

Arundel Neighbourhood Plan Review (ANP2) Steering Group Meeting

Wednesday 8th March 2018

Attendees: TBC

GOAL

To plan for the next steps by exploring the likely focus of ANP2 and by agreeing the structure of that work

BACKGROUND

- Some successes and failures of ANP1
- Some policies to be deleted (delivered or no longer necessary); others to be continued to encourage implementation
- New policies needed to address same and new challenges
- Greater value from site-specific rather than generic policies
- No specific requirement from Arun Local Plan (ALP) 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
- Some specific ALP policies – Setting of Arundel, Arundel to Littlehampton Green Link and town centre shopping areas
- No requirements in South Downs National Park Local Plan (SDNPLP) though Arundel noted as 'gateway' to the Park
- Some changes proposed to national policy through revised NPPF
- Decisions on A27 Arundel Bypass proposals due later in 2018
- Major strategic allocations at Ford, Littlehampton and Barnham etc may have important 'push and pull' influences on Arundel

GENERAL OBSERVATIONS

- ANP1 essentially looked to make a good place better, building on good things, utilising brownfield sites rather than releasing greenfield, promoting sustainable travel, and protecting itself from further flood risks.
- Perhaps some more difficult challenges – narrow retail offer, affordable housing, improved connectivity, changing economic purpose, aging demographic – were left unaddressed
- For ANP2 to be worth the effort only 5 years on from ANP1 it would be better to seek to tackle these issues rather than return in another 5 years
- Tackling these issues will involve inevitable trade-offs between environmental constraints and other objectives – it will be crucial that the local community is engaged effectively to understand why this may be necessary and to play a part in choosing where to draw the lines
- There appear to be five central themes that will likely 'hit the ground' in the town in different ways – there are three parts to the town: Riverside, Town on the Hill and Torton Hill

RETAIL

Observations:

- Arundel has a distinct market position in Arun if not the wider South Downs area
- On some key measures the town centre is successful; on others it may be less so
- There are signs that a new type of retailer (small multiple, ethical/lifestyle clothing) may be attracted to the town centre
- The town is very small and has some much larger neighbours offering a higher order and range of goods and services, with little prospect over the next 20 years that that will change very much (though might in some niches)
- The town centre is a fundamental element of the success of the town and getting its blend of retail and other uses right is essential
- Seeking to broaden the offer to local people is seen as important but recent initiatives have not always worked

Prompts for Investigation:

- For what purposes is more floorspace needed?
- Where are there opportunities to create this floorspace? Will some depend on delivery through mixed used schemes rather than retail alone?
- Is there a need to prevent existing floorspace being lost to other uses?
- Is all the retail floorspace in the right place or can it be consolidated?
- What influence will 2,000+ homes at Ford etc have?
- How will improvements to the retail environment help?

Evidence:

- 2016 Arun Retail Study for ALP
- Chamber of Commerce
- ALP Strategic Allocation proposals
- Estate insights as landlord
- Commercial estate agents' insights
- ATC/ADC Streetscene data
- New ANP2 survey of retailers and customers?

ECONOMIC BASE

Observations:

- 300 businesses registered in the town but many are home-based (higher % than Arun or UK)
- Business (B1) floorspace is limited in the town and therefore vacancies are relatively low
- Increasing interest from creative industries as a location but practicalities of access to labour and car parking difficult in some places
- No response to the ANP1 Live-Work Unit encouragement so may need to be site-specific in ANP2

- Risk of loss of employment land to residential given land value differences
- Home-based businesses may value a hub support facility

Prompts for Investigation:

- What will be the changing patterns of demand for floorspace?
- Are there planning restrictions that ANP2 could remove?
- What existing B1 floorspace is at risk?
- Where might new B1 floorspace be located? Suited to what types of business? Delivered on its own or part of a mixed use scheme?
- Where might a hub support facility be located if there is evident demand and a viable business model?
- What influence will 2,000+ homes at Ford etc have?

Evidence:

- 2016 Employment Land Needs Study for ALP
- 2017 Commercial Property Market Report for ALP
- 2017 Economy and Enterprise Paper for ALP
- Chamber of Commerce
- ALP Strategic Allocation proposals
- Estate insights as landlord
- Commercial estate agents' insights
- New ANP2 survey of businesses (inc home based)?

SOCIAL INFRASTRUCTURE

Observations:

- Youth facilities need long term replacement
- Primary schools at capacity – noted new provision at Ford/Climping
- No nearby secondary school so there are long car and/or train trips – noted that WSCC has to plan for a new school in the Westergate area to support ALP strategic allocations
- Doctors surgery is at capacity
- There is under-provision of pre-school places but a local nursery operator is still keen on reusing the Mill House Barn
- The Lido proposals of ANP1 are part of a current planning application

Prompts for Investigation:

- What are the options for providing new youth facilities? What type of facilities? Where?
- How will new primary and secondary school provision south of the town affect the town?
- Can the existing surgery be enlarged?
- If the Mill House idea is no longer possible, is there another way of delivering new pre-school places? Where?
- Are there other public facilities (sports, recreation, allotments etc) that are missing?

Evidence:

- 2016 and 2017 Arun Infrastructure Capacity Studies for ALP
- 2016 Indoor & Built Facilities Study for ALP
- 2016 Open Space Assessment for ALP
- 2017 School Provision in Arun Study for ALP
- 2013 Arundel Community Profile
- CCG insights on local provision?

HOUSING

Observations:

- Very few new homes built in the last decade
- Likely net loss of primary residence stock (to AirBnB and second homes) leading to fall in population
- Evidence of older households occupying large homes but little smaller stock to downsize to
- Increasing affordability problems driving younger households out of the local market narrowing the demographic profile of the town
- Planning system limited in its tools for delivering specific housing solutions – need to be matched with land control mechanisms like a Community Land Trust, which needs access to developable land
- With little/no expectation of ADC/SDNPA of Arundel supplying new homes to contribute to Local Plans, ANP2 has more leverage to secure innovative housing solutions with land owners/developers
- There is land available for development identified in ADC's 2016 HELAA report (albeit some assessed as unsuitable)

Prompts for Investigation:

- Can we be clearer on what the evidence says about our housing stock, its changes and trends in demographics, and how do we compare to other places in Arun/Park or similar towns elsewhere in England?
- Is there data available on AirBnB and second homes? Is the problem big enough to justify a 'St.Ives' approach of restricting new homes allocated in ANP2 to primary residence?
- Does the 2016 HELAA still represent the available land for housing development in the town area?
- What factors will determine the right places to build houses?
- What type of houses are needed to meet local needs?
- Should we think about delivering new homes as part of mixed use schemes to deliver other non-housing benefits?
- Should we revisit the Community Land Trust idea and find a specific scheme for it to deliver?

Evidence:

- 2016 HELAA for ALP
- 2016 Housing Needs Survey for ALP
- 2017 land supply data by Parish for ALP
- ADC housing stock data
- 2011 Census data (and mid term estimates)
- 2013 Arundel Community Profile
- AirBnB and primary residence data (ADC?)
- Land availability check with land owners
- ANP2 housing need survey?

CONNECTIVITY

Observations:

- A27 Bypass proposals still dominate connectivity issues
- Real concern of impacts of Ford/Climping strategic allocations accessing A27 at Arundel (Ford Road especially)
- Loss of some local bus services
- Arundel is a 'two station town' but access to Ford Station increasingly difficult at peak hours
- Appears no specific provision in Ford strategic allocation for non-car transport infrastructure (e.g. cycle lane) improvements on Ford Road
- Non-car access within the 3 parts of the town is difficult and needs to work much better
- But ADC emphasis on connectivity seems to be for recreational purposes not access to employment and services

Prompts for Investigation:

- What does the evidence suggest will be the effects of major development at Ford etc and of the A27 Bypass options?
- How will this influence where the ANP2 chooses to allocate land for development?
- What local infrastructure improvements are necessary to promote non-car trips and to utilise road capacity more effectively?

Evidence:

- 2016 Arun Transport Study for ALP
- 2017 ADC report on transport matters to the ALP examination
- 2017 HA consultation on A27 bypass
- 2016 and 2017 Arun Infrastructure Capacity Studies for ALP
- 2017 Statement of Common Ground on Ford strategic allocation for ALP

NEXT STEPS

- Contact ADC, SDNPA and neighbouring Parishes to inform them of ANP2 actions and timetable (SG) and to invite views etc
- Invite major land interests to outline land use and development ideas and proposals (SG)
- Circulate initial publicity leaflet (SG) to raise awareness of local community, businesses and organisations
- Collate and summarise evidence base for Task Groups (OH)
- Commission Streetscene consultations (ATC)
- Agree a Communications Plan to map out all offline and online activities through to Submission but especially to focus on planning June/July engagement activities
- Form Task Groups based on 3 areas with representative mix of ages and geographic coverage of each area (6-12 people) – invite interest in leaflet (SG) – each group to be chaired by a SG member and good practice guide to be circulated on effective team facilitation etc (SG)
- Task groups to respond to prompts for investigation in this report on each theme, focusing on those that are especially relevant/important to their local area but able to have things to say about all of the themes
- Task groups to review the summary of the evidence (and the background evidence documents if they wish) to generate ideas for the content of the first community engagement activities (see Timetable)
- Task groups to provide SG with an interim report on progress, ideas etc
- Task groups to provide SG with final report of findings, policy ideas
- SG to meet monthly through to Submission – including 17 April, 16 May, 12 June and 18 July – future dates to be agreed

TIMETABLE

- Contacts with LPAs etc (March)
- Initial Leaflet (March)
- Summary evidence base (March)
- Task Group actions (late March to mid-June)
- SG review of Task Group interim reports (17 May)
- Community Engagement activities (late June to early July)
- SG review of feedback (18 July) and direct OH to draft policies
- SG review of draft policies etc (Sept) and decide if to proceed to Pre-Sub NP or to undertake another informal consultation exercise