

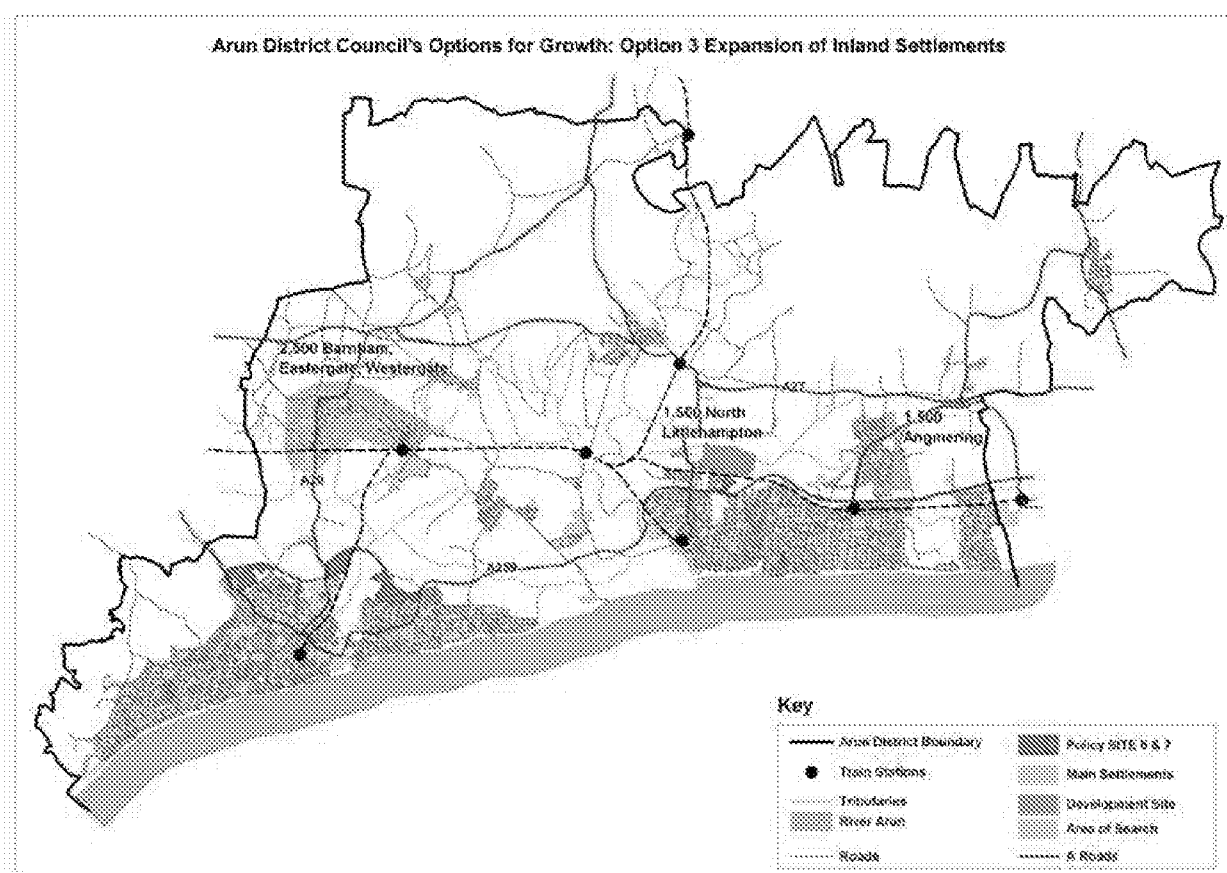
AL/111/16 Land East of Orchard Gardens Woodgate
Outline application for residential development of 57 units

ANNOTATED APPENDIX OF MAPS/PLANS PREPARED INDEPENDENTLY OF THIS APPLICATION AND REFERRED TO WITHIN APPLICATION

Where applicable an enlarged extract of the plan is shown identifying the AL/111/16 land and that is followed by the complete plan.

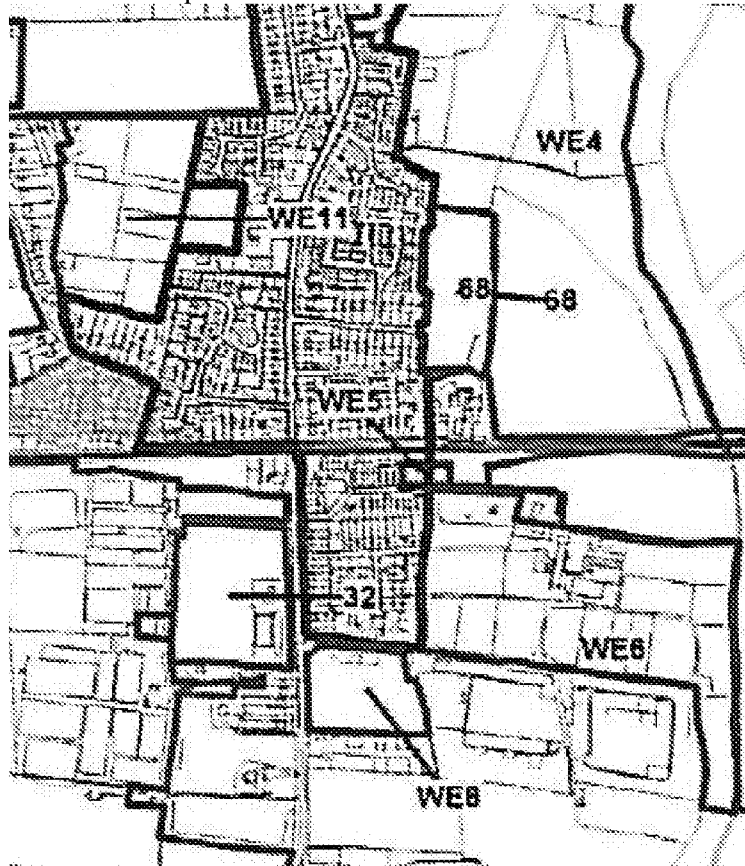
Arun District Council Options for Growth Sustainability Commentary 2009

Prepared for Arun District Council as part of the LDF preparation the plan below demonstrates how as early as 2009 the Barnham Eastergate Westergate area was considered for strategic growth for housing and that it includes the AL/111/16 site just east of the A29 and north of the railway line.



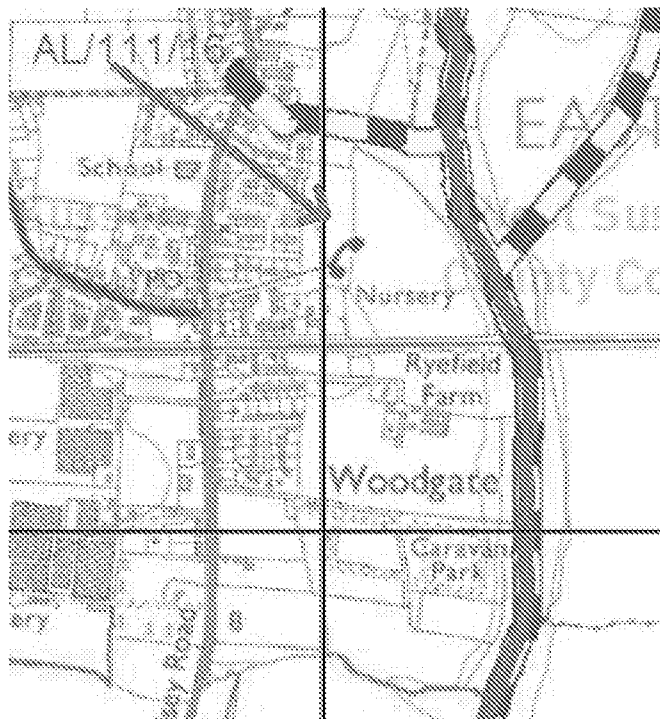
SHLAA Strategic Housing Land Availability Assessment 2009

The site was put forward for housing development. It was allocated the reference number 68 and can be seen below. It was assessed by Arun District Council's Consultants as being available for immediate development with no significant constraints. It was included in the subsequent update of the SHLAA in 2012 and the subsequent HEELA

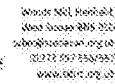


Chalk Stream and Habitat map 2013

Prepared for Aldingbourne Neighbourhood plan by the Sussex Biodiversity records centre
Demonstrates how the site for AL/111/16 is not adjacent to the chalk stream or any other habitat recorded by the Sussex Biodiversity Records centre as significant. Also shows that the land to the north, either side of the chalk stream is not recognised by them as being wetland woodland.

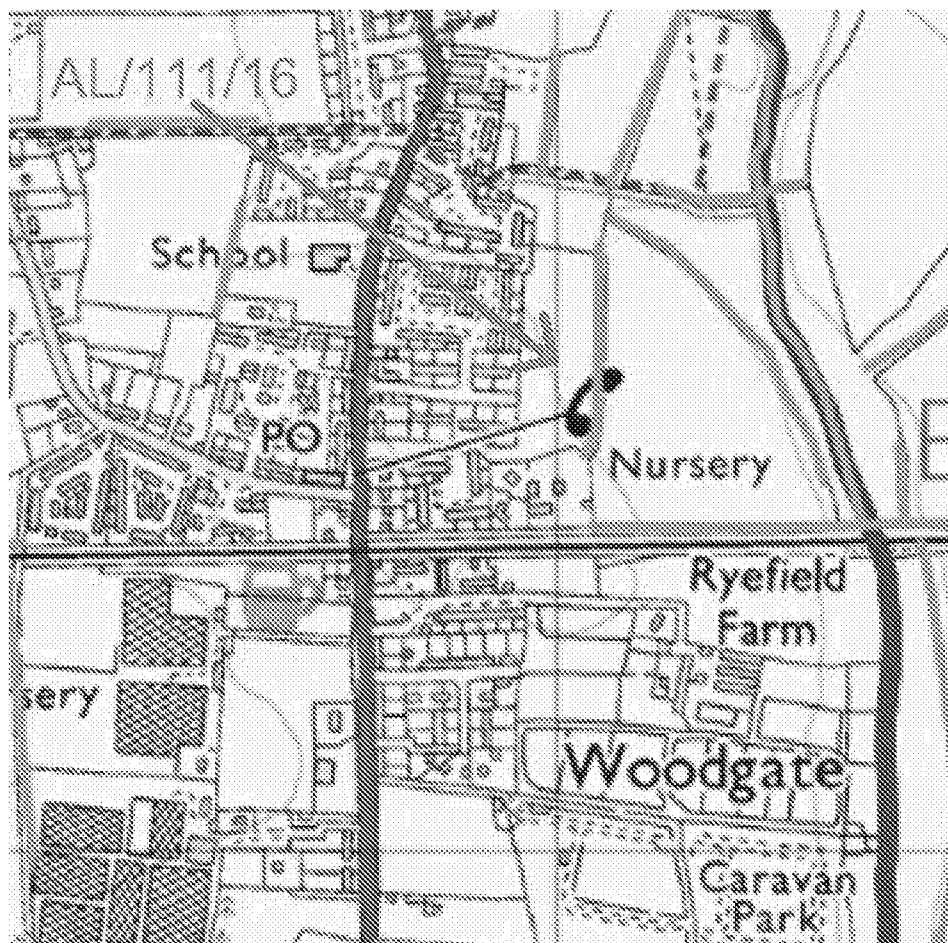


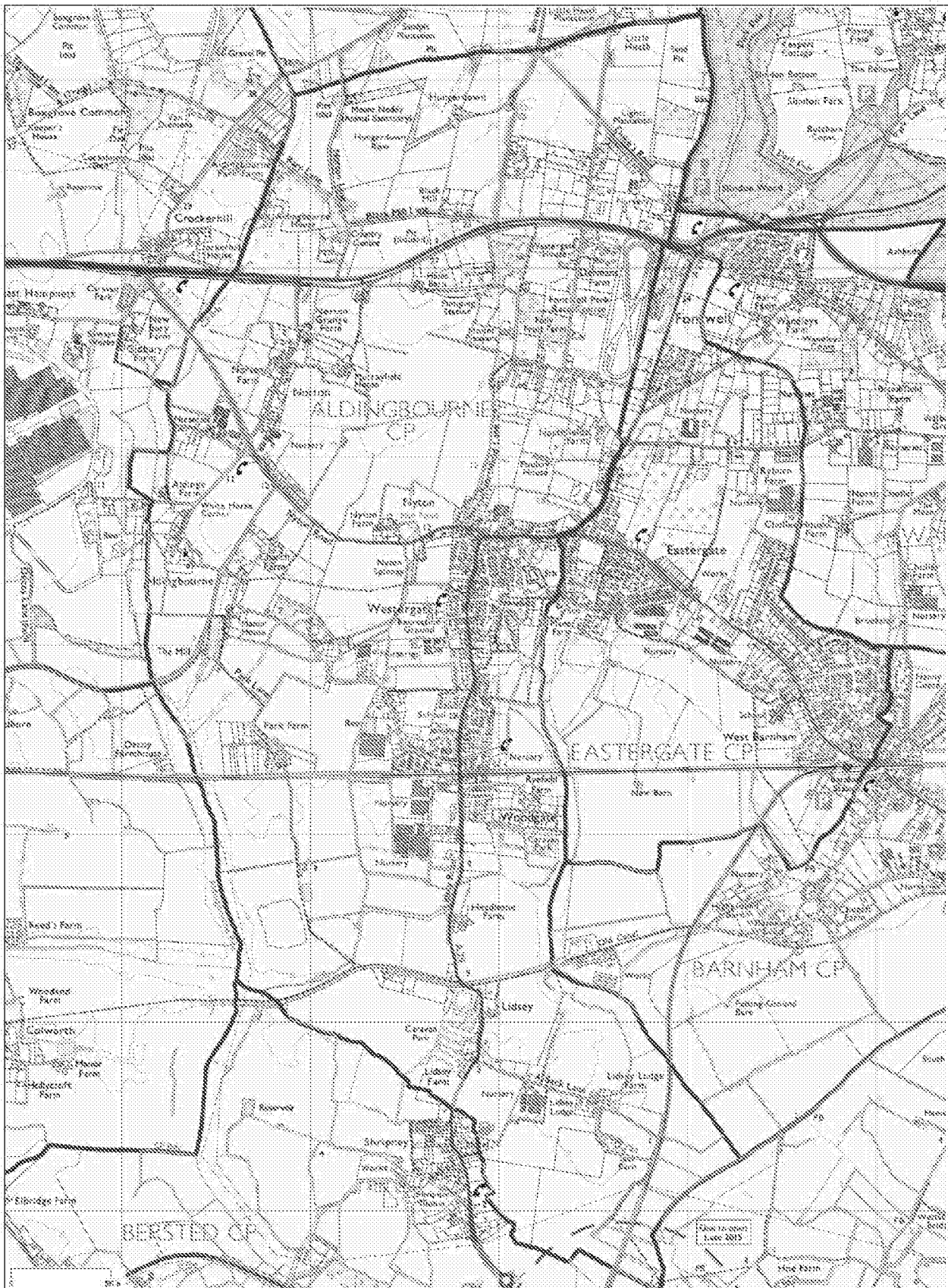
Prepared for Martin Beaton (Aldingbourne Parish Council) - 27/05/2013

[illegible][illegible]

Hedgerow Survey 2001

Prepared by West Sussex County Council in 2001 and included in Aldingbourne Neighbourhood Plan evidence base in 2015. Includes treeline along eastern side of AL/111/16 site which the proposal aims to protect and enhance.

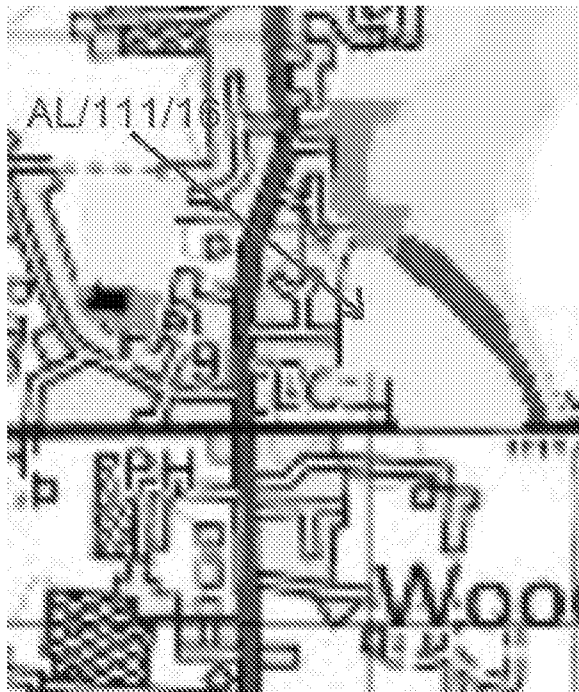




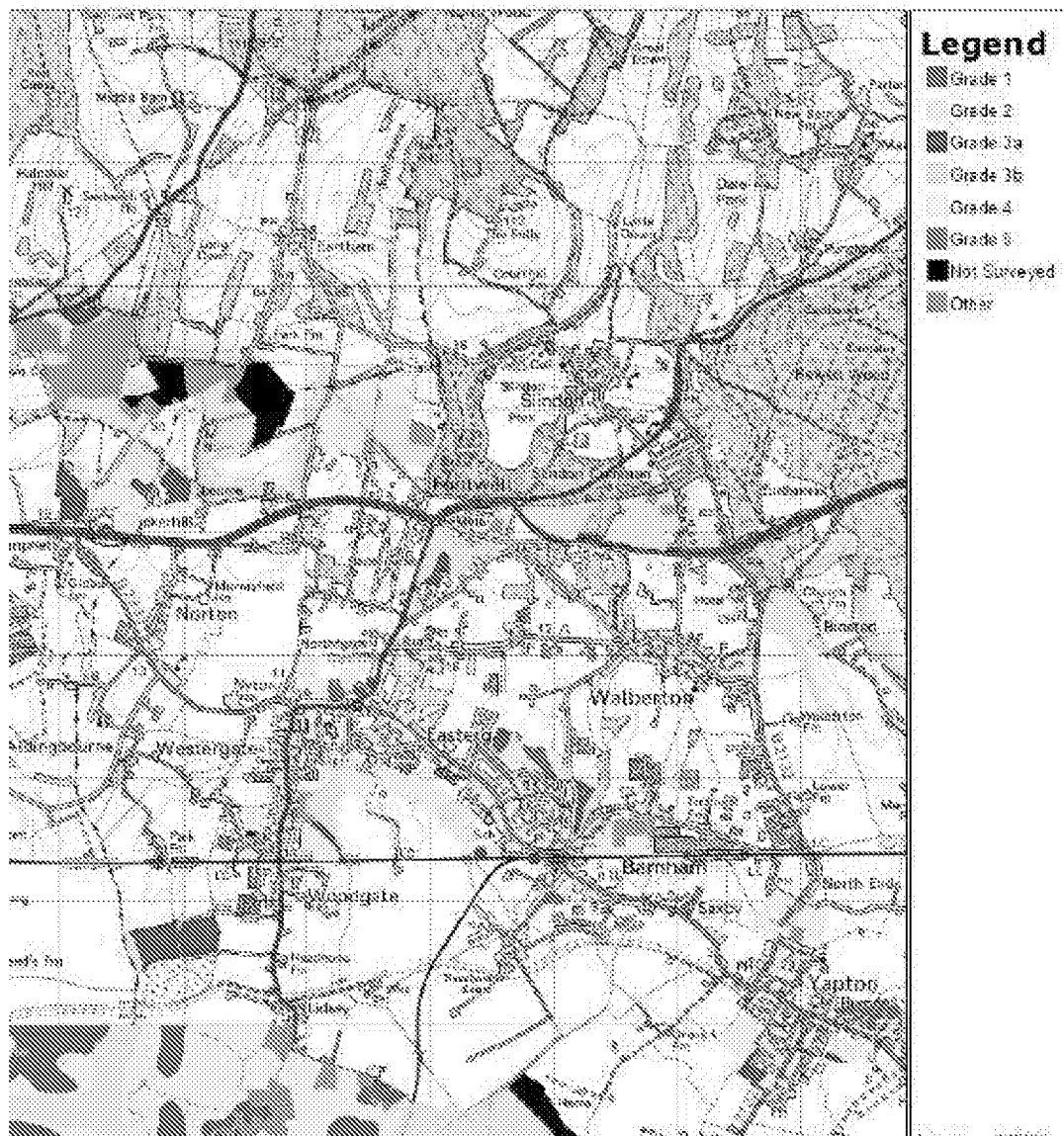
Date Created: 16-11-2015 | Map Centre (Easting/Northing: 493876 / 104979) | Scale: 1:25344 | © Crown copyright and database right. All rights reserved (100036833) 2015 © Contains Ordnance Survey Data. Crown copyright and database right 2015

Aldingbourne Agricultural Landuse Map 2015

Shows AL/111/16 as grade 2 Agricultural Land. Also shows land to the north, either side of the chalk stream as 'Other', presumably denoting woodland or other vegetation.



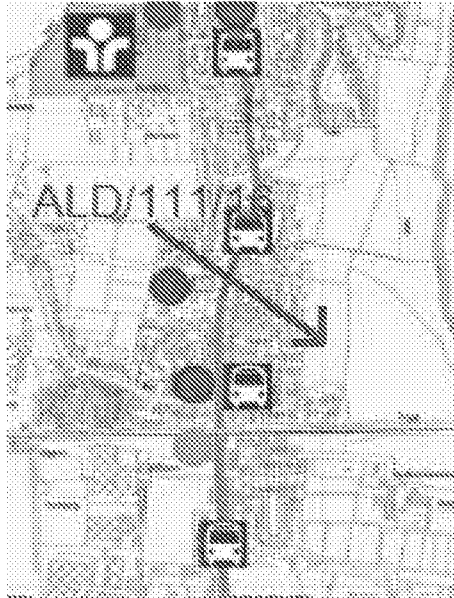
Aldingbourne Land Class Map

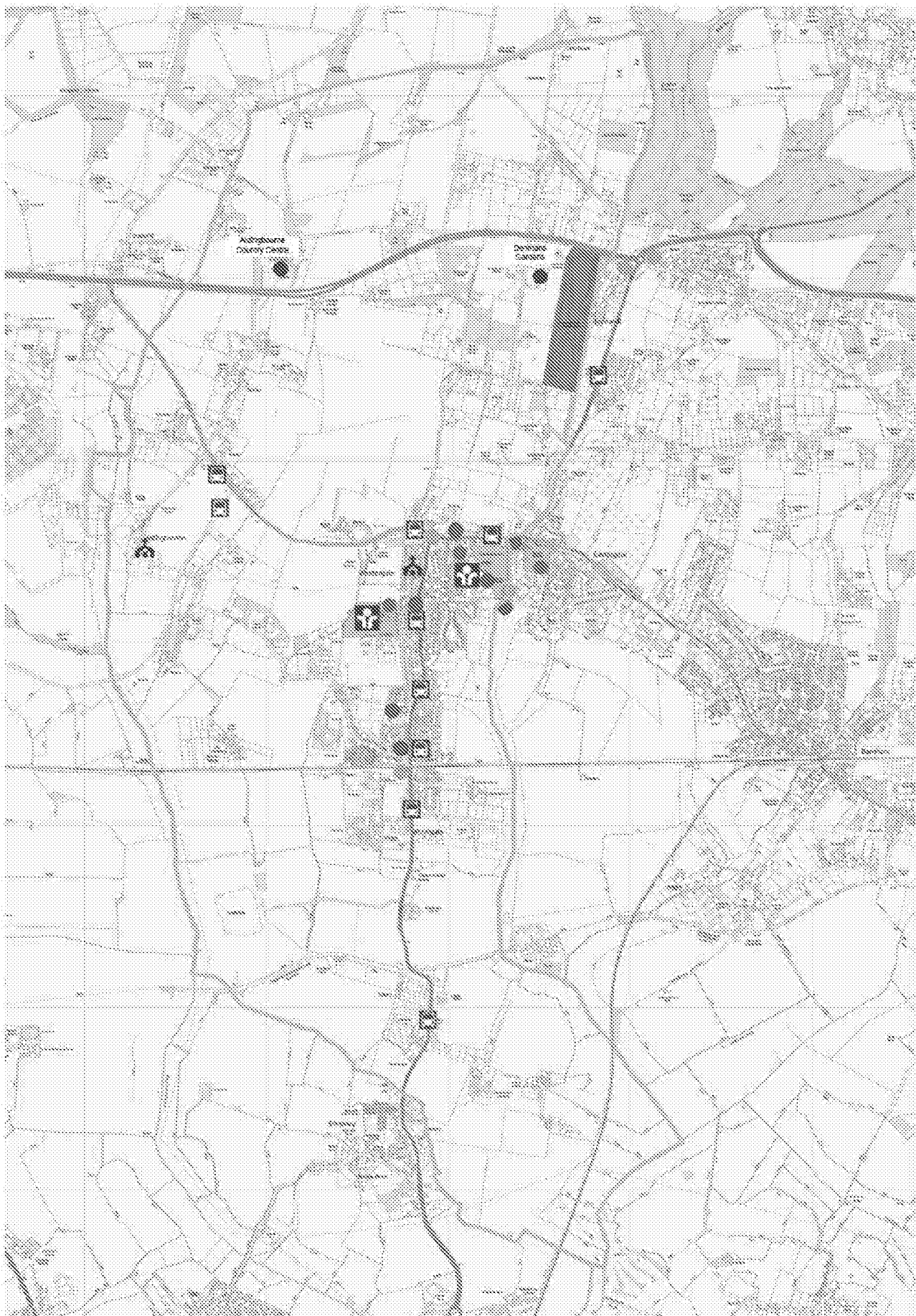


Aldingbourne Parish Community Facilities Plan dated 2011

(Taken from Aldingbourne neighbourhood plan evidence base)

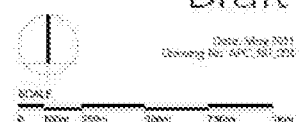
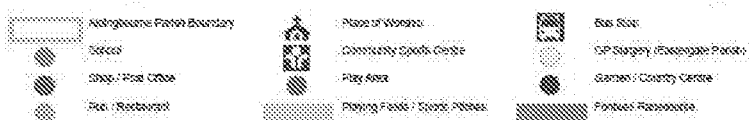
Demonstrates proximity of site to bus service, schools, leisure and local shops. NB The Prince of Wales Pub (pale blue dot) and the Londis Store and postoffice (pink dot) are identified in the neighbourhood plan as Assets of Community Value and will benefit from additional customers nearby.





Aldingbourne Parish - Community Facilities

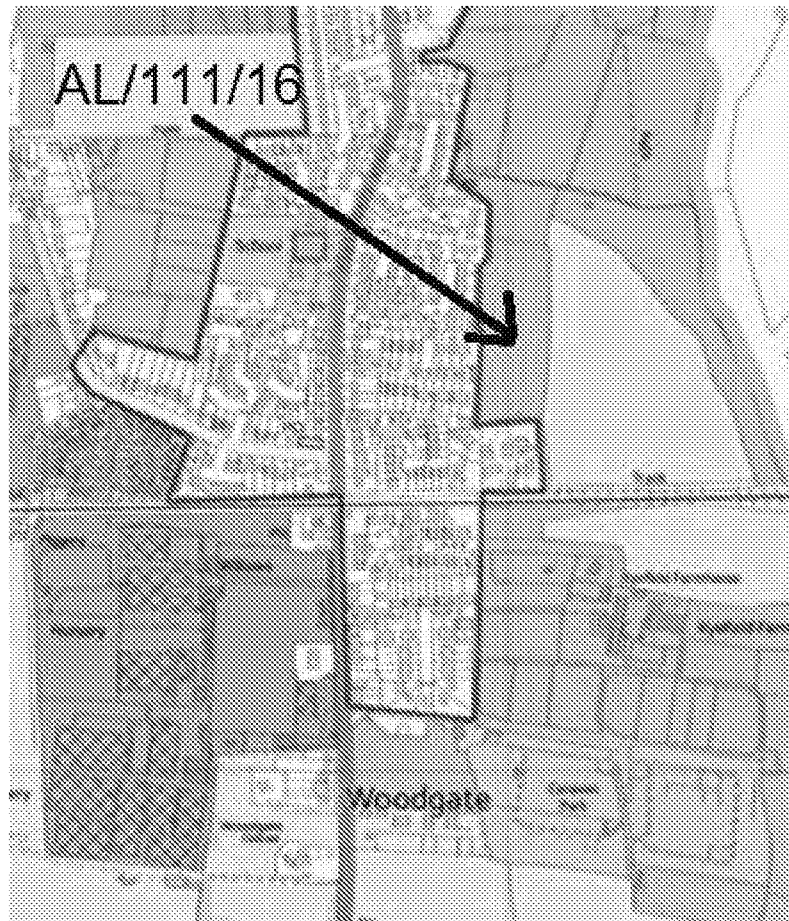
Draft



Date: May 2021
Drawing No: APC_501_2021

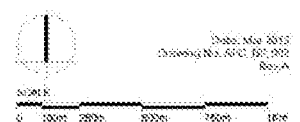
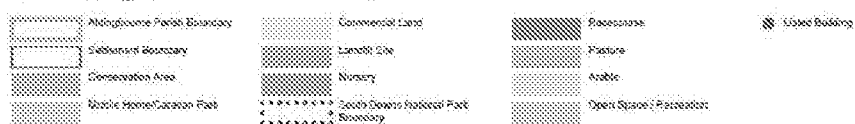
Aldingbourne Neighbourhood Plan Site Context Plan March 2013

This shows the AL/111/16 as Pasture not woodland. Demonstrates how residential development is a natural extension of the village envelope by being close to local facilities. It is in one of few villages that have both primary and secondary schools. It also shows the land bounded by residential development to the South and West. One of the definitions of a corridor in the Oxford English Dictionary is 'A belt of land linking two other areas or following a road or river. It is difficult to see how the land can function as a 'corridor' for wildlife.



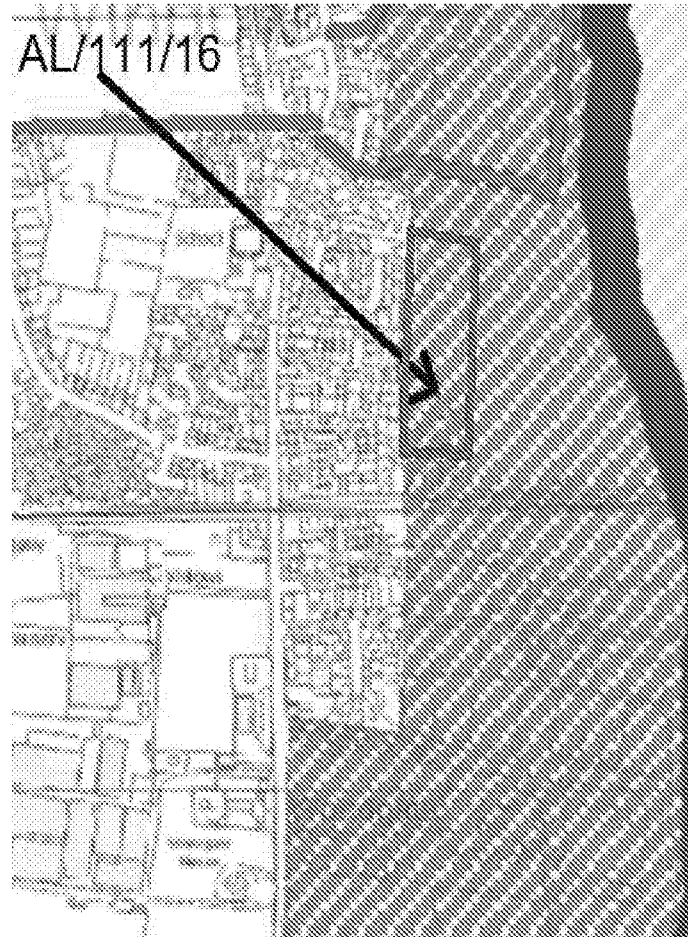


Aldingbourne Parish - Site Context Plan



Arun District Council Green Infrastructure 2012

Shows AL/111/16 to be in an area identified as “Green Infrastructure Tyoe B also subject to community and housing growth. The prnciple of housing growth in this area is therefore cleary established prior to the Neighbourhood plan process starting.

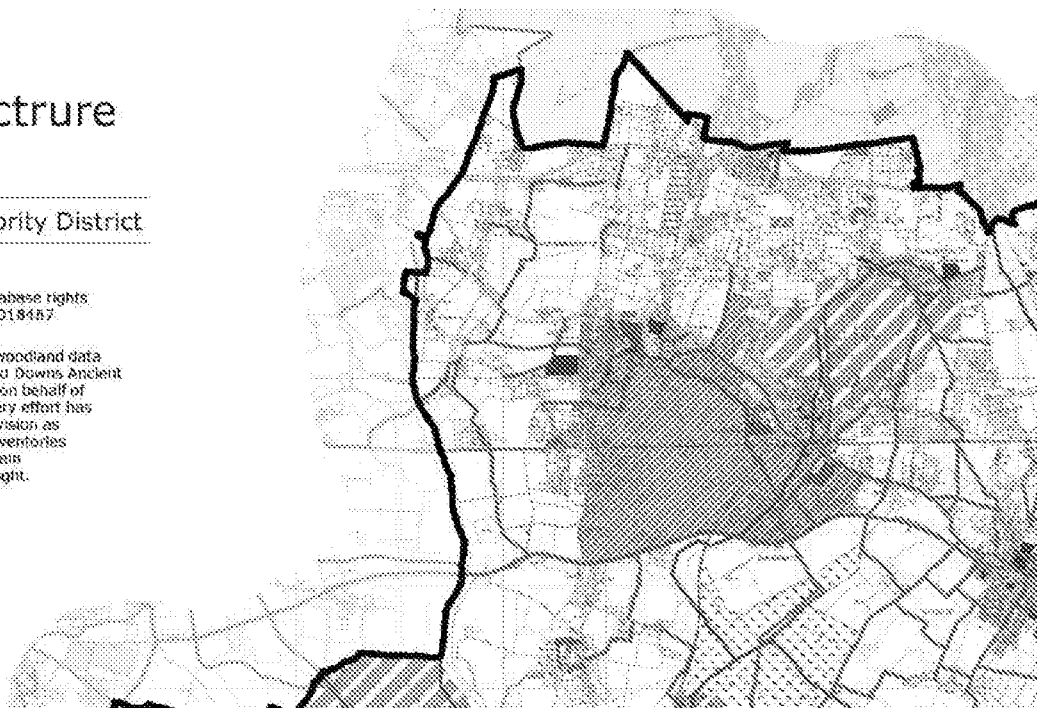


Green Infrastructure Network

Arun Local Authority District

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2012 Ordnance Survey 100018457

This map contains ancient woodland data revised under the Weald and Downs Ancient Woodland Program (2010) on behalf of Natural England. Whilst every effort has been made to make this revision as accurate as possible, the inventories contain limitations and remain provisional. © Crown Copyright. All Rights Reserved 2012.



KEY:

Arun District Council Boundary



South Downs National Park (SDNP)



Green Infrastructure Corridor (GIC) - A



Green Infrastructure Corridor (GIC) - B



(Also subject to community, infrastructure and housing growth)

Green Infrastructure Corridor - C



(Employment and Education Promotion Only)

SACI



Sites of Nature Conservation Importance

SNINC



Sites of National Importance for Nature Conservation

SIIIC



Sites of International Importance for Nature Conservation

Existing Open Space



Biodiversity Opportunity Area



VISIONING BRIEF STUDY March 2013

This clearly shows the site as within the strategic Barnham Eastergate Westergate Allocation. The pale yellow represents housing, the dark green trees and the lighter green open space/green infrastructure. The AL/111/16 site is clearly shown as yellow for housing with retention/enhancement of the east boundary treeline. It also shows a separate wooded area between the AL/111/16 land and the chalk stream to the North.



Barnham, Eastergate
& Westergate

Visioning Brief

Arun District Council

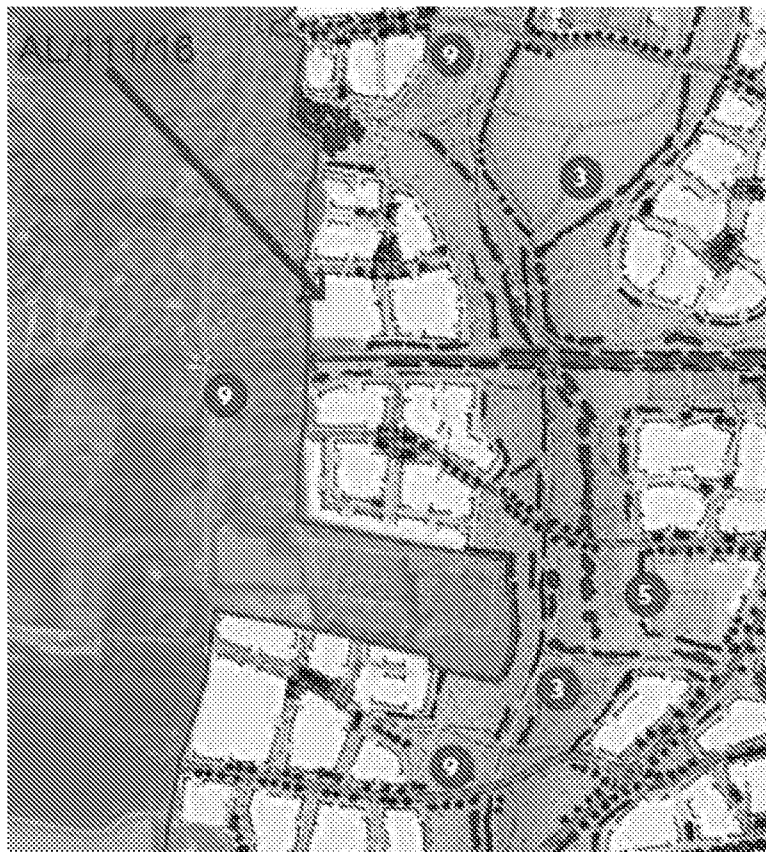
Final report, March 2013

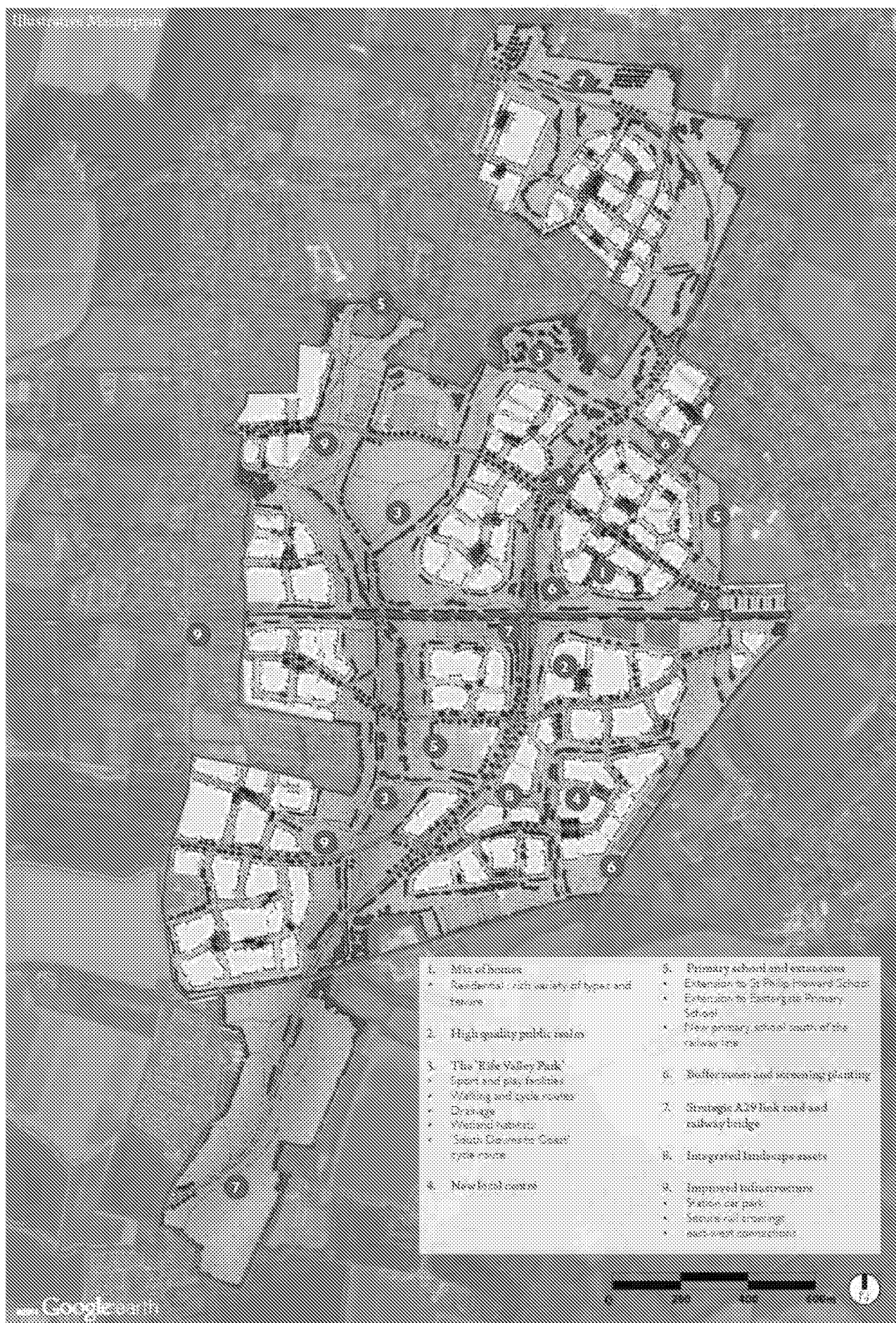
Prepared by URS



BEW Consortium Masterplan 2014

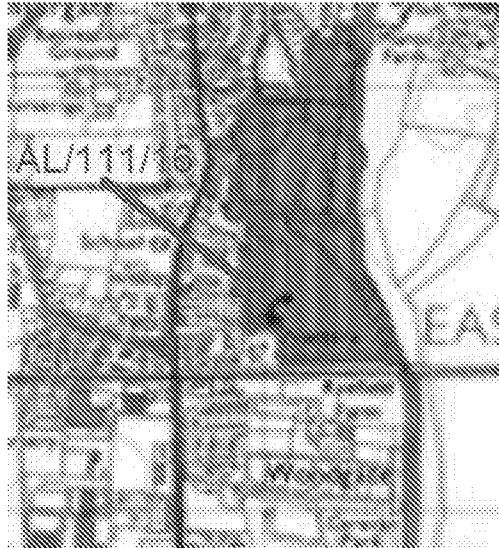
This shows the AL/111/16 site as housing with the green corridor following the chalk streams as in the visioning brief plan. It demonstrates how the AL/111/16 proposal fits in with the emerging local plan but is not dependent on it.





Pre Submission Aldinbourne Neighbourhood Plan Biodiversity Corridor Plan May 2015

Shows the AL/111/16 site as being one of the shaded fields East of Westergate denoting the proposed biodiversity corridor. Below that is the Neighbourhood Plan Inspector's report extract and recommendation for removal of the fields east of Westergate from the Biodiversity Corridor because of the conflict with the strategic housing requirement and the emerging local plan.



Map A - Biodiversity Corridor Maps - Policy EH2 (Large scale maps in evidence base)

Parish Online

Aldingbourne CP



Date Created: 20-9-2016 | Map Centre: (Aldingbourne) 49.9812 | 104.000 | Scale: 1:21851 | © Crown copyright and database rights. All rights reserved (100020000) 2016 | © Contains Ordnance Survey Data. © Crown copyright and database right 2016

Policy EH2 Green Infrastructure and Ecosystems

This has proved to be one of the more controversial element of the plan. The recommendation from the first examination was that "New Development within the Biodiversity Corridors will not be permitted." The current version extends the influence of the policy to include land immediately adjacent to the corridors.

My consideration of this issue has been driven by the basic condition test and in this case the question I need to be satisfied is whether the policy as submitted, along with the extent of the areas to be covered by the policy on Map A, will affect the neighbourhood plans ability to deliver sustainable development.

I have had particular regard to the representations of Luken Beck on this issue with the accompanying report entitled "Land at Westergate, West Sussex –An Assessment of Value of Site as a Biodiversity Corridor" prepared by the consultancy, Ecological Survey and Assessment Ltd. I have equally had regard to the document entitled "Report on the Development of Biodiversity/Green Corridors in the Parish of Aldingbourne", prepared by the Chairman of the Parish Council, Mr Martin Beaton. It appears that it is common ground that all parties agree that the hedgerows and the chalk streams are of ecological value, in terms of being a network which the NPPF recommend should be identified in planning policy documents. The area of difference, which I need to focus on, is whether the inclusion of the fields on the east side of the Westergate should be identified within the Biodiversity Corridor.

Rather than coming to a definitive view as to where the weight of the evidence lies, I will look at the implications of that designation of the fields which fall within the strategic allocation for 2000 homes, set out in the latest version of the emerging plan.

This is only an emerging plan and not the development plan itself, a point recognised by Shelia Holden. However, the designation of this strategic housing area is part of the response to the challenge to meet an increased level of objectively assessed housing need. The meeting of objectively assessed need, is one of the constituents of delivering sustainable development, as recognised by paragraph 12 of the NPPF. Potentially the allocation of these fields as Biodiversity Corridors could affect the overall delivery of that strategic housing development. As such Policy EH2 will affect the supply of housing land. This possible conflict has already been identified by the Arun Local Plan Inspector who indicated that the matters of the identification of the Green Corridor on these sites should be resolved in the context of the local plan preparation rather than neighbouring plan. I too believe that that is the correct venue to consider the extent of development and its associated green infrastructure. I do not think it would be appropriate for the neighbourhood plan to pre-empt those decisions by extending protection beyond the hedgerows and streams.

Equally I am aware of the recent case law *Richborough Estates LLP v Cheshire East Borough Council*. The conclusion from that case, is the designation of such areas, as green biodiversity corridors, should have regard to the impact of that policy on the ability to meet housing need. I have had that consideration at the forefront of my mind and I will be making recommendations as to the designation of the disputed fields as opposed to the retention of the hedgerows and watercourses as Biodiversity Corridors as set out in the policy.

I am also conscious that the proposals for the identification of strategic housing area are still emerging, and any residential development allocations has to be considered and tested by the emerging Plan's sustainability appraisal. Similarly, any planning application for a residential development of this scale, is likely to be subject of an environmental impact assessment. This will enable the local planning authority to consider specific proposals against the most up-to-date ecological survey evidence.

My overall conclusion is that the policy as promoted can remain but that the extent of the Biodiversity Corridor identified on Map A should be reduced, by the removal of the agricultural fields shaded on the east side of Westgate. If I had come to a different conclusion, I believe that the plan would frustrate the meeting of housing need.

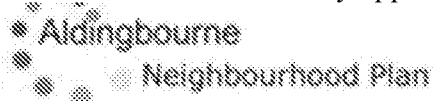
Southern Water have suggested that the policy could be amended by a caveat to be added at the end to allow essential waste water infrastructure. I believe that infrastructure providers should and indeed often do need to have regard to ecological designations.

Recommendation

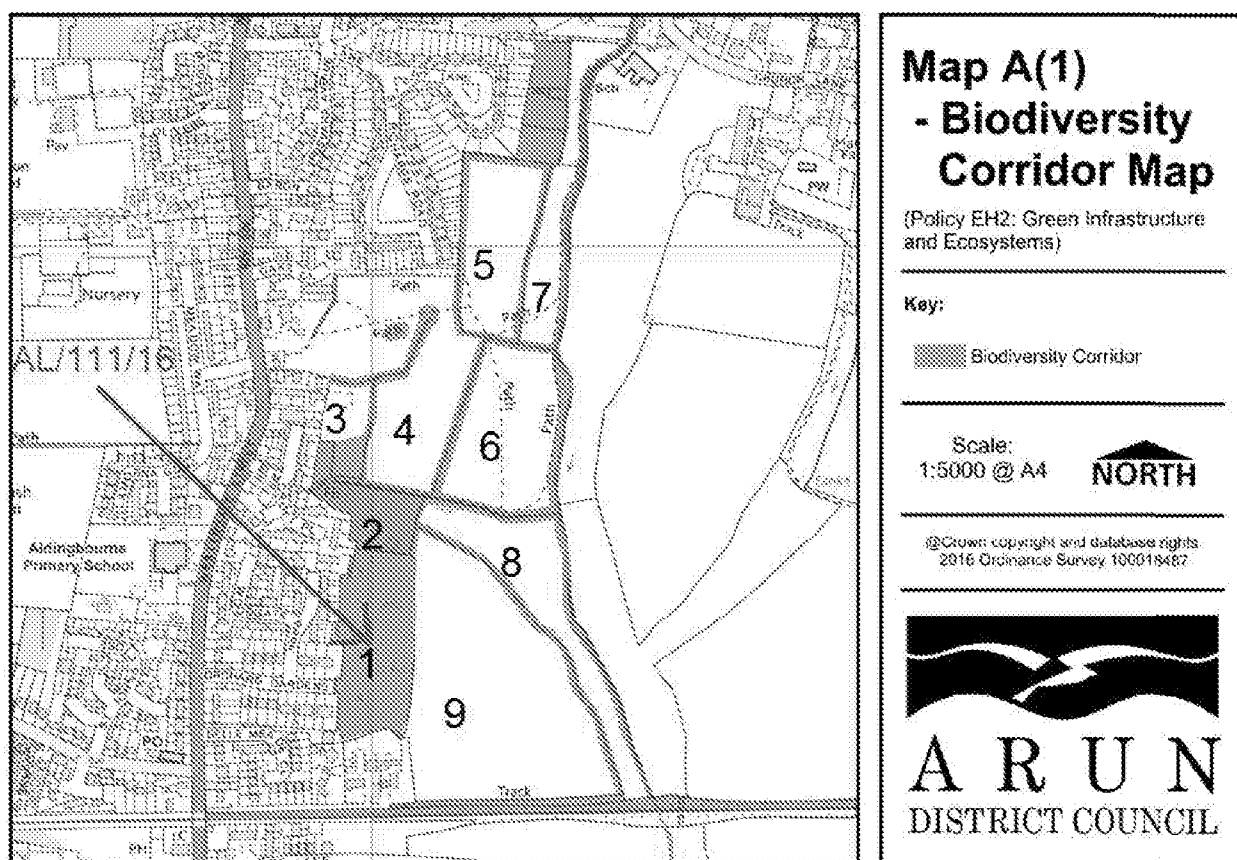
That the shaded areas indicating the inclusion of the fields on the east side of Westergate be removed from Map A.

Post Inspector Pre referendum Plan Aldingbourne Neighbourhood Plan September 2016

Map A(2) shows all the fields East of Westergate removed from the biodiversity corridor. Map A(1) shows the AL/111/16 field included in the Biodiversity corridor contrary to the inspectors recommendation. NB Numbers added by applicant with comments below.

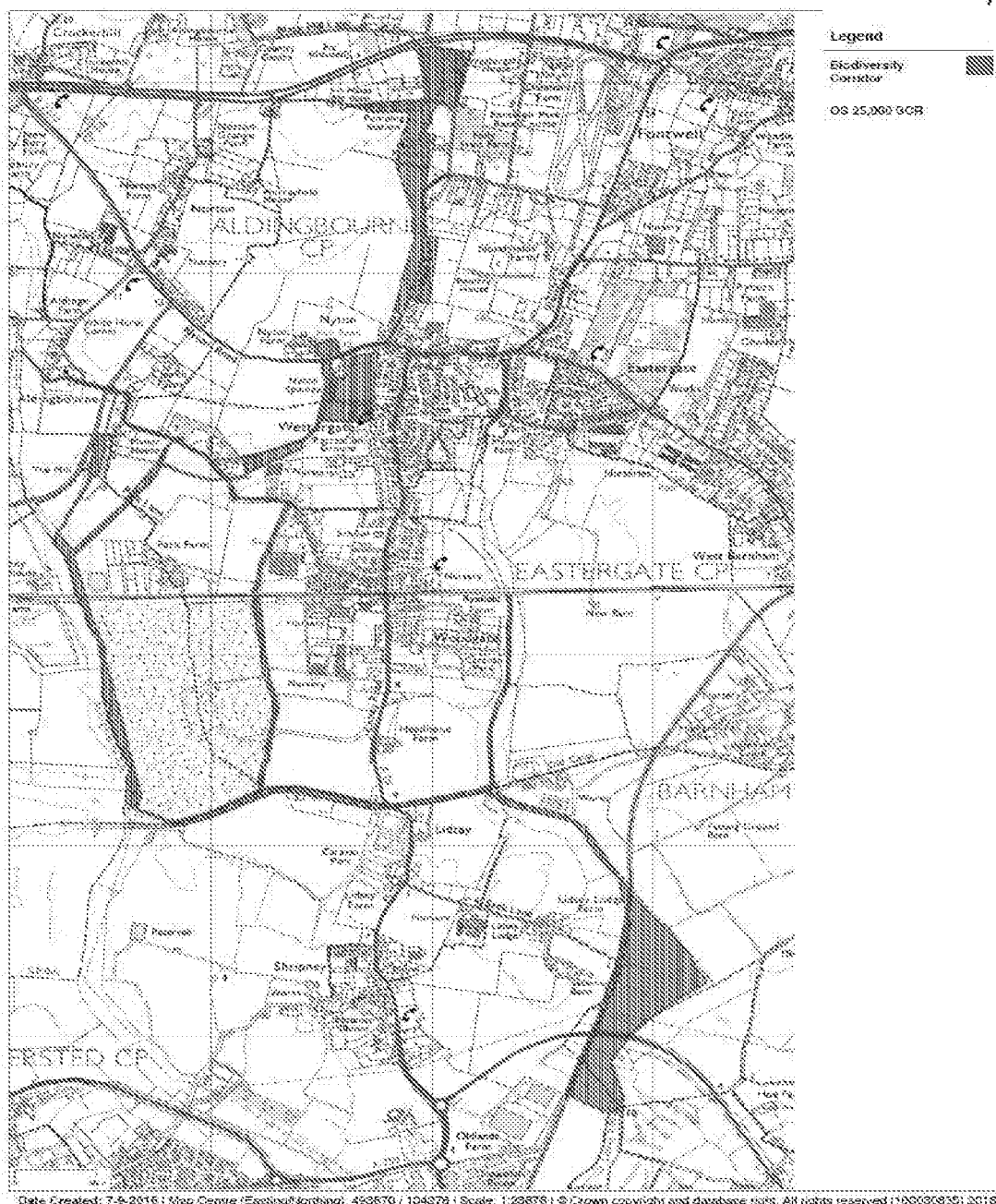


Map A(1) - Biodiversity Corridor Maps - Policy EH2
(Large scale maps in evidence base)



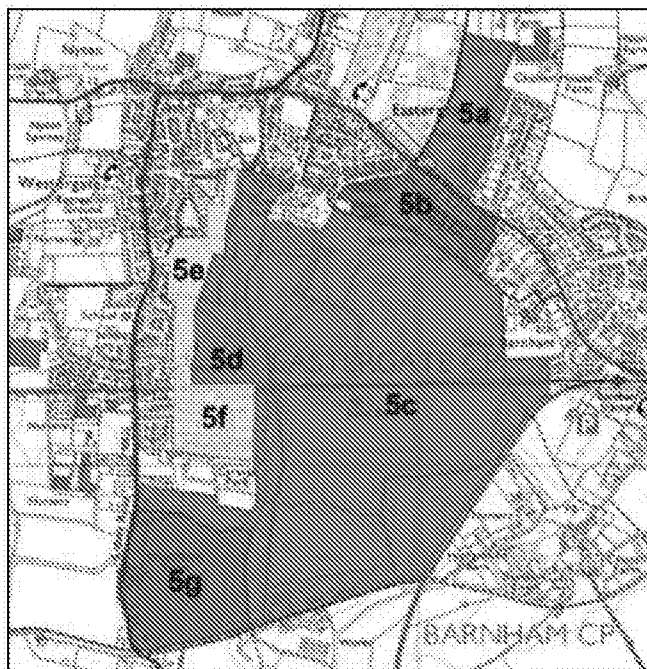
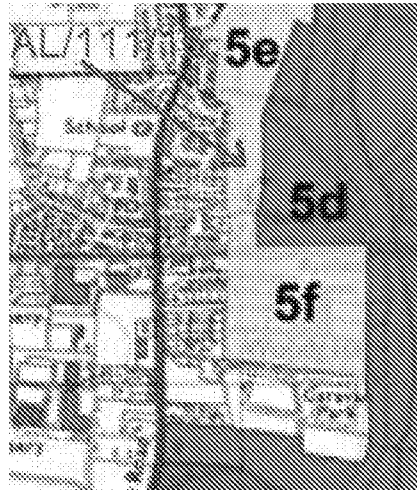
1. AL/111/16 Field East of Westergate NOT REMOVED from biodiversity corridor
 2. Wooded area not removed from biodiversity corridor
 3. Former School Playing field NOT AGRICULTURAL part REMOVED from biodiversity corridor.
- NB 2 & 3 on agricultural map shown as 'Other' whereas 1 is shown as Grade 2
- 4-7 Fields East of Westergate REMOVED from biodiversity corridor.
- 8-9 Fields East of Westergate REMOVED from biodiversity corridor.

No justification for removing No 3 from Biodiversity corridor and not removing No 1. MAP A(2) below suggests all the fields have been removed



LANDSCAPE CAPACITY OF STRATEGIC SITES IN ARUN August 2016

This shows AL/111/16 to be in an area of slight landscape value and medium to high capacity for development. This we believe is due to the eastern treeline separating it from the wider countryside which was not considered in an earlier study but is the main principle of the landscaping and design of the layout for this site,



	Landscape Sensitivity	Landscape Value	Landscape Capacity
5a	Substantial	Moderate	Low
5b	Substantial	Slight	Low / Medium
5c	Substantial	Moderate	Low
5d	Substantial	Moderate	Low
5e	Moderate	Slight	Medium / High
5f	Moderate	Slight	Medium / High
5g	Substantial	Slight	Low / Medium

KEY

See diagram left, based on mapping data licensed from Ordnance Survey, Crown copyright.

	High / Very high		Low / Medium
	High		Low
	Medium / High		Negligible / Low
	Medium		Negligible

4 Green Infrastructure and Landscape Policy

- 4.1 Existing vegetation within Areas 5e and 5f, presents the opportunity to enhance the landscape structure of these areas with supplementary tree planting to help limit the visual impact of housing development in these areas, particularly on view from footpaths to the east, including those which cross the riparian landscape associated with the adjacent river landscape to the east.

ILLUSTRATIVE LAYOUT FOR AL/111/16

This has been informed by landscape and biodiversity considerations. The greenspace abuts and enhances the Eastern treeline and space is left to widen the treeline at the North end. Granting permission for this development where rear gardens and open space total almost 50% of the site would protect and enhance biodiversity for the future. This contrasts with at almost 90% of the site being ploughed and cultivated resulting in minimal biodiversity since only some trees are protected by TPOs. Neighbours have also been taken into account by having bungalows adjacent to existing bungalows, no 3 storey housing and no runs of terraced housing creating large visual blocks.

