arundel Town Council will take a positive approach to its consideration of development. The Town Council and the local planning authorities will seek to work with applicants and other stakeholders to encourage the formulation of development proposals that can be approved.

Policy 3: Housing Supply

The Neighbourhood Plan provides for the development of a minimum of 60 homes for completion in the period from 1 April 2014 to 31 December 2029 on sites allocated and identified for future allocation in policy 4; and supported in policy 5; and on windfall sites. Projected actual dwellings completions, which may result in delivery of a higher number of dwellings, will be refined on a site by site basis as detailed design schemes are prepared.

Sites are allocated, identified for future allocation, or supported for housing development only on previously-developed land that is either within or adjoining the designated built-up area boundary of Arundel.

Policy 4: Housing Site Allocations

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

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

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

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

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

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

Policy 6: Transport, Access & Car Parking

The Neighbourhood Plan will support proposals to:

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

Policy 7: Victoria Institute

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

Policy 8: Arundel Lido

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

Policy 9: Mill House Farm

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

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

Policy 10: Assets of Community Value

Proposals that will enhance the viability and/or community value of any assets designated by Arun District Council as assets of community value under the Localism Act 2011 will be supported. Otherwise, proposals that result in either the loss of the asset or in significant harm to the community value of an asset will be resisted, unless it can be clearly demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer financially viable.

Policy 11: Local Green Spaces

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

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

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

Policy 12: Flood Defences

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

Policy 13: Buildings and Structures of Character

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

- Arun Street - 1 Quaker Cottage, 3,5,7,9, 15, 17, and 19
- 1 Brewery Hill
- Arundel District and Community Hospital, Chichester Road
- High Street - 5 (Gibbs Newsagents), 16 (Lloyds Bank), 45 (Red Lion PH) and War Memorial
- London Road - 5 (Lychgate House), The stable building (former electricity generator house) and The Mews House
- Maltravers Street – 7, 20, 24, 24a, 28, 30, 32, 34, 36, 33-43 (odds), 62 Surrey Cottage, 64, 66, 68, 70, 85 and 87
- Mount Pleasant - 25, 29, 8, 10, 2, 4 and 6
- Orchard Place - 1, 3, 5, 7 and 11
- Park Place - The Coach House, Vine Cottage, 10, 12, 14, 16/18, 20, 24 and 26
- Arden Guest House, Queens Lane
- Queen Street - 12 (The White Hart PH), 4, 8, 14, 16 and 18
- River Road - 23, 25, 27, 29, 38 and 40
- 2 and 4 School Lane
- Library, Surrey Street
- Tarrant Street - 5, 7, 9, 11, 4,9 Tarrant Square, 17, 23, 2, 4, 6, Old Printing Works, 25, 29, 31, 1-10 Castle Mews, 35, 37, 39, 41 (The Eagle PH), 16A, 20, 24, 28, 59, 61, 65, 91, 93, 95-101, 103, 105 and 107a
- The Causeway - Mill House Farm Barn, 13, 15, 17 and 19
- 21 and 51-63 Ford Road

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

