

# Arundel Neighbourhood Planning

For Arundel Town Council – 22 February 2023

By James Stewart



# Welcome!

In this presentation we will look at:

- Introductions
- Planning – core principles
- What is a Neighbourhood Plan, why update it?
- The Neighbourhood Plan Process
- Evidence Base & some maps
- ANP2 Vision
- ANP2 Policies
- NP Implementation & non-planning matters

# Introductions – do you all know each other?

James Stewart

- Town Councillor - 2007-19, Arundel Mayor 2015-17
- Chair NP Steering group 2014 & 2019
- Treasurer Arundel Community Land Trust – 2019 to present
- Chair Arundel LCWIP Group – 2020 to present
- Director Zimmer Stewart Gallery - 2003 to present
- Chaired Arundel Gallery Trail – 2004-07
- Director, Arundel Festival – 2004-6, 2007-10
- Chair Arundel Chamber of Commerce, 200?

# What is the purpose of Planning?

- The purpose of planning is to help achieve sustainable development.
- *Sustainable* means ensuring that better lives for ourselves don't mean worse lives for future generations.
- *Development* means growth. We must accommodate the new ways by which we will earn our living in a competitive world. We must house a rising population, which is living longer and wants to make new choices. We must respond to the changes

# Core Principles of Planning

- Build a strong competitive economy
- Ensure the vitality of Town Centres
- Support a prosperous rural economy
- Support high quality communications infrastructure
- Requiring good design
- Promote healthy communities
- Protect green belt land
- Meet the challenge of climate change (flood risk etc)
- Conserve and enhance the natural environment
- Conserve and enhance the historic environment
- Facilitate the sustainable use of materials

# What is a Neighbourhood Plan?

An evidence-based community-wide shared vision for the plan period to decide

- Where we want new homes, shops and offices to be built
- What those new buildings should look like
- What infrastructure should be provided
- Which community facilities & important assets to protect
- How to protect and enhance local natural environment
- How to address transport and access issues

For example NP's can support the provision of affordable homes as in 2019 and protect green spaces, as with The Horse Field in 2014

A NP has the same status as a Local Plan (e.g. ADC or SDNPA) once it has been approved at referendum. It then becomes part of the statutory development plan.

# What is the process for a Neighbourhood Plan?

1. Community consultation, review local planning framework, evidence base, site assessments etc
2. Draft Policies based on the evidence gathered
3. Consult the residents and other stakeholders on the draft plan prior to Submission – (NPPF Reg 14 formal consultation of electorate).
4. Submit the Plan to the Local Planning Authority (ADC) further formal consultation (NPPF Reg 15/16)
5. ADC invites Independent Examination of the Submitted Plan (assuming there are no significant changes at (4) (NPPF Reg 17)
6. Referendum on the Submitted Plan (assuming it passes examination with minimal comments/changes)

# Evidence Base.

There are a wealth of documents to review, covering housing, economy, transport, demographics:

- ADC & SDNPA Local Plans & WSCC Strategy documents
- LUC proposals for Arundel 2018
- Previous NP's
- ATC Vision, emerging LCWIP, parking plans
- Census, Housing Needs Survey
- etc etc



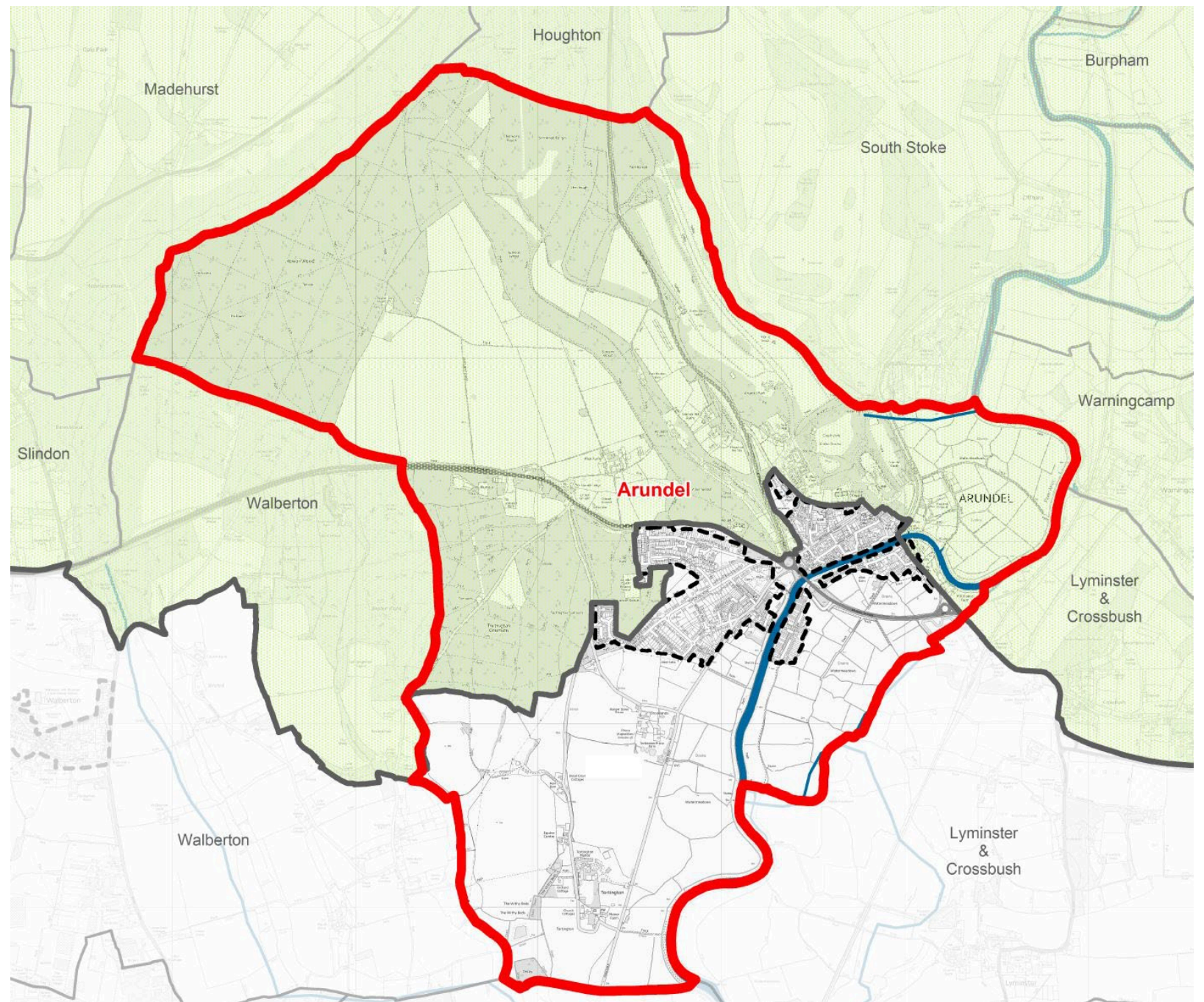
# Why does our NP need updating

- Planning documents need to be refreshed every five years or so, otherwise they can be overtaken by events & changes in the law.
- Arun District Council has (since July 2018) adopted its new Local Plan, which contains significant proposals for places like Ford, Climping and Littlehampton, currently to be updated again.
- ADC expects towns and parishes to update their neighbourhood plans to find more land for housing up to 2036.
- So, we need to revisit our Plan and look at what's worked and what's not worked over the last five years.

Arundel already a successful heritage, contemporary market town but we don't want to be complacent.

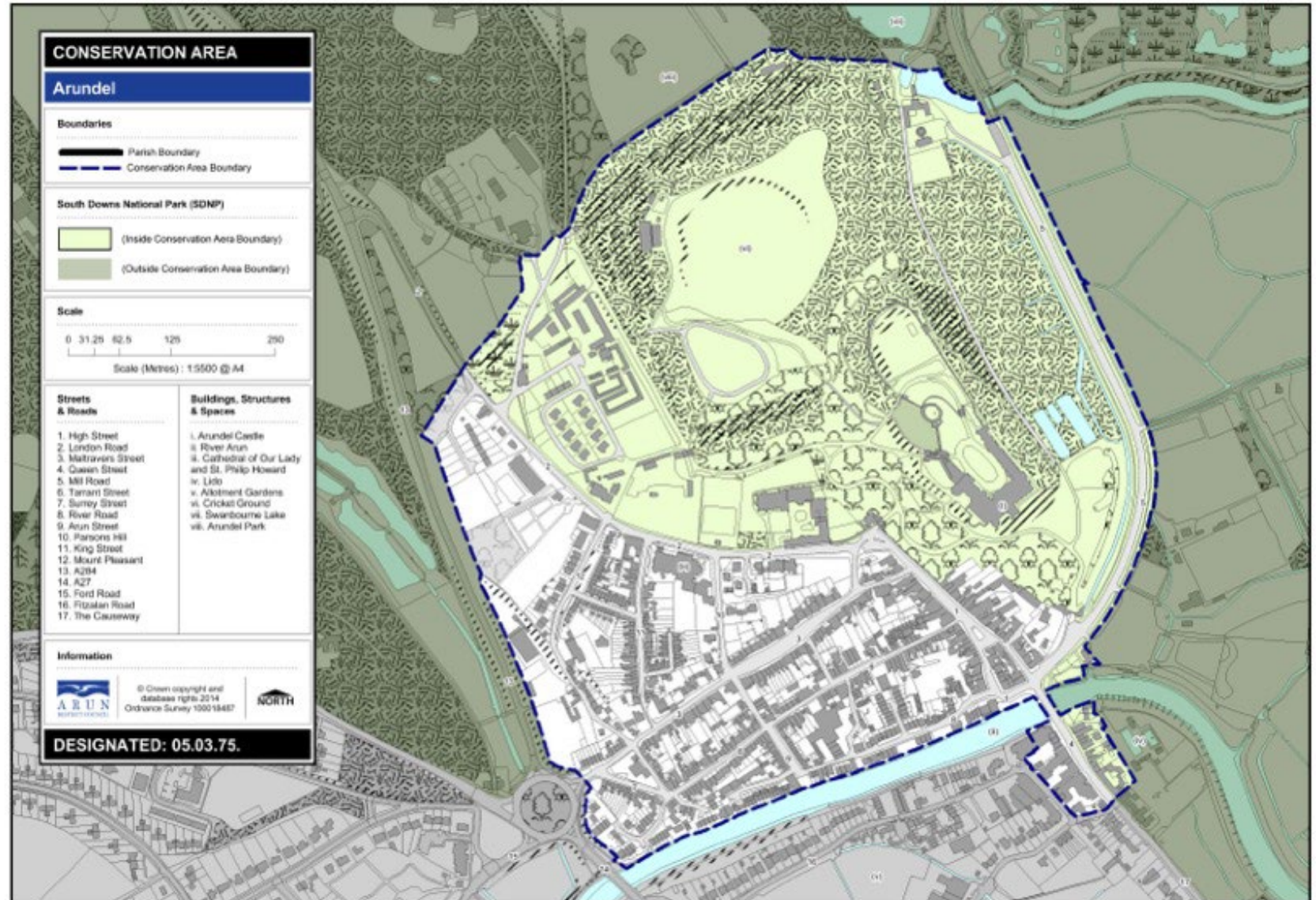
There remains some difficult issues that the planning system can tackle: further access to affordable housing, retaining shops and businesses, conserving our heritage and improving public transport for example.

# Arundel Parish Map





# Arundel Conservation Area





# The Arundel Neighbourhood Plan Review - Policies Inset Map A



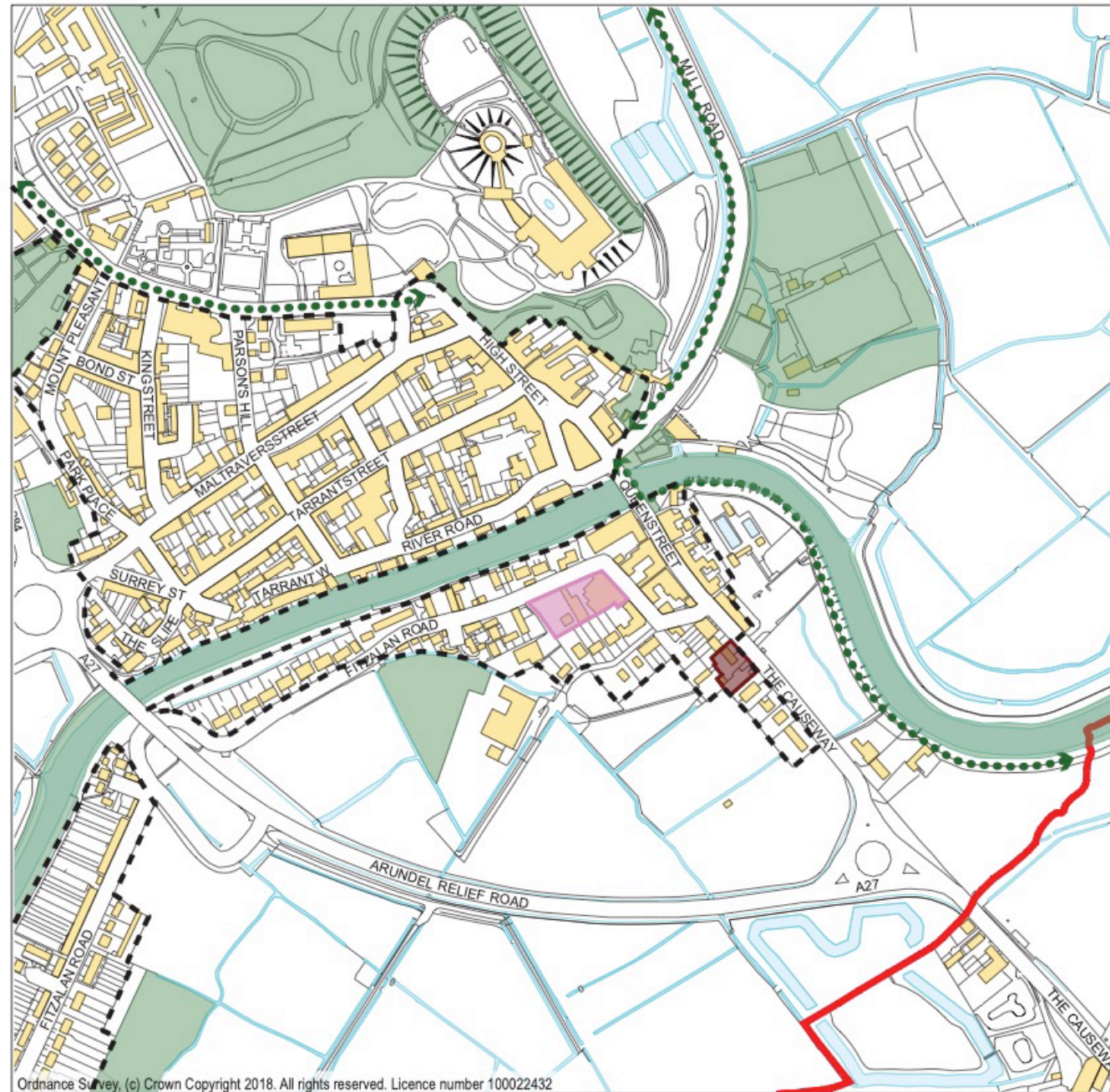
## Arundel Neighbourhood Plan Submission Plan: Inset A April 2019

### Key

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



# The Arundel Neighbourhood Plan Review - Policies Inset Map B



Arundel Neighbourhood Plan  
Submission Plan: Inset B  
April 2019

## Key

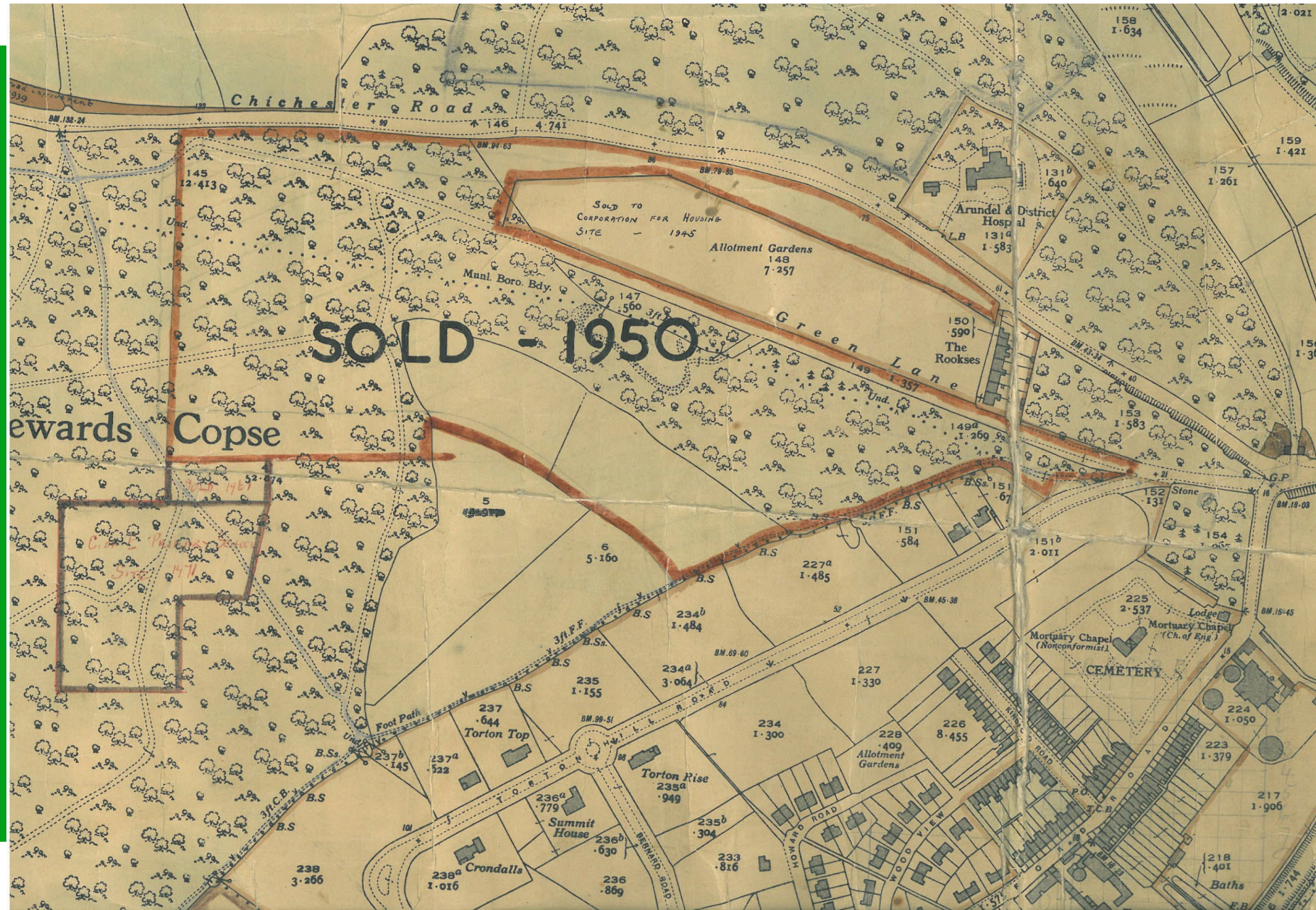
- Parish Boundary
- AR1 Built-up Area Boundary
- AR3 Land at Fitzalan Road
- AR4 The Police Station, The Causeway
- AR9 Green Infrastructure Network



# The Arundel Neighbourhood Plan Review - Arundel in 1927

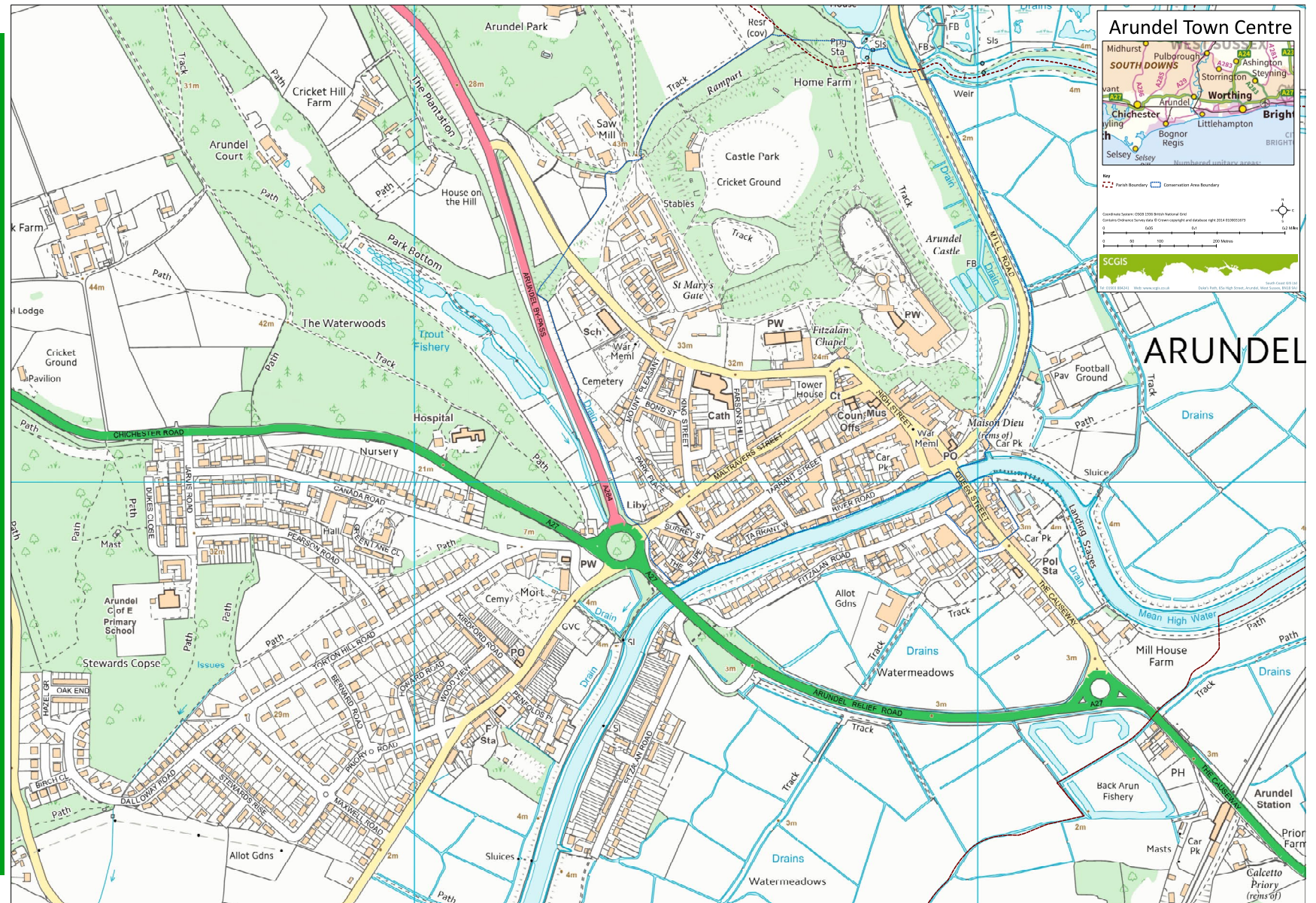


# The Arundel Neighbourhood Plan Review - Arundel from 1950





# Arundel today





# ANP<sub>2</sub> Vision – ANP<sub>3</sub>?

- *"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."*

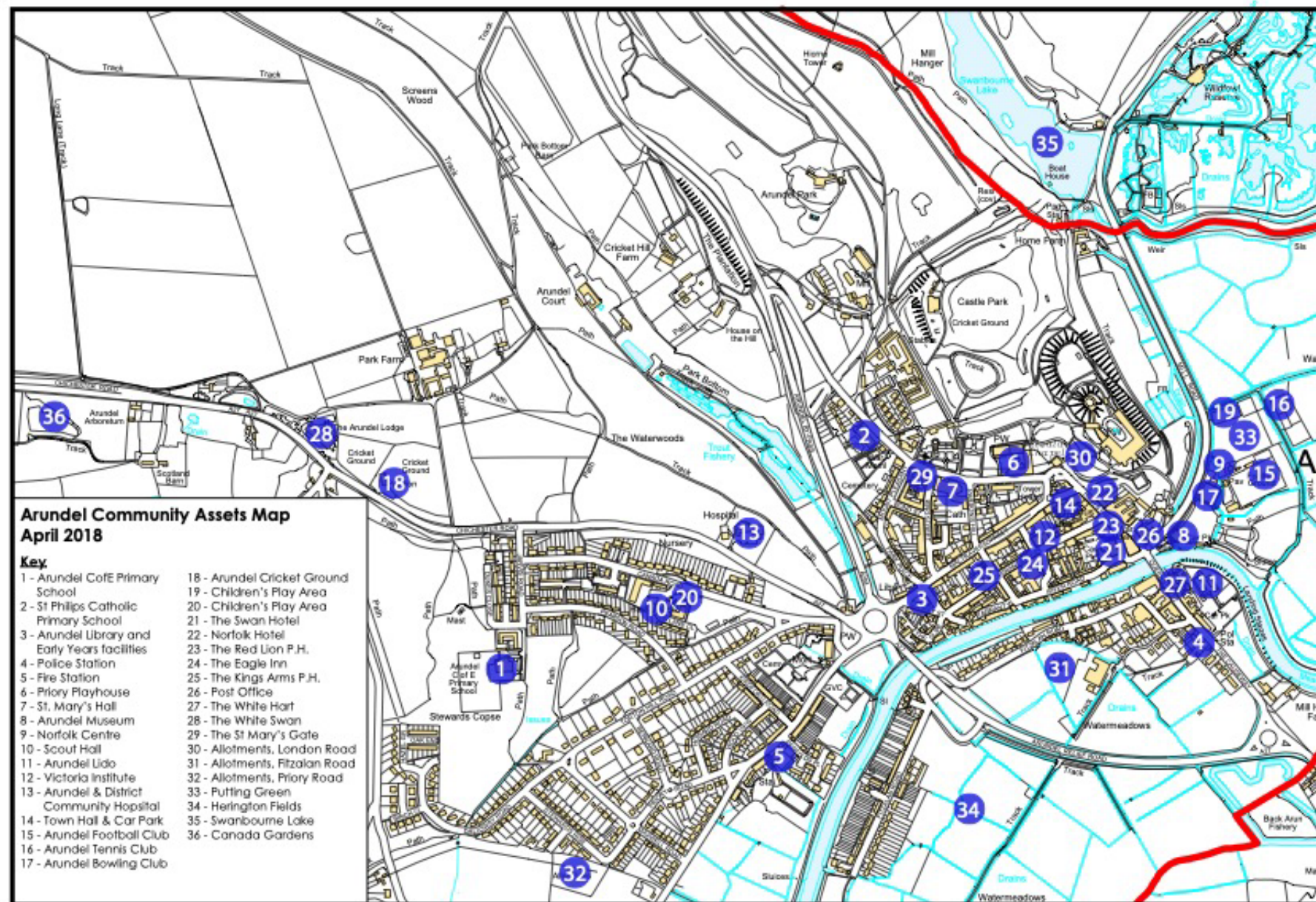
# ANP<sub>2</sub> Policies I

Policy	Policy title	Action
1	Arundel Built Up Area Boundary (BUAB)	Defines the BUAB inc allocation for AR2. Required for ADC Local Plan
2	Land off Ford Road	Allocates land for 90 new homes, inc 27 affordable via CLT, land for ATC
3	Land at Fitzalan Road	Updates and strengthens policy from AP1 in light of plans for demolition & retirement flats (see also policy 5)
4	The Police Station, The Causeway	Allocates the site for residential development (12 dwellings)

## Emerging Policies II

Policy	Policy title	Action
5	Swallow Brewery, Local Heritage Asset	Designates the Swallow Brewery structure as a non-designated heritage asset.
6	Community Facilities	Identifies facilities to be protected from development
7	Arundel Town Centre	Supports vitality & viability of Town Centre
8	Business Hubs	Supports development of live/work units
9	Green Infrastructure Network	Supports connected network of public and private open spaces
10	Canada Gardens, Local Green Space	Protects the land from development.

# Arundel Community Assets



# ANP<sub>1</sub> Policies retained in ANP<sub>2</sub>

- Policy 4 - Housing Site Allocations (Castle Stables, Gas Works site)
- Policy 6 - Transport & Access - calling for a parking strategy
- Policy 7 - The Victoria Institute (ARTLAB)
- Policy 8 - Arundel Lido (Project LEAP)
- Policy 9 - Mill House Farm barn (non-residential institution)
- Policy 10 - Assets Of Community Value
- Policy 11 - Local Green Spaces – The Horse Field
- Policy 12 - Flood Defences
- Policy 13 - Buildings & Structures of Character

# NP Implementation

- 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.



# Local Infrastructure Improvements

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 (section 6) include

- Improve traffic management around the two primary schools & reduce speed along Ford Road
- Improve pedestrian and cycle routes across town & to Ford Station
- Working with WSCC to deliver its 2016 cycle and walking strategy.
- The preparation of a comprehensive parking strategy for the Town
- 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



# ADC Interim Housing Statement – Feb 2021

ADC currently has a housing supply of 2-3 years, not the required 5:

- Applies to greenfield & brownfield sites (not in BUABs)
- National and local policy context for inviting applications to come forward on suitable sites that are 'Deliverable' in order to re-establish the authority's 5-year housing land supply.
- Clarifies that until a 5 year housing land supply is re-established, the material policies that relate to the supply of housing, are consequently, deemed 'out of date'; where applications are not in accordance with the Local Plan, the authority must therefore, apply the 'presumption' in favour of positively determining applications
- Reminds applicants that they should work diligently with local communities and the Parish Councils in promoting their proposed schemes, preferably within the context of Neighbourhood Development Plans (including plan reparation and review) and any scope for departures and exceptions.

# ADC Authority Monitoring Report 2021-22 (Jan 2023)

- ADC Plans to update the 2018 Local Plan to address under performance in housing delivery.
- ADC declared a Climate Change emergency in Jan 2020 & aspires to be zero carbon by 2030
- ADC encourages all parishes to monitor & review their made plans
- Previously the adopted ADC Local Plan includes a policy commitment to deliver at least 1250 homes (as part of the overall 20,000) through non-strategic site allocations and/or made NP's. ADC has been working with parishes to agree figures for each, being an 'at least figure'.
- Now ADC has abandoned the NSSDPD process, but NP Reviews are expected to continue to progress to adoption, testing the existing agreed housing distribution.
- So the current Housing Target in the ADC Local Plan remains the starting point.....

# Arundel Housing Numbers per ANP<sub>1</sub> & ANP<sub>2</sub>

Site	ANP <sub>1</sub>	ANP <sub>2</sub>	Completion	
Bevan & Bevan	13		2014	
Gas works site	37		2024-5	
Blastreat/Greenhurst	24		?	
Castle Stables	16		?	
Ford Road		90	2025-5	
Police Station		12	?	
<b>Totals</b>	<b>90</b>	<b>102</b>		
Required 'at least'	60	50		

# Thank you

Any questions?