

Appendix 9 Land East of Orchard Gardens Woodgate Aldingbourne Draft Neighbourhood Plan Policies

PLAN	Policy Ref	Policy Heading	Policy Wording	Response for Outline Application for Land East of Orchard Gardens Woodgate
ANP 2016			The Aldingbourne Neighbourhood Plan has been resubmitted and is not therefore in force. If it comes into force then its policies must be taken into account unless they conflict with strategic policies in the local development plan. In this case the provision of housing is a strategic policy.	Nevertheless the proposal has taken into consideration the draft neighbourhood plan policies which were produced after local consultation as part of the neighbourhood plan.
ANP 2016	H1	H1 Housing Quality of design	Policy H1 Quality of Design Proposals for new housing or extending or altering existing dwellings should be of a high quality design that reflects the local character and reinforces local distinctiveness. Proposals must demonstrate how they meet the policies set out in the Plan through the submission of design statement. H1.1 To ensure that development and materials respect the local character and location.	This will be dealt with as a reserved matter
ANP 2016	H2	H2 Housing Mix	Policy H2 Housing Mix Proposals for new housing must deliver a range of house types, sizes and tenures. Applicants should demonstrate how the proposal will meet local needs. Proposals where at least 25% of dwellings meet Lifetime Home Standards, or its equivalent, will be supported. H2.1 Sites that are close to a shop will be particularly suited to meeting the needs of smaller households of older or younger people without access to private transport, including older people wishing to downsize. H2.2 Lifetime Standards will assist with the needs of our ageing population. Whilst, the revised Part M of the Building Regulations relates to accessibility, the Lifetime Homes Standards go further, by helping to make dwellings adaptable for differing households' accessibility needs, with potential for improved access to storeys above the entrance level and key facilities. Given the higher than average number of older residents within the parish, the improvements that Lifetime Homes Standards can bring are considered to be part of the way in which the needs of different sectors of the community can be met	The site delivers a mix of houses flats and bungalows of various sizes to meet the needs of smaller families and older people downsizing. The site is close to the local shop and post office, primary school and pub/restaurant. With six ground floor flats and 5 bungalows almost 20% of the proposed units are suitable for ground floor only living so people can remain in them for their lifetime if desired.
ANP 2016	H3	H3 Housing Density	Policy H3 Housing density The density of new development shall be appropriate to its location by virtue of size, siting and relationship to existing properties H3.1 To ensure that it does not harm the established character and appearance of the local area by the over development of sites giving rise to cramped and out of character developments. Justification: Objecti	The proposed density of 32 dwellings per hectare is below that of Woodgate Park at 38. It is above that of Orchard Gardens but bungalows have been positioned at the entrance to the development so that the density increases gradually as you move from Orchard Gardens further into the development.

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ANP 2016	H4	H4 Affordable Housing	Policy H4 Affordable Housing Any proposal for 10 or more new dwellings should include 40% affordable units, unless this can be demonstrated to make the scheme unviable. The design and type of dwellings to be provided as affordable units will be expected to be broadly consistent with those delivered for market sale. The size and tenure of affordable units should reflect latest available housing needs evidence. H4.1 The Housing Needs Survey identified a significant need for affordable housing in the Parish (see Evidence Base 28). Land prices within the Parish are higher than those within the coastal settlements of the District. The latest available evidence (prepared for Arun District Council to support the new local plan) suggests that an affordable housing target set at 40% would generally prove viable. If however, developers can demonstrate clearly that this is not the case, a reduced level of affordable housing would be considered. H4.2 Affordable units delivered on-site should in general be indistinguishable from the market dwellings. Developers will be expected to use the latest available housing needs evidence from Arun District Council to determine the appropriate size and tenure for the affordable homes. Appropriate arrangements should be made to ensure that the affordable housing is delivered and managed in accordance with any relevant adopted guidance produced by Arun District Council. Justification: Housing Needs Study; Ob	H4 Affordable Housing – The neighbourhood plan aims for 40% affordable housing and refers to a local need identified in the Aldingbourne Parish Housing needs study 2013. This identified, based on a 28% response, a local need of 25 affordable homes over the next five years. It is unlikely that the non-respondents have the same affordable housing need but even if they did it would equate to 89 houses over the next 5 years. Existing planning approvals at Hook Lane and Nyton Road provide 23 and 80 affordable houses respectively at 30% of all dwellings. It could therefor be argued that the local housing need is therefore already met . However the proposed development provides 30% affordable housing in accordance with Arun District Councils strategic requirement for Affordable housing and provides an iopportunity for a local connection link for occupants.

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ANP 2016	H5	H5 Local Connection	Policy H5 Local Connection Affordable and social rented housing delivered as part of policy H4, or through any rural 'exception scheme' will be subject to planning conditions and/or planning obligations to require the first and subsequent occupants to be existing residents of Aldingbourne, with an Aldingbourne connection, meeting one of the following categories: (a) a person who currently lives in the Parish and wishing to move to a smaller property in order to release larger accommodation (b) a person who currently lives in the Parish and has an appropriate housing need because their family size has increased (c) a person who currently lives in the Parish and wishes to transfer to a similar sized property (d) a person from the Parish who is subject to a planned management transfer based on medical grounds (e) a person who has previously lived in the Parish for 5 or more years up to the age of 16 (f) the first period of occupancy in accordance with the above criteria to be for a minimum of three months thereafter occupation (subject to the same criteria) may be extended to the neighbouring parishes of Barnham, Eastergate and Walberton for a further three months. Thereafter, the property may be offered on the open market. H5.1 Evidence gained through the Housing Needs Survey indicates a requirement for local homes to enable local people to stay in the village. It is of course difficult to predict how many young people who say they need a home will indeed remain in the Parish but it is a known issue which affects young people and their ability to work and live in rural areas. (British Youth Council research 2010). NPPG para 74 allows neighbourhood plans to contain a distinct local approach to that set out in strategic policy and this is being used to try to ensure that the local community has the best possible chance to benefit from new affordable homes. Intergenerational support is essential to family. Where people remain in the area they grew up in they retain friendships and support networks which are important to community cohesion – social capital.	H5 Local Connection – This policy seeks to ensure a local connection for occupiers of the affordable housing provided. It requires a registered social housing provider prepared to take on housing with such provisos. The owner is supportive of this but is aware that many social housing providers are reluctant to accept such restrictions. By providing for the allocated plots to be made available, complete with services, at 45% of market value this could allow time for a local co-operative to form to provide such housing.

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ANP 2016	H6	H6 Windfall Sites	Policy H6 Windfall Sites Permission will be granted for residential developments on infill and redevelopment sites within the settlement boundary subject to the following conditions being met: i. The scale and design of the development is appropriate to the size, character and role of the settlement. ii. The built and landscape character is conserved or enhanced, especially where the character of the area is specifically recognised, such as the Conservation Areas and Listed Buildings. iii. The proposal creates safe and accessible environments that offer good access via a range of transport modes; iv. Land is demonstrated to be used effectively and comprehensively; v. Wildlife must be conserved or enhanced Applicants should demonstrate how the proposal will integrate effectively with existing development and meet with the requirements of other policies in this Plan. Any new development with a significant traffic impact will only be supported if that impact can be mitigated via developer contributions to measures agreed with the highway authority. Traffic impact includes effects of adverse road safety, congestion and pollution on both the main roads and rural lanes. H6.1 Small residential developments on infill and redevelopment sites will come forward during the life of this plan. It is important to the residents that the integrity and character of the built environment is maintained.	H6 Windfall Sites – This is not a windfall site within the built up area. It is however immediately adjacent to the built up area with residential housing to the west and south
ANP 2016	H7	H7 Development near businesses	Policy H7 Development in the vicinity of businesses Proposals for development in the vicinity of businesses which are inherently noisy will not be supported. H7.1 The Parish has a number of noisy business, such as car salvage yards, kennels, farm yards with grain driers and engineering workshops. It is appropriate that their setting at a distance from residential development is protected as this reduces the risk that unavoidable noise will give rise to complaints that could prejudice their viability. Residential development within the vicinity is of particular risk because sensitivity to noise is subjective and complaints can arise when property changes hands.	H7 Development in the vicinity of business – The development is not within the vicinity of noisy businesses so will not impact their operations. The adjoining uses being residential or farmland should not produce any adverse impact on the development.

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ANP 2016	H8	H8 Outdoor Space	Policy H8 Outdoor Space All new dwellings must include an outdoor amenity space of adequate size and quality, either as a private garden or shared amenity area. H8.1 Proposals for new housing development should include good quality outdoor amenity space – either private gardens or a shared amenity area and should contribute to providing tree cover and improved biodiversity. The amount of land used for garden or amenity space should be commensurate with the size and type of dwelling and the character of the area, and should be of appropriate utility (for play and recreation) and quality having regard to topography, shadowing (from buildings and landscape features) and privacy. H8.2 Good quality outdoor space improves recreation opportunities for young and old, contributes to the open feel of the village and provides opportunities to increase biodiversity.	H8 Outdoor Space – The proposal provides for outdoor space meeting the National space standard of all gardens being at least 10m in depth. The two bedroom semi detached houses have gardens larger than those that would be required for three bedroom terraced houses. The public open space will be accessible to the residents of Woodgate Park where children currently have to play in the road.
ANP 2016	H9	H9 Attention to detail	Policy H9 Attention to detail The following items must be considered early in the design process and integrated into the overall scheme: • bin stores and recycling facilities • cycle stores • meter boxes • lighting • flues and ventilation ducts • gutters and pipes • satellite dishes and telephone lines. H9.1 These items are all too easily forgotten about until the end of the design process. By considering them early, it will be possible to meet the following requirements: • Bin stores and recycling facilities should be designed to screen bins from public view, whilst being easily accessible for residents. Bin stores must be placed in a position that meets the County Council's Highways standards; • Meter boxes need not be standard white units: consider a bespoke approach that fits in with the materials used for the remainder of the building. Position them to be unobtrusive; • Carefully position flues and ventilation ducts, ensuring they are as unobtrusive as possible. Use good quality grilles that fit in with the approach to materials for the building as a whole; • Ensure that gutters and pipes fit into the overall design approach to the building and aim to minimise their visual impact; • Lighting schemes that prevent light spillage and glare and face inwards away from open landscapes.	H9 Attention to Detail – The detailed design is a reserved matter

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ANP 2016	EH1	EH1 Built Up Area Boundary	Policy EH1 Built Up Area Boundary (BUAB) Proposals for development within the built-up area boundary of Westergate, defined on Map E will generally be permitted, subject to meeting the requirements of other policies set out in the Plan. Proposals for development outside the built-up area boundary, that do not accord with development plan policies, will be resisted. EH1.1 The boundary sets the distinction between the built form of Aldingbourne and the surrounding countryside and will protect the countryside from unnecessary development. EH1.2 The community wish to retain the visual separation and important views between different settlements within and adjacent to the Parish.	EH1 Built Up Area Boundary – The development is outside the built up area but the proposal takes into account its position in the village and the wider countryside. Having regard to it's position within Landscape Character Area 14 (LCA14) it makes provision for retention of the existing East Boundary tree and ditch to separate the development from the surrounding countryside. By retaining that tree screen and ditch and siting the green space along side it the proposal has minimal visual impact on that surrounding countryside and provides for wildlife movement and habitat.
ANP 2016	EH2	EH2 Green Infrastructure	Policy EH2 Green Infrastructure and Ecosystem Services New development within, or immediately adjacent to the Biodiversity Corridors identified on Map A will only be supported where it can be clearly demonstrated that development proposals will not give rise to any significant harm to the integrity or function of the Biodiversity Corridors. EH2.1 Green Infrastructure corridors such as woodland and well maintained hedgerows provide important wildlife habitats and cover for migration of wildlife. The parish of Aldingbourne has a number of small copses, old orchards, mature hedgerows, ponds, watercourses and similar habitats hosting a variety of wildlife. These have potential to enhance biodiversity within the parish and provide important connections between the South Downs and the coast, if they are better connected to form wildlife corridors. EH2.2 All development with the potential to adversely impact on the areas defined on Map A will be required to demonstrate how the scheme will impact on the integrity and function of the Biodiversity Corridors. Where necessary, this should include the identification of avoidance and mitigation measures sufficient to avoid any significant harm to the designation. Developers are strongly encouraged to also demonstrate how the overall function and integrity of the Biodiversity Corridors may be enhanced to provide a 'net gain'. Proposals should also include a management plan to ensure that effective long-term management of the key features within the Biodiversity Corridor can be achieved.	EH2 Green Infrastructure and Eco System Services – The Proposal is within one of the areas identified as a biodiversity corridor in this draft neighbourhood plan. There is no evidence base for identification of this area as a biodiversity corridor in the emerging local plan. The proposal is for only part of the area identified as a biodiversity corridor area, the much larger part is the field to the east alongside the rife which is unaffected by this proposal, as is the area to the north alongside the rife tributary. However the proposal take ecolgy into account by retaining and protecting the existing ditch and tree screen on the East boundary and positioning the openspace alongside it. It is distinct from the remainder of the area by virtue of this East Boundary.

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ANP 2016	EH3	EH3 Development on Agricultural Land	Policy EH3 Development on Agricultural Land Proposals for development on the 'best and most versatile' agricultural land shown on Map B, the latest available Defra Agricultural Land Classification Map, will be resisted unless it can be demonstrated that it would meet the following criteria: • It supports the diversification of an agricultural enterprise or other land-based rural business; • The need for the development clearly outweighs the harm; EH3.1 In order to safeguard future food production, and in turn, future employment in the locality, and to maintain the rural aspect of the parish. EH3.2 'Best and most versatile' agricultural land includes the land classified as Grades 1, 2 and 3a on Map B and that graded as 'excellent' and 'very good' on the Defra Agricultural Land Classification Map for London and the South East (ALC007, published on 24/08/2010).	EH3 Agricultural Land – Agricultural Land Classification is only part of deciding which land is the 'best and most versatile'. When last classified the site was classed as Grade 2. That classification has not been revisited to take account other factors. Together with land now developed as Belle Meade Close it was a small scale horticultural unit. It has been unfarmed for many years. It is distinct from the larger scale open field farmland to the east and has never been farmed with that. Changes in horticulture mean that growing media other than soil are often used in glass houses and poly tunnels so horticulture can take place on lesser grade land elsewhere in the district if it is required. The overall impact of the loss of this land is therefore negligible in food production terms and is outweighed by the need for housing development..
ANP 2016	EH4	EH4 Protection of Watercourses	Policy EH4 Protection of watercourses Proposal that support and promote river catchment management, wildlife conservation and reduce flood risk will be supported. EH4.1 Across the Worthing, Chichester and East Hampshire Chalk aquifers, inappropriate land management and other practices are leading to rising nitrate levels. The Plan policy seeks to address diffuse pollution issues at source through catchment management schemes, rather than at "end of pipe". As the chalk aquifer gives rise to the chalk streams flowing through the parish, together they form part of the Arun and Western Streams river catchment area. It is important that there is conformity with neighbouring, "upstream" policies. Sussex Wildlife Trust has identified those streams to the West of the parish as relatively natural but all of them as having potential to be restored to provide greater biodiversity. SWT also noted that an ancient woodland upstream seems to be associated with a more natural state, and may play an important role.	EH4 Protection of watercourses – The proposal retains an existing ditch and the rate of rainwater run off to that ditch from the site will be maintained so that areas downstream from the ditch will be no wetter or drier than existing. There should therefore be no adverse affect on wildlife or flooding downstream from the ditch. This will be done by using a Sustainable Urban drainage scheme to store rainwater on site.

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ANP 2016	EH5	EH5 Surface Water Management	Policy EH5 Surface Water Management New development, within areas at risk from flooding (apart from minor householder and commercial extensions), will not be permitted unless it is supported by a sitespecific Flood Risk Assessment which provides clear evidence to demonstrate that the proposal: a). Would not give rise to additional risk of flooding, either to the development site or to other land, arising from the carrying out or operation use of the development; b). Would make appropriate provision for accommodating the surface water and foul water arising from the development EH5.1 Residents have indicated strongly that they do not want to see further development until work is completed on the Aldingbourne Rife Integrated Flood Risk Management Plan & Works (ARIFRM) Strategy as surface water run off contributes to flooding in Aldingbourne and to neighbouring parishes. EH5.2 The coast to the south and in particular the resorts of Felpham and Bognor Regis are monitored for bathing water quality which plays a part in their status as 'Blue Flag' resorts. Bathing water quality is affected by both the Aldingbourne Rife and surface water drainage, particularly after rainfall. The output from the ARIFRM may also have an impact on ensuring the quality of the water. At times of high stress, sewerage and water is often discharged into the Aldingbourne Rife system by Southern Water. EH5.3 Aldingbourne Parish is located on the Arun coastal flood plain and, together with the neighbouring Parishes of Barnham and Eastergate and Walberton, they have experienced numerous incidents of localised flooding over many years during periods of prolonged and heavy rainfall. The most serious resulting in the flooding of residential homes and businesses, surcharging of the local foul sewer network and disruption of the local transport infrastructure. EH5.4 Where applicable, surface water management measures will be required for development proposals to ensure that the risk of flooding both on-site and downstream is not increased. No development should be commenced until full details of the proposed surface.	EH5 Surface water management – This will be controlled using as Sustainable Urban Drainage System so that rainwater run off to the existing ditch will be no greater than if the development were not built. Detailed design of the development and the drainage system are a reserved matter. The illustrative layout allows for underground storage beneath the proposed parking areas and ends of the roads. The Environment agency have identified a very small area outside of the site, just to the South, as being at possible risk of groundwater flooding. This would not affect any of the proposed housing

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ANP 2016	GEN11	GEN11 Inland Flooding	Policy EH6 Protection of trees and hedgerows Development that damages or results in the loss of trees of arboricultural and amenity value or loss of hedgerows and/or priority habitat, or which significantly damages ecological networks will be resisted, unless the need for, and benefits of, development in that location clearly outweigh the loss. Development proposals must be designed to incorporate biodiversity within and around developments and enhance ecological networks, seeking to retain wherever possible ancient trees, trees of good arboricultural and amenity value and hedgerows to contribute to the Government's target to halt the decline in biodiversity by aiming for a net gain for nature. Proposals which affect sites with existing trees or hedgerows should be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained. EH6.1 Trees and hedgerows contribute to the open and pleasant feel of the Parish, its play areas and residential properties. The removal of trees to make way for development can completely change the amenities of an area and must be resisted. Loss of areas of ground cover and habitat such as unimproved grassland can have a significant effect on wildlife such as small mammals and bats. Aldingbourne is breeding ground for 17 of the 18 UK resident bat species. It is also home to a number of types of owl which feed on small mammals	EH6 Protection of trees and hedgerows – The proposal retains the existing Trees and ditch along the east boundary.

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ANP 2016	EH7	EH7 Renewable and low carbon energy	Policy EH7 Renewable and Low Carbon Energy Proposals for energy generating infrastructure using renewable or low carbon energy sources will be supported provided that: • The energy generating infrastructure is located as close as practicable and is in proportion, to the scale of the existing buildings or proposed development it is intended to serve • The siting, scale, design and impact on heritage assets and their setting, landscape, views and wildlife of the energy generating infrastructure is minimised and does not compromise public safety and allows continued safe use of public rights of way • Adjoining uses are not adversely impacted in terms of noise, vibration, or electromagnetic interference • Where appropriate, the energy generating infrastructure and its installation complies with the Microgeneration Certification Scheme or equivalent standard Proposals for energy generating infrastructure on land in current agricultural production or on 'best and most versatile' agricultural land will not be supported (see para EH3.2 above). EH7.1 The Arun DC Energy Efficiency and Fuel Poverty Strategy 2014-2019 actively encourages the use of renewable energy schemes and the Parish Council supports this approach. EH7.2 Microgeneration Certification Scheme (MCS) is an internationally recognised quality assurance scheme, supported by the Department of Energy and Climate Change. MCS certifies microgeneration technologies used to produce electricity and heat from renewable sources. EH7.3 Maintaining the agricultural land uses surrounding the parish is of paramount importance to this rural parish, not just for the employment that it supports but also the biodiversity it protects. The proximity of much of the parish to the SDNP area would suggest a need to ensure that such infrastructure is sited so as to minimise visual impact.	EH7 Renewable Energy. The proposal is not for energy generating infrastructure. The proposal does not involve any renewable energy generation other than what could be provided as part of individual house design.
ANP 2016	EH8	EH8 Buildings and structures of character	Policy EH8 Buildings and structures of character Development proposals involving the buildings of local character listed in Schedule D must retain their significance including their contribution to local distinctiveness. Proposals for demolition or alterations that would harm their significance will be resisted unless it can be demonstrated that they cannot be put to an alternative beneficial or viable use or that harm is unavoidable in order to secure significant public benefits.	EH8 Buildings and structures of character, EH9 Conservation Areas – None are affected by the proposal

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ANP 2016	EH9	EH9 Conservation Areas	Policy EH9 Conservation Areas and Areas of Special Character Development proposals affecting the two Conservation Areas (Evidence Base 16,17) within the Parish will only be supported where they preserve and enhance their character, setting and appearance, and in particular where proposals: • protect the distinctive open and rural character of the Conservation Areas and their setting • contribute to sustaining or enhancing the visual connections between the three principal settlements and their rural hinterland, including longer views to the South Downs; and • protect the key view lines into and out of the Conservation Areas. EH9.1 The settlements of Norton, Aldingbourne, Nyton, Westergate and Woodgate sit in open countryside with views towards and from the Downs. The views over the countryside, particularly uninterrupted views towards the Downs and to and from the two Conservation Areas and other historic sites and buildings are important to their setting and to local people. Views to and from historic lanes used for recreational purposes, such as Hook Lane, Northfields Lane, Denmans Lane, Level Mare Lane, and from footpaths towards the Rifles, woodlands and copses are also important to residents and the historical context of the parish. EH9.2 The Parish Council has submitted a proposal to the LPA to consider the designation of an area at the northern end of Hook Lane as a Conservation Area under the Planning (Listed Buildings & Conservation Areas) Act 1990 given the distinct architectural character, which remains largely intact, and the local historical interest. The area contains an ancient monument and a number of listed buildings. (See Evidence Base 18 for map and details). EH9.3 An area in Sack Lane, an area at the northern end of Hook Lane and two areas in Westergate Street (see Evidence Base 27A) should be considered for inclusion as Areas of Special Character. The areas proposed meet the criteria laid down in saved policy Area 1 of the ADC Local Plan 2003 and, as such, merit consideration for inclusion. In the case of the Hook Lane area this will provide protection while consideration of the CA designation is considered.	EH9 Conservation Areas – None are affected by the proposal

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ANP 2016	EH10	EH10 Unlit Village	EH10 'Unlit village' status Development proposals which detract from the unlit environments of the Parish will not be supported. The importance of dark skies will be respected throughout the Parish as a priority. New street lighting will be required to conform to the highest standard of light pollution restrictions in force at the time. Security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use including floodlighting at equine establishments and on sports fields or sports grounds. EH10.1 Aldingbourne has a number of areas where light pollution is minimal and the full night sky can be seen. Aldingbourne will seek to develop this status as part of its tourism offering (reference darkskydiscovery.org.uk)	H10 Unlit village status – Lighting is a reserved matter.
ANP 2016	EH11	EH11	Policy EH11 Flint Walls Development proposals which would seek to remove, or replace the flint walls listed in Schedule F will not be supported. New development proposals in the areas specified in EH11.1 will be required to provide flint walls and/or incorporate flint details into boundary treatments. EH 11.1 The flint walls in Hook Lane, Westergate Street, Nyton Road, Sack Lane, Level Mare Lane, Church Road, Park Lane, Denmans Lane and Norton Lane contribute to the character of the Parish and its architectural history; they should be maintained and conserved. EH11.2 It would enhance the vernacular character of the Parish if all development in the areas listed above that require planning consent, provide flint walls and/or incorporate flint details rather than fences and brick walls. The Parish will seek to encourage such provision where possible. EH11.3 The prevalent and traditional building materials used in the construction of buildings and walls throughout the old parts of the Parish consist of brick and flint walling.	H11 Flint Walls – Not applicable however the detailed design is likely to include some flintwork as part of providing local character.

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ANP 2016	GA1	GA1 Sustainable Movement	Policy GA1 Promoting sustainable movement Development proposals that increase travel demand will be supported where they can demonstrate that: • they extend or improve walking and cycling routes by making land available for those purposes or by means of financial contributions through legal agreements or (when adopted for the District) the Community Infrastructure Levy; • they are located in places accessible to public and community transport or can improve the accessibility of the site to public and community transport by contributing to the provision of enhanced services.; • they do not result in the loss of any existing footpaths or cycle paths. GA1.1 Connections within the parish and to and from neighbouring villages are important as they share a range of community facilities such as shops, medical facilities and schools. Reduction in traffic volumes and speeds on the narrow B2233 used to access these services must be encouraged. GA1.2 Improvements to public and community transport will be encouraged, particularly in view of the age profile of local residents and the need for traffic reduction. It is difficult for people from Aldingbourne to access the rail network because there is no local station and infrequent bus services to the coast, Chichester and Barnham (where there is pressure on parking), all of which cause people to use cars instead of public transport for journeys. GA1.3 The Parish will, after completion of the Neighbourhood Plan adopt a Community Action Plan which will identify infrastructure priorities within the parish and target CIL funds accordingly.	GA1 Promoting Sustainable Movement – The proposal includes a contribution to improving the footpath/cycle path link to Barnham. It is within 300m of bus stops and within an area served by the Community Minibus. It does not involve the loss of any existing footpaths or cycle paths.
ANP 2016	GA2	GAT Footpath and Cycle Path network	Policy GA2 Footpath and Cycle Path network Support will be given to proposals that improve and extend the existing footpath and cycle path network, allowing better access to the local amenities and services, to green spaces, to any new housing and to the open countryside. The loss of existing footpaths and cycle paths will be resisted. GA2.1 There are opportunities to upgrade local footpaths to Cycleway standard and connect these to the County Council's proposed route from Barnham to Chichester, which runs from East to West through Aldingbourne parish. These connections are shown on Map D and are as follows: a) Paths 296, 298, 299, 300 and 317, all lying to the south of the E/W route and connecting it to the southern parts of Westergate. b) Path 307 from Nyton Road running south, then southwest to Hook Lane, crossing the E/W route at Nyton Spinney. From this, a crossing of the river would provide a direct connection to the recreation fields, tennis and bowls clubs and the community centre. GA2.2 A connection to the South Downs using Northfield Lane, footpath 315 and Denmans Lane, crossing the A27 and northwards to the parish boundary from where there are options to join the Barnham to Bignor Hill route opened by the County Council in late 2015.	GA2 Footpath and Cycle Path network – The developer is prepared to make a contribution to improving the existing footpath and cycle path links to Barnham. No existing footpaths or cycle paths are lost.

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ANP 2016	GA3	GA3 Parking	Policy GA3 Parking and new development Proposals must provide adequate parking in accordance with the standards adopted at the time. Proposals that would result in a loss of parking spaces either on or off street will be resisted. GA3.1 Parking in Aldingbourne is a constant issue with traffic flows interrupted, blocked driveways and parking on pavements. New development must seek to ensure that these problems are not exacerbated. GA3.2 The way in which car parking is designed into new residential development will have a major effect on the quality of development and its ability to blend into its location. There are two principles to designing parking: • Cars parked on the street and in front of dwellings can seriously detract from the character and quality of the place. Minimising the visual impact of parked cars can let the buildings and landscape dominate instead; • Residents must be provided with safe and convenient access to their cars. Hiding cars away in rear courtyards can lead to problems of crime and lack of personal security. Residents like to be able to see their parked car from their home. For in-curtilage parking, the following principles should be incorporated: • Garages must be large enough to be usable-internal dimensions of 6.5m x 3m are recommended as a minimum; • Garages should be designed to reflect the architectural style of the house they serve • Garages should be set back from the street frontage • Parking spaces should be located in between houses (rather than in front) so that it does not dominate the street scene • Where parking is located in front of houses, design the street and the landscape to minimise the visual impact e.g. incorporate planting between front gardens. G A 3.3 Where parking cannot be provided in-curtilage, the following principles should be incorporated: • Rear parking areas should be kept small and serve no more than six homes so that there is a clear sense of ownership • Avoid large large parking courts to the rear of dwellings • Design parking into courts and mews to the front of dwellings, where the spaces can form not only a functional space for cars but an attractive setting for the buildings • Include parking for visitors and deliveries	GA3 Parking and new development – The parking proposed accords with West Sussex County Council's parking standards Every dwelling has parking within its curtilage and there are no rear parking courts. By giving the houses side driveways the roadside space in front of the houses remains available for casual on street parking. The front gardens of the houses remain available for soft landscaping rather than being taken up by parking. The road widths allow for on street parking down one side if required.

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PLAN	Policy Ref	Policy Heading	Policy Wording	Response for Outline Application for Land East of Orchard Gardens Woodgate
ANP 2016	GA4	GA4 Woodgate Crossing	Policy GA4 Woodgate Crossing Proposals that would involve the permanent closure of the Woodgate Crossing to either vehicular or pedestrian traffic, will not be supported unless it can be demonstrated that any significant adverse impacts on the local community and businesses within the parish can be sufficiently mitigated through suitable alternative access arrangements. GA4.1 The proposed A29 realignment would provide an alternative route for traffic to and from Bognor, relieving congestion at the Woodgate Crossing. The southerly arm of this road scheme would provide an alternative route to the Lidsey bend, which has a long history of fatal accidents. However, the scheme is linked in the emerging Arun Local Plan to the proposed building of a strategic development of over 2,000 houses between Barnham and Eastergate which could potentially bring increased volumes of traffic through Aldingbourne parish on the narrow B2233 if the northerly arm of the route is not completed with the central section or if the new A29 route is not fully completed until the final phase of house building. GA4.2 If the proposed A29 realignment is completed it does not follow that the Woodgate Crossing would be closed. A number of options are being considered including the provision of a bridge over the railway line at Woodgate. Discussions with Network Rail have led to improved performance of the crossing gates, which has had a beneficial impact on congestion and delay, and automation plans may provide further improvements. The Parish Council will work with Arun District Council, West Sussex County Council and others to help ensure that the important linkages provided by the Woodgate crossing can be retained. GA4.3 It is acknowledged that there can be no certainty over the feasibility or viability of retaining the Woodgate crossing and it is understood that, for health and safety reasons, Network Rail favours the closure of the existing level crossing. Nevertheless, any closure of the existing crossing would require its own statutory procedure that will involve public consultation. In coming to a decision about any closure of the crossing a range of planning considerations will have to be taken into account. It is not the place of the Neighbourhood Plan to set out the strategic considerations for the wider area, or to pre-judge the outcome, but the community has, through consultations carried out by Arun DC into the Local Plan, expressed concern that closure would have a number of adverse impacts for the parish, including : • The loss of passing trade to local businesses, undermining local shops, the post office, petrol station, pub and restaurant, which provide important community services which support the social and economic sustainability of the parish; • Segregation of the community of Woodgate from that of Westergate and necessitating a long diversion for residents of Woodgate to access their local food shop, post office and school, and for residents of Westergate to access the Prince of Wales pub, which may result in the closure of the village's only pub. • Increasing the transport costs for local businesses (and their employees) due to the diversion necessitated between business sites within the Parish and the population centres to the north of the railway. GA4.4 Any proposals that include the permanent closure of the existing Woodgate level crossing will be expected to take proper account of the full range of local impacts and include, as part of the scheme, mitigation measures sufficient to avoid or address the most significant harmful effects on the local community and businesses within the parish.	GA4 Woodgate Crossing – The proposal includes a right turn lane for cars heading North from the crossing. This will prevent cars turning right into Orchard Gardens from blocking traffic heading North over the crossing. It should therefore increase the number of cars that can get over the crossing at times of peak traffic flow and frequent trains. This could help reduce queuing and pressure for the crossing to be closed.

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PLAN	Policy Ref	Policy Heading	Policy Wording	Response for Outline Application for Land East of Orchard Gardens Woodgate
ANP 2016	GA5	GA5 Traffic Management	Policy GA5 Traffic management Proposals for development which would enable or assist with traffic calming and reduction in traffic congestion and/or parking in the Parish will be supported. GA5.1 Working with the WSCC, school travel plans will be reviewed/ developed and promoted. Safer routes to the schools will be identified as part of these plans and the necessary improvements or additions will be provided. GA5.2 Working in partnership with WSCC, use "Traffic in Villages: a toolkit for communities" to promote better traffic management through a range of strategies including: gateway entry points to the village to clarify the transition from higher speed roads; emphasising the importance of the village centre through a range of measures to promote better driver behaviour; identifying and enhancing key heritage locations throughout the village to improve driver respect and behaviour.	GA5 Traffic Management – The right turn lane mentioned above is a traffic management improvement. The proposal is well within walking distance of the local Primary School so will not cause any increase to parking congestion there.
ANP 2016	GA6	GA6 Quiet Lanes	Policy GA6 Quiet Lanes Proposals which improve the character and tranquillity of the following lanes and the safety of non-motorised users of these lanes will be supported: Level Mare Lane, Denmans Lane, Blackmill Lane, Norton Lane, Halnaker Barn Lane, Hook Lane, Littleheath Road, Church Lane, Northfields Lane GA6.1 The above lanes have been identified through reference to the appropriate guidance and evidence as suitable for designation as 'Quiet Lanes' under the The Quiet Lanes and Home Zones (England) Regulations 2006. Any proposals which involve the reinforcement of the character and tranquility of these lanes or which improve user safety and widen nonmotorised access choices will be supported. GA6.2 The Parish Council proposes to work in partnership with WSCC and SDNPA to promote the network of Quiet Lanes within the Parish will formally propose that the Local Highway Authority designates the above lanes as Quiet Lanes under the appropriate legislation.	

Appendix 9 Land East of Orchard Gardens Woodgate Aldingbourne Draft Neighbourhood Plan Policies

PLAN	Policy Ref	Policy Heading	Policy Wording	Response for Outline Application for Land East of Orchard Gardens Woodgate
ANP 2016			Policy EE1 Supporting Existing Employment and Retail Development proposals to upgrade or extend existing employment sites and retail units will be supported provided that the impact on the amenities of surrounding properties is acceptable and subject to the other policies in this Plan. EE1.1 Encouraging employment opportunities in Aldingbourne is important given the limited amount of employment opportunities. Survey results show that of 31 businesses in the Parish they only employ 65 people from the Parish from a total of 406 (see Evidence base No 36,37). Proposals to upgrade or extend existing employment sites should be encouraged to try to ensure that they remain in the Parish. EE1.2 The village shops in Aldingbourne are an essential part of the fabric of life for many residents with 22% of respondents state that they used them daily. The Plan seeks to support and promote local shops and businesses. Passing trade is also important as out of town shopping makes it hard for small local shops to compete. Any proposal which results in the removal of through traffic would not be supported as this would be likely to have a significant adverse impact on the shops, restaurant and Public House which rely upon passing trade (see also policy GA3)	EE1 Supporting Employment – Whilst no increase in employment is proposed on the site itself the Residential Development will increase the number of customers for Aldingbourne Stores supermarket/post office in Westergate Street and the Prince of Wales Pub/restaurant. The development therefore supports these Assets of Community Value and the people they employ.
ANP 2016			Policy EE2 Retention of employment land Proposals for the redevelopment or change of use of land or buildings in employment or service trade use to non-employment uses will not be permitted, unless the existing use can be shown to be no longer economically viable. Evidence should be provided by the developer that the site has been actively marketed, at the market rate current at the time, for a minimum of 12 months and no sale or let has been achieved. EE2.1 Opportunities for employment within the village are limited which contributes to the large amount of out commuting each day. Small scale employment sites contribute to the liveliness and activity in the Parish and also support trade in Parish shops. It should be noted that changes of use from offices or storage/distribution uses to residential use currently benefit from temporary permitted development rights under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Such changes of uses are subject to certain 'prior notification requirements' but would otherwise not currently require planning permission.	EE2 Retention of Employment Land – No employment land is being lost.

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PLAN	Policy Ref	Policy Heading	Policy Wording	Response for Outline Application for Land East of Orchard Gardens Woodgate
ANP 2016			Policy EE3 Support for new commercial uses Proposals for new commercial development or those involving changes of use to Use Classes B1, B2 and B8 will be supported, where the impact on surrounding residential and community amenity is acceptable and subject to complying with other policies within this Plan. EE3.1 New commercial development, including offices and light industrial uses will be supported. New development or changes of use to general industrial use (B2) and distribution and storage (B8) may be appropriate where they do not involve any additional heavy goods traffic. Any increase in heavy goods traffic could have a detrimental effect on the Parish and Reg 15 Submission Plan May 2016 Page 43 23/05/2016 on existing businesses. Proposals resulting in such impacts will generally be resisted unless it can be demonstrated that it satisfies an identified community need. The new Bognor Enterprise zone, 2 miles south of the parish, located adjacent to the Bognor relief road, will provide a more appropriate location for B2 and B8 uses that might generate heavy traffic and noise that could be detrimental to the health of residents and the amenity of the parish	EE3 Support for new commercial uses – No commercial use is proposed. The location, at the southern end of the village, is close to the new Bognor Enterprise Zone which could provide employment for the residents within cycling distance.
ANP 2016			Policy EE4 Local shopping facilities Changes of use at ground floor level from Class A1 uses (retail) will be resisted unless it can be demonstrated that the existing use is no longer economically viable. Evidence should be provided to show that the site has been actively marketed, at the market rate current at the time, for at least 12 months and that no sale or let has been achieved during that period. EE4.1 The Parish has very limited local shopping facilities and it is important that they be retained. Around 95% of residents agreed that support should be given to local shops and 22% said they used them daily. Use of local village shops saves travel to larger towns which is more sustainable. It should be noted that small retail units (currently of up to 150 square metres) may change to residential use under permitted development rights, subject to a prior approval procedure.	EE4 Local Shopping facilities – No loss of local shopping facilities. Increased customers for existing businesses.
ANP 2016			Policy EE5 Improving signage Proposals for the improvement of signage for local facilities will be supported, provided that they are appropriate to their surroundings. EE5.1 Improving signage to promote the facilities available in Aldingbourne will support local shops, businesses and tourism. However, illuminated signage is not appropriate in a rural Parish and will be resisted. There are currently no internally illuminated fascia signs on shopfronts in the Parish.	EE5 Improving Signage – Not applicable.

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PLAN	Policy Ref	Policy Heading	Policy Wording	Response for Outline Application for Land East of Orchard Gardens Woodgate
ANP 2016			Policy EE6 Sustainable Recreational and tourism activities Development proposals that provide facilities for recreation and tourist activities will be supported provided that: • the siting, scale and design respects the character of the surrounding area, including any historic and natural assets; Reg 15 Submission Plan May 2016 Page 44 23/05/2016 • the local road network is capable of accommodating the additional traffic movements; • adequate parking is provided on the site; • the proposal conforms with other policies of this Plan. EE6.1 Sustainable tourism which is appropriate to the overall character of the village will benefit the local economy but must be balanced against the need to protect the existing character of the built environment, the rural landscape and biodiversity. EE6.2 The Parish has a number of large caravan parks but relatively little other tourist accommodation.	EE6 Sustainable Recreational and Tourism Activities – Not applicable.
ANP 2016			Policy EE7 Rural Buildings The re-use, conversion and adaptation of rural buildings for small businesses, recreation, or tourism purposes will be supported subject to the following criteria: . The building is structurally sound and capable of conversion without substantial reconstruction. . The use proposed is appropriate to a rural location. . The conversion/adaptation works respect the local character of the surrounding area and/or buildings . The use proposed will not have an adverse impact on any archaeological, architectural, historic or environmental features . The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site. EE7.1 There are a number of farms within the area with buildings which could be suitable for a variety of uses which would be appropriate to a rural location. These could include the following: • Small businesses - craft or artisan related workshops, studios and small shops, farm shops, micro breweries • Recreation - Health or exercise studios, rural educational centres, artist studios • Tourism - niche market holiday accommodation, specialist interest holiday bases Whilst seeking to reuse existing buildings, it is important to retain and protect the existing character of the buildings and to ensure that the development is compatible with its countryside location and designed to minimise potential impact on the countryside. Proposals where substantial re-building works are required will not be supported as these can often intrude on a landscape where there has been no significant structural presence for many years.	EE7 Rural Buildings – Not Applicable.

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PLAN	Policy Ref	Policy Heading	Policy Wording	Response for Outline Application for Land East of Orchard Gardens Woodgate
ANP 2016			Policy EE8 Communications infrastructure. All new residential, employment and commercial development must be designed to connect to high quality communications infrastructure. Support will be given for proposals that help to provide improved/additional connectivity for the Parish as a whole. EE8.1 Aldingbourne recognises the importance of high quality communications connectivity to allow access to online services, build businesses, improve educational opportunities and for simply keeping in touch with family and friends. The West Sussex County Council Better Connected Broadband Delivery Plan supports the need for high quality communications infrastructure within the county area. The Plan recognises that development proposals can only be required to provide the infrastructure needs to support that development but would welcome appropriate improvement opportunities as this is such an important vehicle for improving educational and employment opportunities.	EE8 Communications infrastructure – Providing up to date broadband services for the development can be an opportunity for suppliers to upgrade existing services.
ANP 2016			Policy EE9 Sustainable Commercial and Employment Buildings All new commercial and employment development shall be designed to provide secure parking and storage of bicycles for customers and employees consistent with the relevant standards produced by WSCC. Where viable and consistent with other policies within this Plan, energy generating infrastructure using renewable or low carbon energy sources should be incorporated into the design of new commercial development. EE9.1 The Arun DC Energy Efficiency and Fuel Poverty Strategy 2014-2019 actively encourages the use of renewable energy schemes and the Parish Council supports this approach. EE9.2 The Parish supports the provision of renewable energy sources. Designing these into a build at the outset is cheaper than retro adding and improves the design capability. The Parish wants to see renewables used in the development of all new commercial and employment premises to improve sustainability and reduce the burden of energy costs in small businesses.	EE9 Sustainable Commercial Buildings – Not Applicable.
ANP 2016			Policy LC1 Support Independent Living Proposals for new, converted and extended independent living and care homes will be supported provided that the design and scale of development are in keeping with the character of the location and that the impact on the amenity of surrounding residential properties is acceptable. LC1.1 22% of the community are aged over 65 and 8.7% of people under the age of 65 have a limiting long term illness. Provision of services for the elderly and for those with disabilities is limited and not considered sufficient to meet the demands of our population.	LC1 Supporting Independent Living – The proposal does not involve provision of a care home or specialist independent living units. The proposed housing mix has 5 bungalows and 6 ground floor flats making 11 units out of 57 (19%) suitable for ground floor only living.

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PLAN	Policy Ref	Policy Heading	Policy Wording	Response for Outline Application for Land East of Orchard Gardens Woodgate
ANP 2016			Policy LC2 Healthcare facilities Proposals for new medical facilities will be supported. LC2.1 There is no medical provision in Aldingbourne. Resident surveys have shown concerns about increased waiting times at GP surgeries and the pressure on services when the additional housing approved in neighbouring parishes is built. The Croft Practice has plans to expand the surgery at Eastergate that will treble the building size, include a larger pharmacy, and increase patient capacity to meet increasing demand. This expansion is subject to funding and agreement for future provision of funds to operate the practice over the next 25 years. This agreement has to be provided by the new body, NHS England with the previous Primary Care Trust not able to provide funding to enable the expansion plans. No timescale is given for expansion at present.	LC2 Healthcare facilities – The proposal does not involve any new medical facilities. A contribution to health provision will be made as part of a section 106 agreement.
ANP 2016			Policy LC3 Provision of buildings for community use Provision of buildings for community use will be supported provided that: • their design and scale are in keeping with the local character and; • the impact on the residential amenity of surrounding properties is acceptable. LC3.1 Surveys have shown how well valued the leisure facilities are to residents and visitors. LC3.2 The facilities at ACSC have been identified as needing improvement and developer contributions will be sought towards this.	LC3 Provision of Building for Community Use – Not applicable.

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PLAN	Policy Ref	Policy Heading	Policy Wording	Response for Outline Application for Land East of Orchard Gardens Woodgate
ANP 2016			Policy LC4 Provision of allotments/community orchards Proposals that contribute to the provision of allotments or community orchards either by making land available for those purposes or by means of financial contributions through legal agreements or (when adopted for the District) the Community Infrastructure Levy, will be supported. Proposals which seek to remove traditional Reg 15 Submission Plan May 2016 Page 47 23/05/2016 orchards (Evidence Base 24) will not be supported LC4.1 There is currently limited allotment provision within the parish and a waiting list exists. Allotments are a place of social connectivity and not only provide opportunities to grow food but also contribute to local wildlife habitat and improved health and fitness. The existing site in Ivy Lane is well used and the Parish Council is seeking to extend the area to the south to meet demand. The PC will look to the two appeal sites to provide additional resources. LC4.2 The Parish has a number of areas designated as Traditional Orchards which were once a local feature. Their removal, mostly to development, has resulted in a loss of the area's local rural character and agricultural heritage (as well as impacting a priority habitat type)	LC4 Provision of allotments/community orchards – Not applicable.
ANP 2016			Policy LC5 Protection of assets of community value Proposals that will enhance the viability and/or community value of any property included in the register of Assets of Community Value will be supported. 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 demonstrated that the operation is no longer economically viable. Developers will be expected to provide evidence that the building has been actively marketed for at least 12 months and that no sale or let has been achieved. LC 5.1 The buildings listed in Schedule A have been included in the Register of Assets of Community Value held by Arun District Council. LC 5.2 The loss of either of the shops in the village would have a significant impact on the community. The public house is part of the social fabric of the village as is the community hall. The former public house building at the junction of Westergate Street and the B2233 is a significant local landmark and historic building. Each asset is a major feature of daily life for residents and each plays a central part in the vitality of the parish and the sense of community	LC5 Protecting Assets of Community Value – The proposal is very close to both Aldingbourne Stores supermarket/post office in Westergate Street and the Prince of Wales Pub/Restaurant. The development will increase customers for both and therefore supports these Assets of Community Value and the people they employ.

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PLAN	Policy Ref	Policy Heading	Policy Wording	Response for Outline Application for Land East of Orchard Gardens Woodgate
ANP 2016			Policy LC6 Designation of Local Green Space The areas listed in Schedule B are designated as Local Green Space as they are demonstrably special to the local community and hold a particular local significance. Proposals for development of these areas will not be permitted except in very special circumstances. LC 6.1 Aldingbourne is a semi rural parish defined by its open spaces, surrounding fields and woodland and views to the south downs. Maintaining existing green spaces encourages biodiversity and reinforces village identity. Each piece of land has been carefully identified with reference to the NPPF para's 76-78 and a justification for their allocation provided.	LC6 This proposal does not affect any designated areas of local green space. It provides an area of local green space at the southern end of the village. This will benefit the existing residents of Woodgate Park and Orchard Gardens as well as those in the new houses proposed
ANP 2016			LC7 Local Open Space The areas listed in Schedule C are designated as Local Open Space. Proposals for development in these areas will not be permitted unless it can be demonstrated that: • The benefits of the development outweigh any identified harm; • There are no reasonable alternative sites available; • It is part of a comprehensive redevelopment of a school that would not result in net loss of playing fields. LC7.1 Our outdoor spaces are vital to maintaining a happy and healthy community. Surveys have shown how much they mean to residents and visitors. These open spaces contribute to the open and pleasant ambience of the area and are used for exercise and children's play but also contribute to wildlife biodiversity and habitat.	LC7 This proposal does not affect any designated areas of local open space. It provides an area of local green space at the southern end of the village. This will benefit the existing residents of Woodgate Park and Orchard Gardens as well as those in the new houses proposed

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PLAN	Policy Ref	Policy Heading	Policy Wording	Response for Outline Application for Land East of Orchard Gardens Woodgate
ANP 2016			Policy LC8 School facilities Developments that lead to the provision or improvement of facilities for children to attend primary school in Aldingbourne will be supported. LC8.1 Aldingbourne Primary School has capacity for 210 pupils and is currently running at 5 places above capacity with 215 pupils. Applications for places vary annually but average at 40 for the 30 places available. Eastergate Primary School has a current capacity for 140 pupils, with an annual intake of 20 places. Expansion of the school in September 2014 increased its intake to a single form entry of 30 places. LC8.2 The extension of Eastergate Primary School will address shortfalls in that parish and support the 16 new houses to be provided in Eastergate and new housing at Nyton Nurseries granted on appeal. Families living close to Aldingbourne school are having to drive children out of the parish because of lack of places which is not environmentally sustainable. This situation will be exacerbated by the consent on housing land behind the school unless part of that site is allocated for its expansion (see WSCC Letter in Evidence Base No 43).	LC8 School Facilities – The proposal is close to Aldingbourne Primary School. The proposal does not affect land to the North and West of Aldingbourne School.
ANP 2016			Policy LC9: Allocation for camping/touring caravans site Proposals for the provision or extension of a site to serve camping and touring caravans shown on the Map C - Leisure Proposals will be supported, subject to the complying with other policies in the Plan including Policy EE6. LC9.1 Permission has been granted for touring caravans on land marked 'A' on Map C. Land to the north and west (labelled 'Proposed Leisure Use' on Map C) is included in the allocation as it offers an opportunity to increase the number of pitches which will provide employment in the Parish and support local facilities such as the shops, pub and restaurant. Reg 15 Submission Plan May 2016 Page 49 23/05/2016 LC9.2 The only touring camping and caravanning provision in the area is at Rowan Way in Bognor Regis. This site has a total of 90 pitches and is only open for nine months of the year. It is due to be redeveloped as part of the Bognor Regis Regeneration plan. This will leave the tourist resort of Bognor Regis with no provision for tourers, one of the fastest growing leisure activities in the country. Use of this site is seen as a way of boosting the tourism economy of the Parish while re-using a former employment site. LC9.3 Land to the rear of the PH shown as 'B' on Map C benefits from planning permission and is now in use as a camping site and is well used.	LC9 Site for camping/touring caravans – Not Applicable

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PLAN	Policy Ref	Policy Heading	Policy Wording	Response for Outline Application for Land East of Orchard Gardens Woodgate
ANP 2016			Policy GA6 Quiet Lanes Proposals which improve the character and tranquillity of the following lanes and the safety of non-motorised users of these lanes will be supported: Level Mare Lane, Denmans Lane, Blackmill Lane, Norton Lane, Halnaker Barn Lane, Hook Lane, Littleheath Road, Church Lane, Northfields Lane GA6.1 The above lanes have been identified through reference to the appropriate guidance and evidence as suitable for designation as 'Quiet Lanes' under the The Quiet Lanes and Home Zones (England) Regulations 2006. Any proposals which involve the reinforcement of the character and tranquillity of these lanes or which improve user safety and widen nonmotorised access choices will be supported. GA6.2 The Parish Council proposes to work in partnership with WSCC and SDNPA to promote the network of Quiet Lanes within the Parish will formally propose that the Local Highway Authority designates the above lanes as Quiet Lanes under the appropriate legislation.	GA6 The proposal does not affect any designatd Quiet Lanes