

Arundel Neighbourhood Plan Review Meeting

Wednesday, 21 February 2018

Agenda

1. Chairman's Welcome and apologies for absence
2. Review of the current NP
3. Steering Group terms of reference
4. Draft timetable/project plan
5. Draft budget
6. Focus groups-splitting the task, timing, who does what
7. Website & engagement
8. Practical matters - steering group inter-communication, google-drive etc
9. Any other business
10. Date of next meeting

Welcome

- Arundel Town Council approved the ANP Review with published Terms of Reference
- Bersted Minister Decision to accept 50 homes contrary to their NP
- ADC to commission a report on Arundel Streetscene
- Thank you all again for agreeing to be in the Steering Committee

Review of current ANP

- The Arundel Neighbourhood Plan 2014 – 2029
 1. Foreword
 2. List of Policies
 3. Introduction
 4. State of the Town
 5. Vision & Objectives
 6. Planning Policies
 7. Delivery Plan
 8. Proposals Map
 9. Appendix – Schedule of Evidence

2014 Introduction

- Purpose of the plan, why it was prepared
- Legal framework, consultation & plan preparation process
- Specifically, the ANP proposes how much new housing should be built in the parish up to 2029 and where this housing should be built. It also makes proposals for specific sites for other land uses and for design policies.
- The ANP contains a variety of policies and infrastructure proposals, including determining the level, location, type and phasing of new housing development as well as new community facilities, public open spaces and village centre improvements.
- The Submission Plan is published by the Town Council, together with a Strategic Environmental Assessment (SEA) to be forwarded to ADC and to the SDNPA to publicise, to arrange its examination and, if recommended, to be put to a referendum.

2014 State of the Town

- Description of the town, with historical context
- Selected Parish statistics
- Community views from focus groups, surveys and workshops
- Recent developments & site promotions
- Planning policy context – ADC & SDNPA
- Other documents
 - ADC Culture & Leisure Strategy
 - EA Lower Tidal River Arun Strategy
 - WSCC Local Transport Plan

2014 Vision

“By 2029, Arundel will have retained its status as one of England’s most significant historic towns and will have become a key destination of 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. This 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 improvements to the A27, from works to manage traffic and to promote walking and cycling within the town and from 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.”

2014 Objectives

1. To maintain and enhance the nationally important heritage assets and special character of the town and its setting:
2. To plan and deliver a range of housing mix and types in locations with good access to services and facilities by foot and bus as well as car
3. To secure the long term future of community and cultural facilities that help make the town special
4. To sustain a thriving town centre offering a range of independent goods and services to the local community and visitors
5. To reduce the harmful impact of road traffic on the local community and the town's heritage assets
6. To plan for climate change and work in harmony with the environment to conserve natural resources

To be monitored regularly by ATC & ADC

2014 Planning Policies

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.

2014 Planning Policies

Policy 2: A Spatial Plan for the Parish

The Neighbourhood Plan requires future housing, economic and community related development within the parish to be located in the town of Arundel to build and bolster its role as a resilient town community.

Policy 3: Housing Supply

The Neighbourhood Plan provides for the development of a total of up to 90 homes in the period from 1 April 2014 to 31 December 2029. The Neighbourhood Plan will resist proposals for housing development that are either not considered as windfall schemes or for which provision has not been made in Policy 4 or Policy 5.

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

2014 Planning Policies

Policy 4: Housing Site Allocations

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

- i. up to 13 dwellings on land at River Road – comprising a mix of dwelling types, to be delivered in the period 2014 - 2019;
- ii. up to 37 dwellings on land at Ford Road – comprising a mix of dwelling types, to be delivered in the period 2020 - 2029; and
- iii. up to 16 dwellings at the former Castle Stables, Arundel Castle, comprising a mix of dwelling types, to be delivered in the period 2014 –2019.

The Neighbourhood Plan will expect each site to conform to the respective affordable housing policies of the two local planning authorities.

2014 Planning Policies

Policy 5: Land at Fitzalan Road

The Neighbourhood Plan will support proposals for housing development of up to 24 dwellings at Fitzalan Road, comprising a mix of dwelling types, as shown on the Proposals Map:

2014 Transport Policy

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 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. improve traffic management and car parking at the Arundel CoE Primary School and at the St.Philip's Catholic Primary School, provided proposals are accompanied by a Travel Plan setting out proposals for the promotion of public transport, cycling and walking alternatives to private car use;
- iv. improve pedestrian and cycle access from north of the A27 to the town centre and on to Arundel Station;
- 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.

2014 Community Facility Policies

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.

2014 Mill House Farm

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 character of the farm building as a designated Building or Structure of Character;
- ii. consent has been obtained to use suitable land in reasonably close proximity to the site for dedicated off-street car parking;
- 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 16, and more generally it can be demonstrated in a Flood Risk Assessment that the site is suited to its proposed use.

2014 Community Assets

Policy 10 – Assets of Community Value

The Neighbourhood Plan proposes the following buildings are assessed by the local planning authority for designation as Assets of Community Value as a result of their acknowledged importance to the life and enjoyment of the community:

Arundel CoE Primary School, Jarvis Road,, St. Philips Catholic Primary School, London Road,, Arundel Library and Early Years facilities, Surrey Street, Police Station, The Causeway, Fire Station, Ford Road, Priors Playhouse, London Road, St. Mary's Hall, London Road, Arundel Museum, Mill Road, Norfolk Centre, Mill Road, Scout Hall, Green Lane Close, Arundel Lido, Queen Street, Victoria Institute, Tarrant Street, Arundel & District Community Hospital, Chichester Road, Town Hall & Car Park, Maltravers Street, Arundel Football Club, Mill Road, Arundel Tennis Club, Mill Road, Arundel Bowling Club, Mill Road, Arundel Cricket Ground, Chichester Road, Children's Play Area, Mill Road, Children's Play Area, Canada Road, The Swan Hotel, High Street, Norfolk Hotel, High Street, The Red Lion P.H., High Street, The Eagle Inn, Tarrant Street, The Kings Arms P.H., Tarrant Street, Post Office, Mill Road, The White Hart P.H., Queen Street, The White Swan P.H., Chichester Road, The St. Mary's Gate Inn, London Road, Allotments, Maltravers Street, Putting Green, Mill Road & Herington Fields, off Fitzalan Road

2014 Environmental Policies

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's 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.

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 designates the following buildings and structures as Buildings or Structures of Character (see plan). The Neighbourhood Plan will resist development proposals that will either result in the loss of such a building and structure or in its alteration, extension or other development in a manner that would adversely affect its appearance or setting.

2014 Retail Policies

Policy 14: Arundel Town Centre

The Neighbourhood Plan designates a Primary and a Secondary Shopping Frontage, as shown on the Proposals Map, and in those frontages it will:

- i. support proposals for new retail (A1) development in new or existing frontages; and
- ii. resist proposals for the change of use of an existing retail (A1) premises in the Primary Shopping Frontage to any other use until such a time that the number of A1 uses in the Primary Shopping Frontage comprises at least 80% of the total number of A1-A5 units.

The Neighbourhood Plan will support proposals in the designated Primary and Secondary Shopping Frontage area for the temporary use of empty shop premises for start-up retail businesses or other forms of 'pop-up' shops.

2014 Business Uses

Policy 15: Business Uses

The Neighbourhood Plan will support proposals for the development of new B1 business uses and of Live-Work Units, within the built up area boundary of Arundel, provided they:

- i. do not lead to the loss of A1 shops or of community facilities;
- ii. do not harm local residential amenity; and
- iii. are located outside Flood Zone 3.

2014 Delivery Plan

- The ANP will be implemented through a combination of Town Council & LPA consideration & determination of planning applications, and
- Steering public & private investment into a series of infrastructure projects contained in the plan;
- Most policies will be delivered by private landowners & developers.
- Policy 16: Infrastructure Projects

The Neighbourhood Plan priorities Town Centre Public Realm works for the investment of future Community Infrastructure Levy funding allocated by the local planning authority during the plan period.

Terms of Reference

- The Neighbourhood Plan shall address all matters set out by the Localism act 2011 and will seek to:
 - a) Identify all the important aspects of life in the town which are to be considered for planning purposes in the future;
 - b) bring forward proposals which will enhance the quality and wellbeing of life in the town in the years to come; and
 - c) provide a framework for future use and protection of land within the town area.
- Roles & Responsibilities

Project Plan

29.1.18

[illegible]

Draft Budget

Income

Locality Grant to March 2018	£ 3,250
Locality Grant from Apr 2018	£13,750 (tbc)
ADC Grant	£ 5,000 (tbc)
Total income	<u>£22,000</u>

Costs

O'Neil Homer 33.5 @ £500 pd (tbc)	£16,750
Additional costs budgeted at	£ 5,000
Total costs	<u>£21,750</u>

2014 Focus Groups & Workshops

- December 2011 to March 2012– Focus groups
 - Older people
 - Young people
 - Children & Families
 - Business groups
- SWOT Analysis
- July 2012 – Pilot Town Hall Community Session
- Sept 2012 – Residents Views Survey inc Housing Needs Survey
- October 2012 – Agenda 21 Focus Group & Baptist Church Focus Group
- December 2012 – Preparation of State of Town Report
- January 2013 – Town Hall workshop
 - Transport
 - Housing
 - Community & Environment

Things to Consider

- What demographic, commercial and social changes/pressures are impacting on the town? Can these changes be influenced by the use and development of land to encourage positive change and prevent harmful change?
- What parts of the Arun Local Plan (Main Modifications version of January 2018) are important in framing the NP2? What is agreed with and not? Why? What factors outside the neighbourhood area will have an effect, e.g. Ford?
- Although absent from the thinking of the South Downs National Park Local Plan, much of the town, including the Castle and its grounds, lies in its area – what kind of change in this part of the area should be planned for?
- How will Government decisions on the preferred route of the A27 affect the project? Will there be different scenarios depending on the choice made?
- Should we plan for development up to March 2036, i.e. five years later than the Local Plan? What are the pros and cons?
- Are we clear about the expectations of the two main Estates? Is there a transparent and consistent process for dealing with them and other land interests? Should we instigate our own 'Call for Sites' if the ADC is considered out of date?

2018 Focus Groups & Workshops

- How best to engage with the community?
 - By Area
 - By theme or community grouping (as before)
- How much engagement is needed?
 - Intro leaflet announcing NP2, why, issues, project plan (gather information then information in June), join task group, website
 - Later online survey with house delivery of details card?
- Possible Plan:
 - i. Workshop with Steering Group – 6-9pm on 7 or 14 or 27 March
 - ii. Call for sites from landowners April/May
 - iii. Task Groups meetings – 6-8 people each lead by SG
 - iv. Further SG & TG meetings till end of May
 - v. Incorporate ADC Consultants findings, workshop notes & draft policies
 - vi. Informal consultations to test opinions in June by exhibition, leaflet, survey, website, FB
- Complete by end June 2018 (before Summer hols)

Website & Engagement

- Need to be as transparent as possible
- Website up, but need input to improve – forum?
- Social media – Facebook &/or Twitter?
- Town Council Website
- Other Community outlets?
- ADC & SDNPA
- Locality

Steering Group Practical Matters

- How best to communicate amongst ourselves?
- Google drive

AOB

- Any other business
- Date of next meeting