

1. Neighbourhood Plans - The Facts

Angmering Neighbourhood Plan

What the Plan **CAN NOT DO:**

- Conflict with National Planning Policy or the strategic policies in the Local Plan prepared by Arun District Council.
- Be used to prevent development included in the Local Plan.

What The Plan **CAN DO:**

- Give local people a real voice in deciding the look and feel of development in Angmering.
- Guide the location, standards and design of future development.
- Help influence and improve local facilities, as well as protect retail and employment areas, important historic assets such as buildings and archaeological remains and protect and create open space, allotments, play areas.

Can the Neighbourhood Plan be used to **STOP** any more **DEVELOPMENT** from happening in Angmering?

NO – A neighbourhood plan can not stop development

- A neighbourhood plan can guide development to be more appropriate to local context and help decide where it goes within the area.
- The Government has made it clear that it is not a tool for residents to oppose proposals for new developments close to them.
- The neighbourhood plan can only include proposals for an equal (or greater) amount of growth than is set out in Arun's emerging Local Plan.
- In Angmering's case, this is a parish allocation of a minimum 100 dwellings over and above ADC's strategic housing allocation for Angmering of 600+ .

2. The Vision for Angmering

A sustainable and vibrant rural community with a superior quality of life, supported by an infrastructure, housing development, education and employment opportunities commensurate with local needs.

By 2029, the end-date of the Neighbourhood Development Plan, Angmering parish will have retained its unique rural character, which arises from being a village with a rural hinterland that is a settlement distinct from nearby urban areas along the Sussex coast.

Its future growth will happen proportionately, organically, and sustainably, with development taking place alongside those in the local infrastructure and services.

There will be enhanced opportunities for its residents to work or find employment locally.

Achieving The Vision

To help achieve the Vision, the Neighbourhood Plan sets out a range of policies to help shape how development is to be brought forward in Angmering.

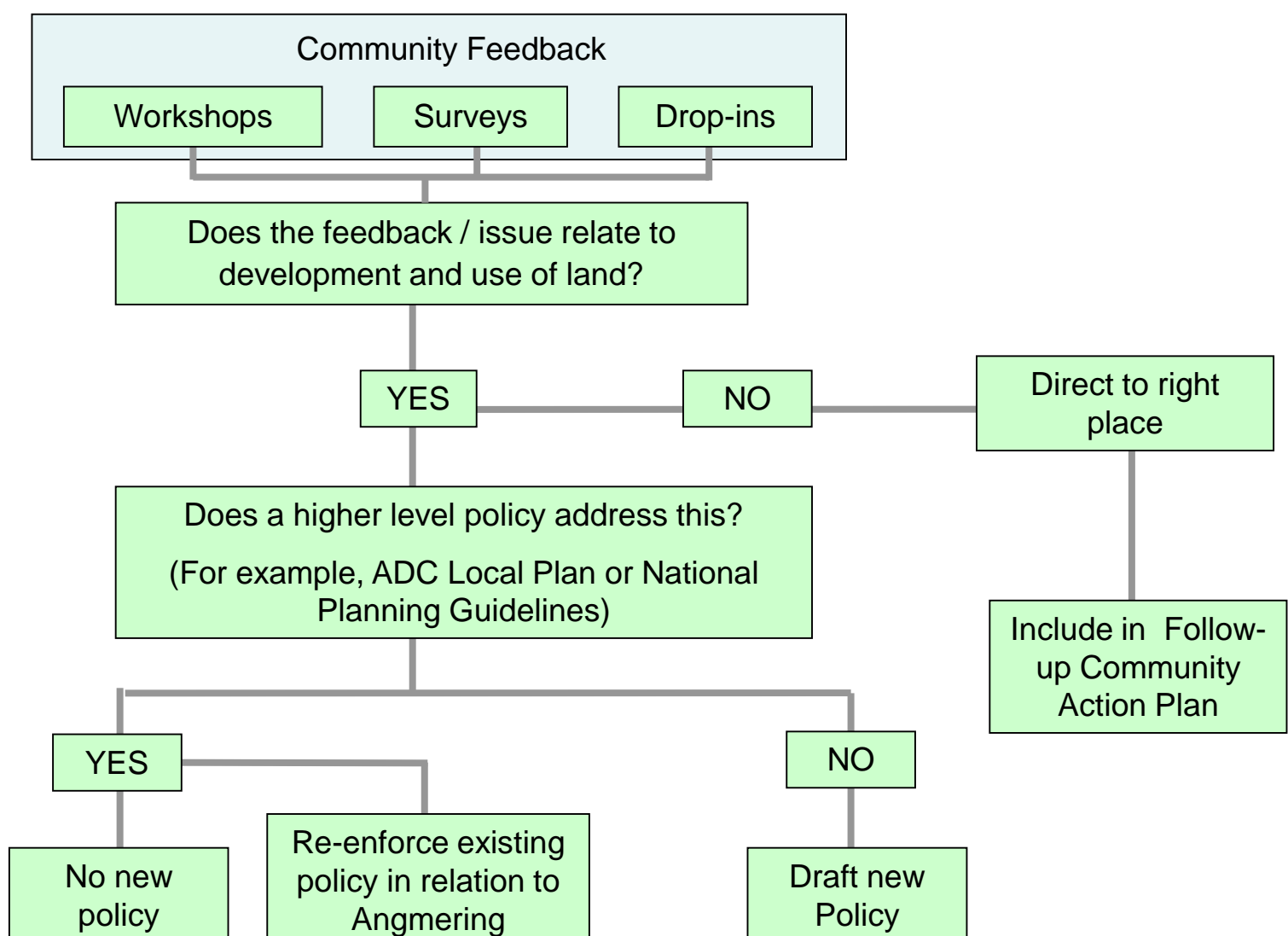
What are Policies?

Policies are statements of what the community would like to see happen in Angmering which address land use and associated development issues.

They are intended to encourage third parties who might invest / develop in Angmering to work in accordance with the Neighbourhood Plan and Arun District Council Planning Authority.

They are meant to be positive to encourage the types of development that the community wants and needs.

How the Plan Policies were Developed



3. Housing

The Plan Objective is to:

The identification of land for possible future housing sites for a minimum of 100 new dwellings between 2014 and 2029 in accordance with ADC's emerging Local Plan, based on local housing need, location appropriateness and availability. Ensuring any new development does not have an unacceptable impact on the character of its environment and is implemented alongside identified infrastructure needs.

Policies

- **Parish Housing Allocation:** The plan has attempted to identify Brownfield sites on which to deliver the parish allocation of 100 new homes. The proposed sites are the Chandlers site and land around Mayflower Way in the south of the village.
- **Housing Design:** Angmering has a rich heritage of quality residential development. The policies in the Plan support and reflect the Arun emerging Local Plan's objective to achieve excellence in design. For Angmering this means reflecting local character and historic interest whilst encouraging positive innovation to create sustainable buildings and spaces.
- **Housing Density:** In order to retain the character of Angmering, it is important to ensure that the density of new development is sympathetic in terms of its proposed location and in keeping with its surroundings, specifically in relation to landscape setting. This plan attempts to ensure this by providing evidence of current densities.
- **Parking for New Development:** This policy responds to the community's concerns that recent new housing development has not made sufficient provision for car parking spaces. It provides guidance for future new housing development in Angmering.
- **Housing Mix:** This policy will encourage the development of appropriate new housing that seeks to address the imbalance that has occurred as a result of recent development with a high percentage of 4 and 5+ bed homes.
- **Local Connection:** This policy seeks to ensure that new build affordable housing in Angmering shall in the first instance always be offered to persons (and their dependents) whose housing needs are not met by the market and who have a local connection to the parish.
- **Phasing of New Development:** Angmering has infrastructure and services that are under strain, including education and road infrastructure. This policy seeks to ensure that new housing delivered as part of this and the emerging Arun Local Plan, is phased to ensure adequate time is allowed for the expansion of identified local services and infrastructure.



4. Community, Leisure & Wellbeing

The Plan Objective is to:

Deliver provision of education, health and open space, leisure and play areas for a growing community, both young and old. Ensuring that any new developments make material contributions.

Policies

■ **Provision of a Youth Centre:** With the increase in the numbers of young people, this was seen by the community as a gap in youth facilities in the village. This policy identifies the Angmering Sports and Recreational Association [ASRA] at Palmer Road as the location for a Youth Club as part of the planned re-development of the ASRA facility.

■ **Open Spaces for Sport and Leisure and Play Areas:** Angmering's green spaces including parks, allotments, front gardens and private and publicly accessible spaces contribute towards the character of the parish, providing resources of nature conservation, recreation and community value. The community appreciate these spaces and this policy seeks to ensure that they are protected.

■ **Health:** the community is broadly satisfied with Health provision in Angmering, although there are complaints about long waiting times for a doctor's appointment, This policy requires all new development to make adequate provision for additional health facilities **within** the parish.

■ **Allotments:** These provide an important social and community function. The plan will include measures to preserve the existing allotments at Honey Lane in the centre of Angmering, along with the opportunity for creating new allotments at the Mayflower Field site in the south of the village, which has been identified by the plan as a site for parish housing development.

■ **Education Provision:** This policy seeks to ensure the provision of adequate capacity for pre-school, primary and secondary educational facilities in the Parish to meet the projected educational demand generated by new development or, as necessary, show how and where within the boundary of the Parish shortfalls in capacity will best be met.



Playing Fields (Angmering School)



Angmering Medical Centre



Fletchers Field



Honey Lane Allotments

5. Employment & Retail

The Plan Objective is to:

Protect and retain local jobs and ensure the continued usage of local shops and businesses, thus helping to enhance employment opportunities and nurture, retain and grow locally based commerce.

Policies

- Employment and Enterprise:** The plan seeks to protect existing employment sites in Angmering and supports the development of small scale social enterprises and other businesses that meet the needs of the community. This policy will ensure that such enterprises are well integrated into and complement existing clusters of activity, and resists changes to non-employment uses.

- Retail:** This policy identifies key retail areas in the Village Centre and Downs Way and sets out criteria to support the positive development of these areas. Appropriate and well located local retail /food and drink development will be supported and not allow empty shops to be taken over as offices etc, without allowing time for them to be re-let as a shop has already been proven.



Employment Area (Dappers Lane)



Retail Area: (Downs Way)



Employment Area (New Place Farm)



Retail Area (The Square /Arundel Road)



Retail Area: (The Square)



6. Traffic & Movement

The Plan Objective is to:

Reduce local journeys by car by improving existing pavements, pedestrian and cycle routes, as well as providing new ones and safe routes to schools. Reduce the pressure on village roads from through traffic, and seek to address the impact of lack of parking spaces in the village centre and Angmering station.

Policies

- **Traffic management – New Developments:** The existing roads network around and within the village is already congested. There are concerns that the level of strategic growth proposed for Angmering is going to make the situation worse. It is therefore important that any new development can also properly demonstrate the likely impact on the village road network and can also show how they will mitigate any negative effects..
- **Local Highways:** This policy seeks to ensure that proposals for new development will demonstrate that adequate and satisfactory provision has been made to mitigate the impact of the traffic which they will generate both during development and on completion.
- **Cycling, Walking and Equestrian:** The protection of existing public rights of way, including the protection of trees and hedgerows, as well as the provision of safe multi-user routes for cyclists, pedestrians and horse riders, is an essential part of the plan to reduce the use of the private motor car.
- **Safe Routes to School:** Safe walking access to school, particularly the local primary schools, is an important issue for the community. This policy will require new development to demonstrate that children are able travel to village schools (pre-schools, primary and secondary) safely on foot.
- **Parking at Angmering Station:** Overflow from the station is resulting in cars clogging up adjoining roads such as Downs Way on both a short and long term basis. This policy supports the development of land identified adjacent to Angmering station to expand affordable parking in order to accommodate the predicted growth in commuters from strategic new development in the area.
- **Parking in the Village Centre:** The lack of parking spaces in the village centre tends to make villagers drive to other locations to shop. For the existing shops to benefit from passing trade and the custom from new development, there is a need for additional short term parking in the village centre This policy will supports the provision of new parking spaces by new development in the village centre.



Through traffic negotiating Weavers Hill



High Street (Footpath / Bridleway) near Manor Nursery



7. Environment & Heritage

The Plan Objective is to:

To ensure heritage assets are preserved and that the surrounding open rural countryside and landscape settings of the village and the South Downs National Park are protected in perpetuity for the education and enjoyment of all. To ensure that the risk of flooding to any area is negligible.

Policies

■ Conservation Area and Structures of

Character: Throughout the parish there are areas and buildings which, contribute to both Angmering's character and heritage as a rural village. The policies in the plan will seek to preserve this.

■ **Landscape and Environment:** The plan will seek to protect and enhance the natural environment of Angmering, including the setting of the South Downs National Park. Support will also be given to the ambitions within the Partnership Management Plan for the South Downs to ensure that natural resources are used prudently. Policies in the plan will ensure that Angmering remains an attractive, rural, environmentally healthy and sustainable place.

■ **Protection of Trees and Hedgerows:** Trees and hedgerows perform a number of important roles in supporting biodiversity, providing attractive shade/shelter and generally improving health and amenity. This policy will recognise the value of existing trees and hedgerows in Angmering.

■ **Flood Prevention:** Angmering is categorised as at a medium to high risk of flooding from rainfall runoff from the land and is also a groundwater emergence zone. The plan provides evidence of areas of frequent flooding and requires that new development must be directed to the areas where the probability of flooding from all sources is the lowest.

■ **Archaeology:** Angmering and its surroundings have roots dating back to the Mesolithic, Neolithic, Stone and Bronze Age periods. The plan provides evidence that shows archaeological remains are likely to be found anywhere within the Parish. This policy requires, new development to ensure we do not lose those hidden heritage assets that once damaged or destroyed, cannot be replaced.

■ **Protection of Green Spaces:** Policies will identify and give special status to protect these areas for their nature conservation and recreational value and resist any development that results in the loss of green spaces that have been identified in the plan, or that result in any harm to their character, setting, accessibility, appearance, general quality or amenity value.



Weavers Hill



Village Centre Flooding June 2012

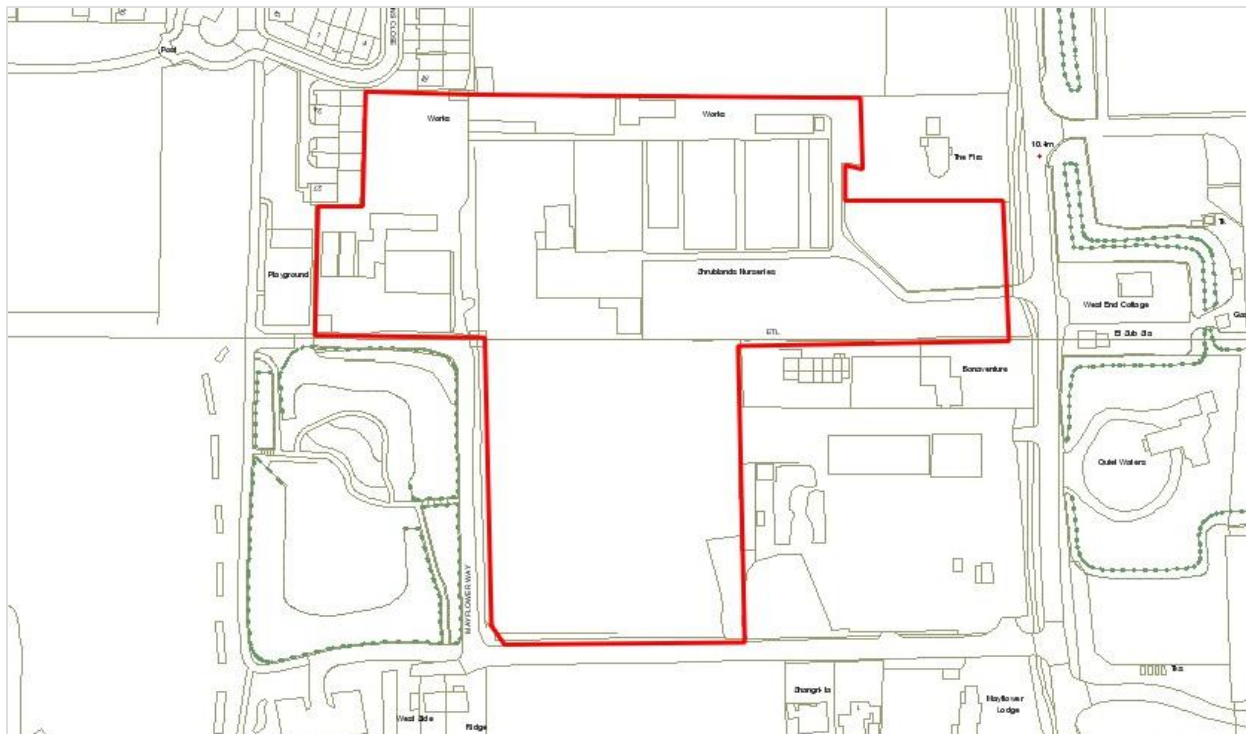


Finds from Angmering Roman Villa

8. Parish Housing

Bramley Green South (Mayflower Way)

- Originally part of the emerging Arun Local Plan's Strategic Housing area and subject of the Angmering Roundstone Lane Masterplan to deliver 600 dwellings.
- It is a Brownfield site.



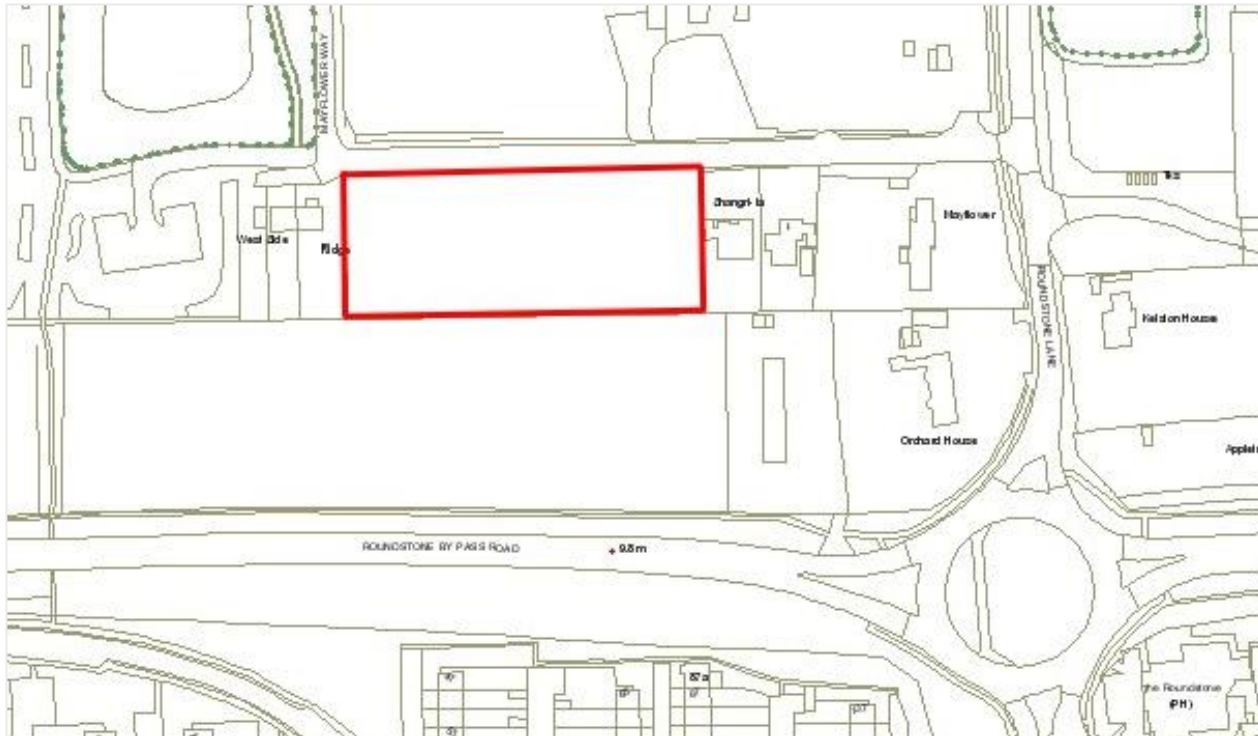
Map showing Bramley Green South (Mayflower Way)

- The area identified by the Plan as available to develop would be a total of approximately 3Ha and will take **at least 66 dwellings**.
- In addition an area of approximately. 0.31 Ha will be allocated for allotments, and will serve as a buffer between the new development and existing businesses on Roundstone Lane.
- The Plan requires that any development on this site must ensure that existing businesses are appropriately screened to minimise disturbance for residents.
- Links into the existing Bramley Green footpath/cycle network to provide the best possible 'safe route' access to the centre of the village and local school.
- Although partly extending outside the Built-up Area Boundary, the site is well placed and easily integrated into the footpath and cycle networks on the Bramley Green estate, providing easy access to the secondary school, reasonable access to the village centre and the primary schools along existing routes.

9. Parish Housing

Field in Mayflower Way

- The shortage of affordable housing in Angmering for local people is a result of high house prices driven up by demand from in-migration of commuters, coupled with restricted scope for new house building in the plan area.
- Although this is a Greenfield site that lies just outside the current built-up area boundary and is in the Green Infrastructure corridor, the ability to provide affordable housing for the local community outweighs this fact.
- The site already has access to public open spaces and the existing facilities on the Bramley Green estate, including playgrounds, the skate bowl and the footpath/cycle network.



Map showing Field in Mayflower Way

- The Field in Mayflower Way is situated immediately to the south of the Bramley Green South (Mayflower Way) site, which gives it the added advantage of being able to be developed as part of a larger site, providing flexibility of the location of amenity space.
- The site is approximately 0.4Ha, with dwellings at either end of the site and a protective bund restricting entry to foot passage only and will take **at least 16 dwellings**.
- The site has previously been used for a children's football club and is currently unused. Owned by Angmering Parish Council. It would make an ideal site for a development of small, affordable housing for the Parish needs as shown in the Housing Needs Survey.
- Development of this site would be carried out by an approved affordable housing provider with income ploughed back into supporting sports facilities for the Parish.

10. Parish Housing

Chandlers Site

- The site totals **0.5Ha** and consists of the existing Chandlers BMW showrooms and body-shop as well as dwelling known as Phares Courtledge. This is a Brownfield site that will provide **at least 20 dwellings**.



Map showing Chandlers site

- The site lies at the heart of the village, within the Conservation Area and has a dual aspect opening out onto both Water Lane and High Street. The site is bounded by residential properties on all sides, built at various points in the village's history. Several of the neighbouring properties are either grade II listed or structures of character.
- The site has a history of flash flooding, which means that development will need to be kept away from the front edge of Water Lane, where the site is at its lowest.
- In addition the site is also seen as having the potential to improve parking problems within the village centre, providing additional parking.

11. Proposed Community Action Plan

What are policies?

Policies are statements in the neighbourhood plan of what the community would like to see happen in Angmering and are specific to land use and associated development issues.

Capturing feedback that plan policies can't address

- The neighbourhood plan working groups analysed comments and feedback from the community, which were used to draw up proposed policies.
- During this analysis it became apparent that some policies or proposals were not suitable to be included as policies in the a neighbourhood plan as they did not relate to land use, or covered areas not within the scope of the Arun Local Plan i.e. provision of road infrastructure, education, health care etc.
- The intention is to capture and list these issues so that they can be reviewed by the Parish Council during this six-week public consultation period. If agreed, they will be added to a future Community Action Plan to be owned by the Parish Council and included as a chapter in the final draft of the neighbourhood plan.
- The issues captured are:
 - Parking management in the village centre.
 - Progress and monitor traffic management issues in Angmering
 - Need a strategy for improving safe routes to school.
 - Monitor health care provision in Angmering and ensure it is sufficient to meet local need .
 - Monitor provision of school places available for Angmering children to attend schools in Angmering.
 - Monitor air quality as a result of the loss to new development of existing clean air gaps between major roads.
- Other issues identified by Arun and other authorities as par of this six-week consultation period that are not deemed to be plan policies will be added to this list for review by the Parish Council.