

Angmering

Neighbourhood Plan 2014 - 2029

Including Post Examination Comments

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Pictures on front page (left to right): Old Mill House (left) and The Old Cottage (right) taken circa 1920; The War Memorial on the Village Green; The Public Library, Arundel Road; St Margaret's Church.

Background Image: The Square

FOREWORD

This Neighbourhood Plan has been created over the last 3 years from what you have told us that you want for this Parish over the next 15 years. You have rallied together to complete surveys, with a return rate of 42%, one of the highest of all the Arun District Parishes. You made time to come along to drop-in sessions in the Village Hall and Community Centre and you showed you cared, as we all do, for this village and its future.

The Plan covers all aspects of your comments that we were able to influence through the Neighbourhood Plan process.

Whilst strong feelings were expressed by the village on some key points such as housing, roads, schools, etc., and the steering group wrote policies to provide what the village wanted, these were considered to be outside the legal bounds of this Neighbourhood Plan, and have therefore had to be removed from the final version. The majority of these actions are now in the Community Action Plan, to be owned and delivered by the Parish Council.

The Plan is a 'living document' and will be reviewed regularly and updated as necessary.

My thanks go to the many parishioners who have devoted so much of their time in all the research and preparation of this current version. I am proud to have worked with such a dedicated team from all walks of life.

Pat Turner

Chair: Angmering Neighbourhood Development Plan Steering Group

With thanks and acknowledgement to the Angmering Village Life website and Neil Rogers-Davis and R.W. Standing for use of the photographs, 1679 Survey map and history of Angmering.

1 INTRODUCTION

- 1.1 The Angmering Neighbourhood Plan (referred to hereafter as **the Plan**) is a new type of planning document. It is part of the Government's new approach to planning, which aims to give local people more say about what goes on in their area.

- 1.2 Introduced by the Government and formalised in the Localism Act 2011:

'Neighbourhood planning provides a powerful set of tools for local people to ensure they get the right types of development for their community. Using these new tools, communities will be able to:

- *choose where they want new homes, shops and offices to be built*
- *have their say on what those new buildings should look like*
- *grant planning permission for the new buildings they want to see go ahead*

Parish and town councils or neighbourhood forums will lead the creation of neighbourhood plans, supported by the local planning authority. Once written, the plan will be independently examined and put to a referendum of local people for approval.'

- 1.3 The Angmering Neighbourhood Plan Group has prepared **the Plan** to provide a vision for the future of the village. It sets out clear policies and objectives to realise these visions through planning and controlling land use and development change over **the Plan** period 2014 to 2029.
- 1.4 These policies accord with higher level planning policy, principally the National Planning Policy Framework (NPPF) and the Arun District Council Local Plan, as required by the Localism Act.

Neighbourhood Development Plans

- 1.5 The purpose of a Neighbourhood Plan is to provide additional guidance to those wishing to submit planning applications for development within **the Plan** area. Once adopted, **the Plan** will influence planning decisions made by Arun District Council.
- 1.6 Although the Government's intention is for local people to decide what goes on in their villages/towns, the Localism Act sets out some important guidance. One of these is that all Neighbourhood Plans must have regard to higher level planning policy, that is, the National Planning Policy Framework (NPPF) and the Arun Local Plan.
- 1.7 **The Plan** is a living document. It gives the community of Angmering the opportunity to take some control over how the village will evolve over the next 15 years, by introducing Policies that are specific to Angmering and supplement and expand upon the policies contained in the emerging Arun Local Plan.
- 1.8 Although deciding where possible future housing could go is an important part of **the Plan**, it is about much more than this. **The Plan** looks at a wider range of issues and opportunities, including:
- to protect, enhance and invest in the natural and built environment, its amenities and its surroundings;
 - to help to determine for the period up to 2029 where housing should be built, and what it should look like;
 - how travel around the parish could be improved;
 - to protect retail and business areas to support the local economy;

- how health and education will be improved for a growing community both young and old;
- how the heritage assets of Angmering can be preserved and maintained;
- to protect existing and propose new community land uses such as allotments, open spaces, playing fields, community gardens.

1.9 **The Plan** seeks to answer two questions: What are the problems and concerns **the Plan** should address? What opportunities are there that the plan could make the most of?

The Development Plan *(How it fits into the Planning System)*

1.10 **The Plan** forms only one part of the overarching Development Plan for Angmering.

1.11 The other part is provided by the saved policies from the expired 2003 Arun District Council Local Plan: which still form part of the statutory development plan and are taken into account when planning applications are determined (currently) for the Arun Local Planning Authority area.

South Downs National Park

1.12 About two-thirds of the parish (north of the A27 and to the east) falls within the South Downs National Park (SDNP). On the 1st of April 2012 the statutory responsibility for planning policy for the National Park area transferred from Arun District Council (ADC), to the South Downs National Park Authority (SDNPA), which is now responsible for Development Management, and Planning Enforcement as well as Planning Policy.

1.13 Planning policy for the area of the parish that falls within the SDNP is covered by the National Park Authority.

1.14 The emerging National Park Local Plan will set out how this part of the parish and the National Park will develop into the future.

1.15 The National Park Local Plan will be formally submitted to the Secretary of State in 2016 and adopted in 2017. It will set the planning policy framework for the National Park for a minimum fifteen year period from the date of adoption. The precise time period for this Plan has not been confirmed.

Angmering Neighbourhood Plan (the Plan)

1.16 The map below (Figure 1.1) shows Angmering parish boundary, with the SDNP shaded in green.

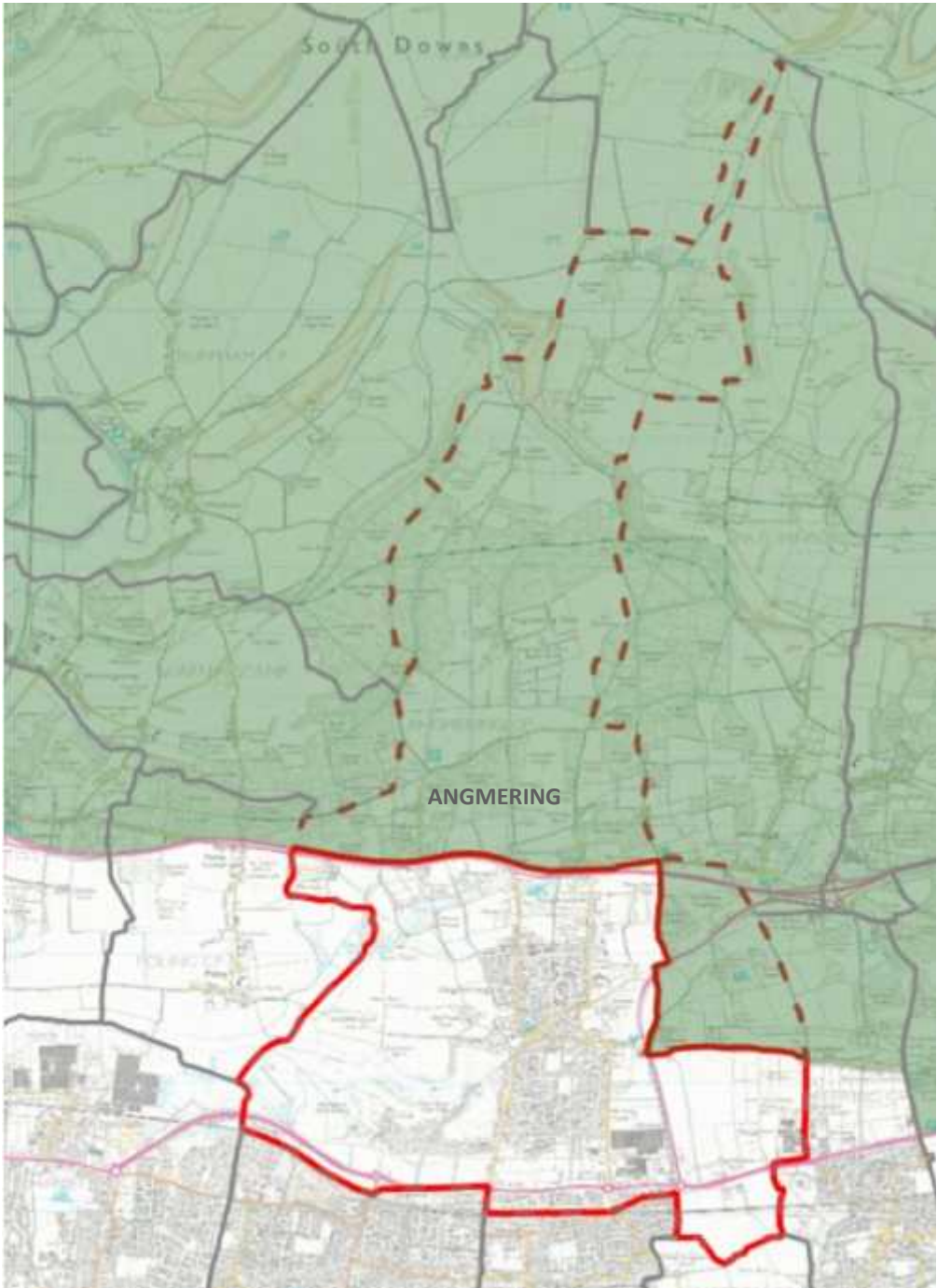
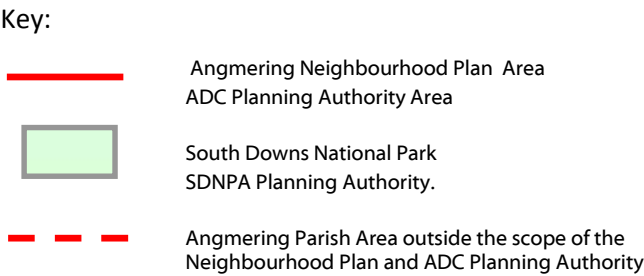


Figure 1.1: Angmering Parish



- 1.17 The emerging Arun Local Plan, along with Neighbourhood Development Plans, will form the statutory Development Plan for the part of the District that is not within the SDNP. They will be used to help guide planning and investment decisions. Its purpose is to encourage new development and manage future growth whilst ensuring that change across the District is sustainable and appropriate to local need.

The Plan Preparation Process

- 1.18 This neighbourhood Plan has emerged from major, sustained community consultation. Consultation details and survey reports can be viewed on the Parish Council web site at: <http://www.angmeringparishcouncil.gov.uk>
- 1.19 A **Consultation Statement** provides an overview of the consultation, demonstrating that it fully accords with the requirements of the Localism Act. This consultation has included meeting the requirements of Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. **The Plan** has been amended where appropriate in response to consultation comments.

Sustainable Development

- 1.20 The NPPF encourages the re-use of land that has been developed (Brownfield land) provided that it is *“not land of high environmental value”*. The objective of the Neighbourhood Plan and resultant Policies is to seek to protect the environment, develop Brownfield sites ahead of Greenfield; to protect the historic built and natural environmental assets of the village, increase or at least maintain biodiversity, soil, water, air, climatic factors, architectural and archaeological heritage as well as landscape setting.
- 1.21 As such, **the Plan** will help to achieve sustainable development by ensuring that its development policies and proposals will meet the needs of people living and working in the parish, whilst at the same time helping to ensure that any adverse environmental impact is minimised; in particular to the SDNP and its landscape setting.

Neighbourhood Plan Evidence Base

- 1.22 There is a substantial and significant amount of background information that has helped in producing **the Plan** (this is known as the ‘Evidence Base’). This is available on the Angmering Parish Council web site.

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About Angmering



Pictures on previous page (left to right):

Annual Traders Christmas evening in the village centre; Parish Council village welcome sign; Angmering village centre; Arundel Road; Aerial view of Downs Way; Angmering Community Centre, Angmering station; High Street (known locally as Stubbs Hill) circa 1905; Map of Angmering (1840).

2 ABOUT ANGMERING

- 2.1 Understanding Angmering's history and background as to how it grew to become the settlement it is today, is the starting point and the basis for producing an informed and sound Neighbourhood Plan.
- 2.2 It also offers the community the opportunity to plan for the future based on lessons learnt from recent large scale development and, whilst seeking to maintain Angmering's heritage and charm as a rural village. This Chapter identifies problems and opportunities that **the Plan** seeks to address.

Angmering's History

- 2.3 Angmering can trace its history as a settlement over a period of more than 3,500 years.
- 2.4 The name "Angmering" is believed to come from a Saxon farming settlement of about 600AD. It is thought that the original name was "Angenmaering" meaning Angenmaer's people.
- 2.5 Archaeological excavations during the building of the A280 by-pass in the summer of 2001 revealed a Middle Bronze Age settlement (c.1500 BC) located approx 700 metres north from the centre of the village. Additionally, a second site approx 700 metres to the north-east of the village centre revealed settlements from the Mid- to-Late Bronze Age, Iron Age (c.750 BC to 0 BC), and Saxon (c.450 AD to 800 AD).
- 2.6 The remains of a substantial Roman or Romano-British villa dated between 65 and 75 AD; which rivals that at Fishbourne; lies beneath farmland about one mile to the west of the village centre. An Iron Age ditch was also discovered close to the villa.
- 2.7 Prior to the Norman invasion there were two manors that made up Angemare, or Angmering as we know it today. They are recorded in the Domesday Survey of 1086 as the manors of East (Ecclesden) and West (Ham) Angmering.
- 2.8 None of the original buildings exist today. The current Ecclesden Manor house dates back to the 17th century and the present Ham Manor is of Georgian origin.
- 2.9 Angmering grew slowly during the 17th & 19th Centuries as an agricultural community.
- 2.10 Further land enclosures by the gentry and principal farmers at the beginning of the 19th century consolidated land holdings. For the less privileged members of the community, access to some of the commons and other land was lost driving many into poverty.



Ecclesden Manor (built c. 1630)



Ham Manor (drawing dated 1724)

2.11 The map (Fig 2.1) is derived from the 1679 Manor Survey and shows the south eastern corner of Angmering. East Lane is the ancient footpath now known as Cow Lane, which runs parallel to the route of the current A280 by-pass.

2.12 The land to the west of West Lane (now named Roundstone Lane) is now housing, but the established ancient boundaries, fields and hedgerows between Roundstone Lane and Cow Lane remain unchanged to this day.

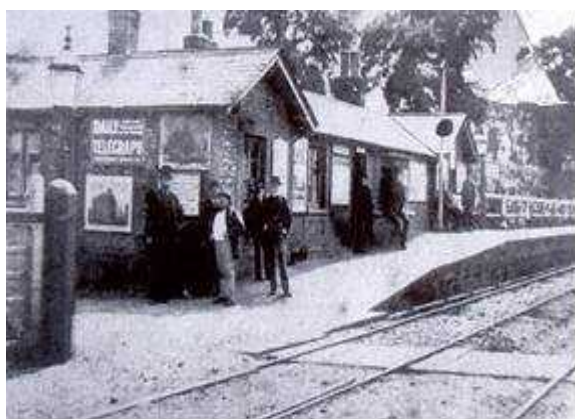
2.13 Angmering is situated in an area that has traditionally been used for farming and the cultivation of fruit, vegetables and flowers.

2.14 A commercial horticulture industry developed in the village, taking advantage of good light levels and soil that is rich in nutrients making it ideal for large-scale and small-scale growers and gardeners.



Figure 2.1: 1679 Survey Map

2.15 The Agricultural Revolution brought the railway to its southern boundary in 1846 allowing greater movement of the population and easier export of produce.



Angmering Railway Station (early 1860's)

This produce was largely the result of a market gardening industry which developed to serve the emerging local seaside resorts and cities such as London and Birmingham. The new railway was a vital link in getting fresh produce to these cities.

A fast growing horticultural industry, improving health and survival rates saw a burgeoning population and a demand for more housing.

2.16 Until the middle of the 19th century, most of Angmering's shops; such as butchers, bakers, general provisions, saddler, coal merchants, drapers, shoemaker, etc. were to be found in the High Street (pictured right - approximately 100 years ago), as well as in Arundel Road.

2.17 Gradually, over the last century, virtually all village shops migrated to The Square, to the extent that there are no longer any shops in the High Street or Arundel Road except those adjoining The Square at the foot of Stubbs Hill and Church Hill.



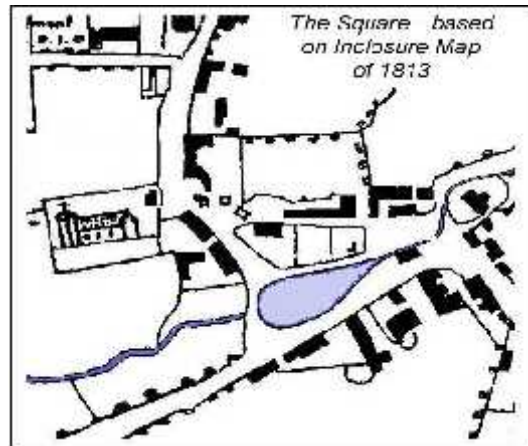
High Street Shops (late 1800's)

- 2.18 The main reason for this was that up to the mid 19th century there was a pond where The Green is today that was subject to regular flooding.

- 2.19 The pond was fed by the stream called Black Ditch (known locally by some as Patching Stream). It runs from Patching Pond through the village centre and Ham Manor estate before winding its way west and into the River Arun.

This was often considerably larger under flood conditions, when a rowing boat was used to take people from one side of The Square to the other when the roads were impassable.

In the mid-19th century, the stream was routed via a culvert under the village centre, the pond filled, and at the turn of the 20th century, landscaped and lime trees were planted. With the stream culverted, flooding in The Square reduced, encouraging shops to relocate there.



- 2.20 Angmering sits at the foot of the South Downs. Its geological 'make-up' means that it is prone to surface and ground water flooding.

- 2.21 Even now, every few years, after heavy rain, The Square can become a lake, flooding houses in Water Lane, and causing problems as far away as the Village Hall and Medical Centre.



Station Rd towards The Square (2012)

- 2.22 The 1881 Census also shows the arrival of wealthy retirees from London. A trend that still continues today, with in-migration of retirees and commuters from outside Arun.
- 2.23 Over the last 30 years, many of the nurseries and horticultural sites have been sold for housing development, with VHB West End Nurseries (the last major horticultural employer in Angmering employing over 90 people locally) being given planning approval for housing development on 8th May 2014.
- 2.24 The sweeping modernisation of Britain in the 1920's and 1930's, and the building boom of the 1960's saw many ancient houses and cottages within the village demolished in the name of "progress". To prevent further loss of historical heritage to development, the Conservation Area was designated in 1975 to protect the historic core of the village.

Conservation Area

- 2.25 Although its population has grown significantly since the 1930's, Angmering has managed to retain its rural charm. This is principally due to its landscape setting, the preservation of its village square and shops, and the designated Conservation Area, which contains a number of fine houses and cottages dating back as far as the 14th century.
- 2.26 Many old buildings were lost in the 1930s when well meaning local councillors, in their attempt to improve housing and introduce more sanitary conditions into the village, demolished many old cottages and moved residents into new Council housing in the north of the village.
- 2.27 Old buildings and barns continued to disappear up until 1970 when the community became increasingly aware of its lost heritage. At which point, conservation and preservation organisations, such as The Angmering Society, were formed. Angmering currently has 76 Listed

Buildings and Structures, 64 of them in the Conservation Area. See Appendix A (Map A1).



Former Almshouses (built 1728)



Public Library (built 1853)



War Memorial (20th century.)

- 2.28 With the exception of St Margaret's Church, New Place Farmhouse, and Ecclesden Manor which are of greater historic interest and are listed as Grade II*, the remaining Listed Buildings and Structures are all Grade II .

- 2.29 The majority of Listed Buildings are 18th century or earlier, but the list does include some 19th century buildings such as the Public Library (formerly Older's School built 1853) and the War Memorial, which was erected in 1920.



St Margaret's Church

South Downs National Park

- 2.30 The South Downs National Park (SDNP) came into being in April 2011 securing the future of the countryside to the north and east of the Parish as a statutorily protected landscape, and imposing a duty to have regard to the impact of any development upon the setting of SDNP.

The South Downs Management Plan (2008) originally set out a variety of policies and proposals to deliver its vision of the South Downs that are relevant to the parish, including to:

"Ensure all land management and development control decisions conserve and enhance landscape character."

"Ensure that all regional and local planning policies take full account of the implications of development and associated infrastructure beyond the boundary of the protected landscape on the character, quality and amenity of the South Downs landscape and the Heritage Coast."

- 2.31 It was replaced by the Partnership Management Plan (PMP), which builds upon the objectives of the 2008 Plan to provide a framework for the emerging Park-wide local Plan and states: *"It is vital to appreciate that impacts on the National Park's special qualities can be caused by developments and activities from both inside and outside the boundary."*
- 2.32 The publication version of the emerging Arun Local Plan (Reg 19) Feb 2014 para 7.1.6 and 7.5.4 (Policy LAN DM1) also deals with the setting of the SDNP in Arun's Local Planning Authority area. There is strong opposition from the community to any new development that impacts adversely upon the landscape setting of Angmering. **The Plan** seeks to protect the setting of the National Park and ensure that the landscape character including its natural features, are maintained.
- 2.33 This has placed Angmering under even more pressure from development of the few remaining strips of Greenfield land bordering the Park in the north and east of **the Plan** area. These are comprised of Grade 1 / 2 agricultural lands, which dominate views from the National Park, as well as an "urban rural fringe" which contains the last remnants of important hedgerow and small areas of uncultivated grassland in the area shown in the 1679 Survey Map (Figure 2.1), playing fields and horticultural businesses.

3 ANGMERING TODAY

- 3.1 A wide range of issues have been considered in producing **the Plan** which fall into five categories:
- Housing
 - Community Leisure and Wellbeing
 - Employment and Retail
 - Traffic and Movement
 - Environment and Heritage
- 3.2 This section provides a profile of Angmering today, against which **the Plan** objectives and Policies are set. It is supported by National Census data, evidence from Local Authority reports as well as the 2004 ADC Bramley Green report, which gives an insight to the impact of recent large scale housing development on Angmering and the concerns and issues documented by ADC.

Housing

- 3.3 Between 2001 and 2013, 727 dwellings were completed in Angmering¹. Increasing housing stock by over a third in a relatively short period of time.
- 3.4 A review of housing data shows that 26% of housing is 4 or 5 bed compared to 17% in Arun, with less than 27% being 1 or 2 bed dwellings, compared to 45% across the rest of the district.
- 3.5 Consultation with local people (see Evidence Base) shows that they do not wish to see further major housing development in Angmering.
- 3.6 The community believes that new housing is skewed towards 4 and 5 bed houses. It favours a higher provision of one and two-bed houses as part of any new development to help make entry-level housing in Angmering more affordable.
- "Bramley Green properties have an average of 3.6 bedrooms, compared with 2.6 for Arun properties in general"*
(Source: The 2003 Arun Housing Needs Survey)
- "The 2003 Arun District Housing Needs Survey states adult single households make up 31% of all households in Arun District. A concern is that whilst the Housing Needs Survey indicates that the largest group in housing need are single persons, none of the Bramley Green stock one bedroom properties and less than 7% have two bedrooms."*
(Source: 2004 ADC Bramley Green Residents Survey)

Community, Leisure and Wellbeing

- 3.7 In 2001 the population of the Parish was 5,812. By 2011; with the building of the Bramley Green estate; the population had risen to 7,855.
- 3.8 This is a 35% increase in population, growth compared to 6% across Arun as a whole.
- 3.9 The numbers of 0 to 15 year olds showed the biggest increase, whilst Arun saw an overall drop.²
- "The 2001 Census shows the average age for Angmering Ward was 44.5, a full 14 years older than for Bramley Green."*
- "The average age for Bramley Green residents is 30.5, compared with 44.7 for Arun District and 44.5 for Angmering Ward. Surrounding Wards have even higher average age profiles, leading to a concern that the local infrastructure may not be set up to cater for"*

¹ Source: WSCC Completions by Parish, Neighbourhood, Ward 2013

² Source: WSCC Ward Profile 2013 Angmering

- 3.10 The increase in the numbers of younger residents moving into Angmering following the building of the Bramley Green estate has changed the demographic of Angmering. The percentage of the population aged 60 and over has fallen slightly reversing the trend seen across the rest of Arun, which saw an increase from 32% to 34%.

an influx of younger residents (potentially 1,700 at Bramley Green on top of the 5,812 residents in the Angmering Ward"

(Source: 2004 ADC Bramley Green Residents Survey)

Education

- 3.11 Angmering has a Secondary school, two Primary schools and pre-schools. However, recent large scale development resulted in an increase in young families. Primary schools became overstretched, with some families having to send siblings to different schools in other parishes.
- 3.12 A fully serviced education site was provided as part of the Bramley Green development. This is the preferred location for any new Primary school.

Based on the proposed ADC Strategic Housing allocation, the rate the new dwellings are built and the type of houses that come forward, there will be a need for

- *Extra primary school capacity for up to 126 pupils. Approx. 18 pupils a year.*
- *Approx. 90 additional secondary school places.*

(Source: "West Sussex County Council response to Angmering Pre-Submission Neighbourhood Plan - June 2014")

Healthcare

- 3.13 The Neighbourhood Plan Survey shows that the community is broadly satisfied with Health provision, although there are complaints about long waiting times for a doctor's appointment.

Sports, Leisure and Amenities

- 3.14 Angmering has a broad range of leisure facilities. Including sports fields, a skate park, two golf courses, a Motor Racing circuit, a Virgin Active health club and a bowling alley.
- 3.15 As well as Church youth clubs, the Angmering Youth Forum provides a double-decker bus. Run by volunteers, it has been converted for the local youth and is funded by grants and contributions.
- 3.16 With the increasing numbers of young people living in the village, there is a need for the provision of a permanent Youth Club facility.



Angmering Youth Bus

Allotments

- 3.17 The allotments site at Honey Lane dates back to the late 1800s. It is located in the centre of the village and easily accessible by foot. There are around 130 plots with at least 10 people on the waiting list at any one time.
- 3.18 The community is against this site being developed for housing. **The Plan** seeks to deliver a new allotment site on its Parish Housing site at Mayflower Way.



Honey Lane Allotments

Open Space and Play Areas

- 3.19 **The Plan** proposes to register Local Green Spaces and Assets of Community Value through the Parish Council.

Employment and Retail

- 3.20 The Evidence Base shows that loss of local jobs and existing employment areas to housing development was one of the biggest concerns raised by the community.
- 3.21 There are numerous small businesses of all types within the Parish which operate predominantly from small units in Dappers Lane, Arundel Road, and Roundstone Lane. These generate 16% of local employment. However, a significant proportion of residents travel to higher paying jobs outside of Arun.
- 3.22 Despite the presence of two large supermarkets and other large retail outlets along the A259, the village shops are still highly valued and well used for convenience shopping
- 3.23 Lack of parking in the village centre is seen as an issue by the community and retailers alike. **The Plan** will seek to identify opportunities to secure local jobs and retail outlets and provide additional parking as part of any new development in the village centre.

"The level of inward migration is significantly higher for Bramley Green residents than for Arun as a whole, with 72.1% of Bramley Green residents' previous home was outside the District compared with 50.6% for all Arun residents"

"10.1% of Bramley Green's main wage earners work in London."

"Less than 25% of employed main wage earners on Bramley Green work within the Arun District. In contrast, the Housing Needs Survey shows that more than 52% of Arun residents work within the District"

(Source: 2004 ADC Bramley Green Residents Survey)

Traffic and Movement

- 3.24 Angmering has a higher proportion of car users than the average across Arun. Use of alternative forms of transport is below the district average.
- 3.25 Angmering has always been attractive to commuters. The recent large in-migration of residents has more than 75% of the main wage earners having employment outside of Arun.
- 3.26 The 2011 census shows that around 26% of Angmering residents travel between 5 and 10 kilometres to work each day, with 53% travelling between 5 and 30 kilometres. This compares with the overall figures for Arun of 19% and 44% respectively.
- 3.27 These findings support local concerns that Angmering will become a "dormitory" for commuters heavily reliant on road infrastructure.

"Bramley Green residents (in employment) tend to live further from their place of work than Arun residents (in employment) do".

" . . . the Bramley Green development is something of a dormitory for workers commuting to other parts of the county or further afield. This finding may help to explain the relatively high number of vehicles per household found on the Bramley Green development"

(Source: 2004 ADC Bramley Green Residents Survey)

Roads

- 3.28 Dualling the A259 is considered important for the future of the Parish in relieving traffic congestion in the village.

- 3.29 The principal roads through Angmering are High Street, Weavers Hill, Arundel Road, Water Lane, Roundstone Lane and Station Road.
- 3.30 High Street and Weavers Hill in particular, are narrow residential roads with dwellings that front directly onto the road and in several locations, have no footways at all.
- 3.31 The building of the A280 bypass was intended to take traffic away from the centre of the village. However, traffic continues to use village roads as a “rat run” between the A259 and the A27.



Through traffic negotiating Weavers Hill

Private Vehicle Usage

- 3.32 46% of people use a car or van as their choice of transport. Only 2% use a bicycle, compared to 3% for Arun.
- 3.33 Unless new development can demonstrate that more residents will travel to work by means other than by car, the assumption must be that any new housing in Angmering will have a similar percentage of car use to Bramley Green.
- 3.34 The higher rate of car use and ownership highlighted by the Survey, plus the resultant issues with parking raised by residents must be taken into consideration and provided as part of any development proposal, over and above the general guidance on numbers given by WSCC.

Bramley Green households have an average of 1.8 vehicles, compared with 1.2 for Arun District and 1.3 for Angmering Ward

“Not enough car parking for visitors off roadside. No thought in design for multiple car ownership per house.”

“The major problem on the estate is the total lack of visitor parking spaces. You [ADC] should definitely have asked about car parking provision in your survey to give a true reflection of our views.”

(Source: 2004 ADC Bramley Green Residents Survey)

Public Transport

- 3.35 The Evidence Base shows access to both bus services and Angmering train station is poor.
- 3.36 Only 2% of commuters use the train, which may be because Angmering station is situated on the other side of the A259 at the extreme south western edge of the parish and is not easily accessible by bus, foot or bicycle from many areas in Angmering.
- 3.37 The station has its own pay and display car park, but overflow commuter parking in residential roads around the station, particularly in Downs Way, is an issue for local residents.

ADC’s Settlement Sustainability Study – July 2007 for Angmering says:

“Public transport availability – Poor

- *Bus - Poor Accessibility*
- *Train Station - Poor Accessibility”*

Footpaths and Pavements

- 3.38 Footways and footpaths are ineffective ‘safe routes to school’ from the east and south of the village as a result of “gaps” where they disappear through the Conservation Area and village centre. The result is the increased use of cars to ferry children back and forth to the Primary schools in the north of the village.
- 3.39 It is important that existing footpaths and bridleways are protected and enhanced, especially those that provide access to the SDNP both to the north and east of **the Plan** area. **The Plan** is seen as an opportunity to protect and enhance the footpaths, bridleways, and by-ways to ensure the continued enjoyment of visitors both inside and outside of the National Park.

Environment and Heritage

Landscape

- 3.40 The proximity of any development that has the potential to impact on the sensitive landscape and amenity of the National Park must be carefully managed and mitigated, including protection of important hedgerows and ancient woodland copses, panoramic views across open downland to the north and west³ and views across the Coastal Plain⁴ to the south.
- 3.41 Figure 3.1 below highlights a selection of key locations where the landscape setting in **the Plan** area plays an important role in maintaining views in to and out of the National Park.

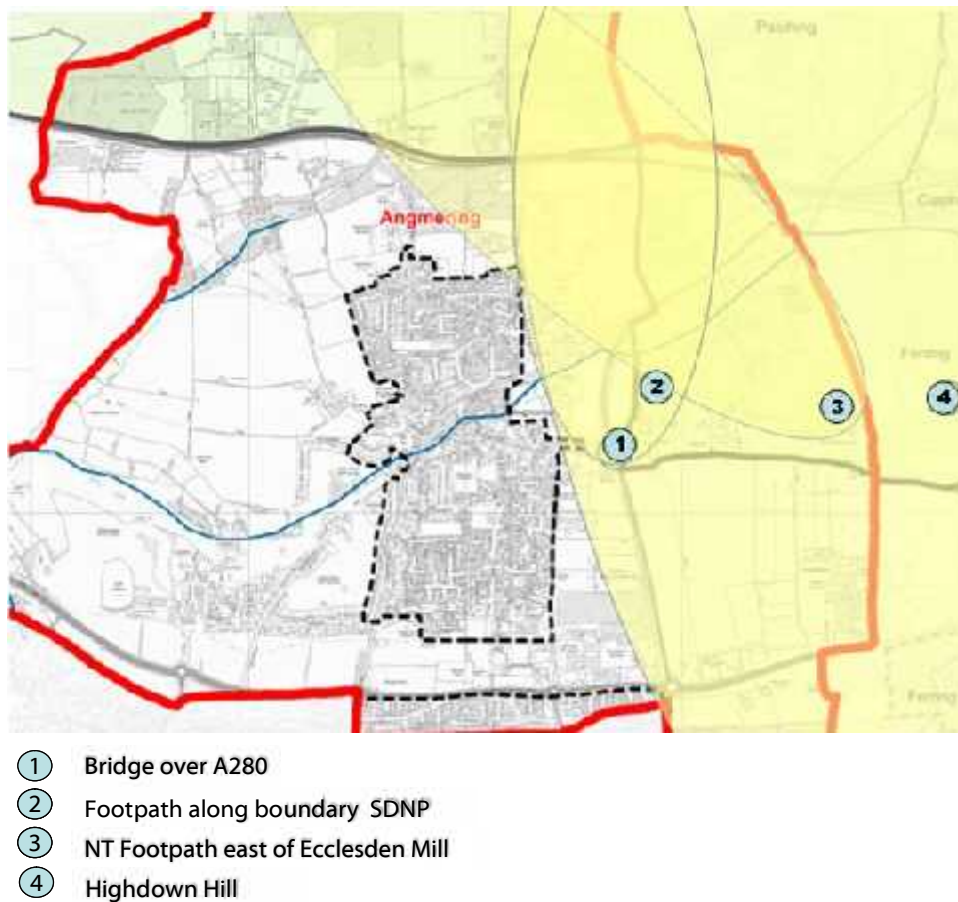


Figure 3.1: Examples of Key Viewpoints highlighting Sensitive Areas of Landscape

- 3.42 The community value the landscape setting of the village, which is located at the foot of the South Downs and the Ecclesden Hills. There are a combination of views that are gained from local roads, footpaths, pedestrian and cycle ways that access the countryside and the National Park. The main views are gained from:
- Roads along the edge of the built-up area boundary and those approaching Angmering. Both the A280 by-pass to the east of Angmering and A259 to the south have long views across open fields towards the South Downs, Ecclesden Mill and Highdown Hill.
 - The footbridge over the A280 into the National Park.

³ See: WSCC Landscape Land Management Guidelines SC12 –Angmering Coastal

⁴ See: WSCC Landscape Land Management Guidelines SC11 – Urban fringes

- Public rights of way in the surrounding countryside (particularly those that run along the boundary between Angmering and the National Park).

3.43 The southern and eastern boundaries of the National Park, which covers the north of the Parish, follow the A27 along most of its length, divert south along the A280 and then east below Ecclesden Manor towards Worthing to include Highdown Hill with its species rich chalk grassland that requires active management.

“This boundary represents a change in character to the Upper Coastal Plain, with. . . . Constantly changing views, with some views across to Arundel Castle to the west and other views across the open downland to the north and the coastal plain to the south.”

“Highdown Hill provides parking, visitor facilities and interpretation. There are some notable views across to Arundel Castle to the west as well as views across the open downland to the north and views across the coastal plain to the south.”

3.44 The north-east of **the Plan** area in particular contributes to the distant panoramic views from the National Park across open farmland towards the Downs and Arundel.

3.45 Screening development from the National Park is not always appropriate and is not a substitute for high quality design. Where screening is appropriate and desirable it should form part of an overall site-wide approach to green infrastructure which is consistent with local landscape character and be seamless with it.

Flooding

3.46 Angmering has suffered from significant flooding over an extended period and most recently in June 2012 and is one of the top 10 wet spots in West Sussex⁵. Residential and commercial properties have suffered considerable damage and transportation links have been severed.

3.47 In addition to village flooding from Main Rivers (The Black Ditch), flooding has also resulted from overwhelmed inadequately sized culverts, direct rainfall runoff from the surface and groundwater emergence from the ground.



Water Lane June 2012

3.48 Surface water culverts that have caused particular problems are those under the road (Water Lane / Station Road) from Weavers Hill to the village green and under the A27 in the vicinity of Hammerpot.

3.49 Main river flooding zones associated with the Black Ditch have been mapped by the Environment Agency. (See figure 3.2).

3.50 Arun District Council's Strategic Flood Risk Assessment (SFRA) has mapped the risks of flooding from rainfall runoff from the land and the risks of rising groundwater levels.



Figure 3.2: Flood Zone Map for Angmering

3.51 The main residential area of Angmering, which is outside the South Downs National Park, is also at a medium to high risk of

⁵ Source: WSCC Local Flood Risk Management Strategy

flooding from rainfall runoff from the land. The area is also identified as a groundwater emergence zone.

- 3.52 The area in red on figure 3.3 identifies the risk of flooding from the land as medium to high. There is no higher category. The blue dots show areas where historic flooding has been reported.
- 3.53 Angmering is also in an area categorised at highest risk from groundwater emergence. (See Map A4 in Appendix A: ADC SFRA - Indicative Risk of Groundwater Flooding.)
- 3.54 Any new development must be directed to areas where the probability of flooding from all sources is lowest and does not increase flood risk to others.

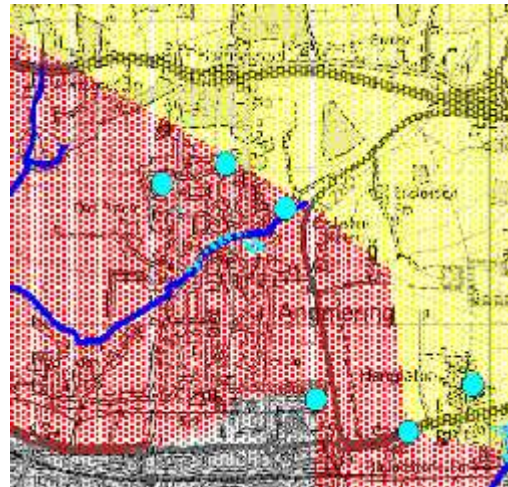


Figure 3.3: Risk of Flooding from the Land

Other Areas that Regularly Flood

- 3.55 After heavy rainfall, ground water and surface water flooding from the Downs are regular occurrences in a number of areas to the south and east of **the Plan**. These areas are shown on the WSCC Wet Spots map (see Map A5 in Appendix A) as only having a 1 in 200 year risk of flooding



Station Road



Cycle path at entrance to Oval Racetrack



Field - Water Lane / A280 Junction



Cow Lane



Ecclesden Lane

Character Areas

3.56 Character Areas have been based on the main features of the built environment that are present in Angmering. Angmering has seen a range of low to medium density residential development over the past 100 years or so and has created the settlement as it is today. Each area has a distinctive building type, lay-out design and materials. In some cases one character area applies to several locations.

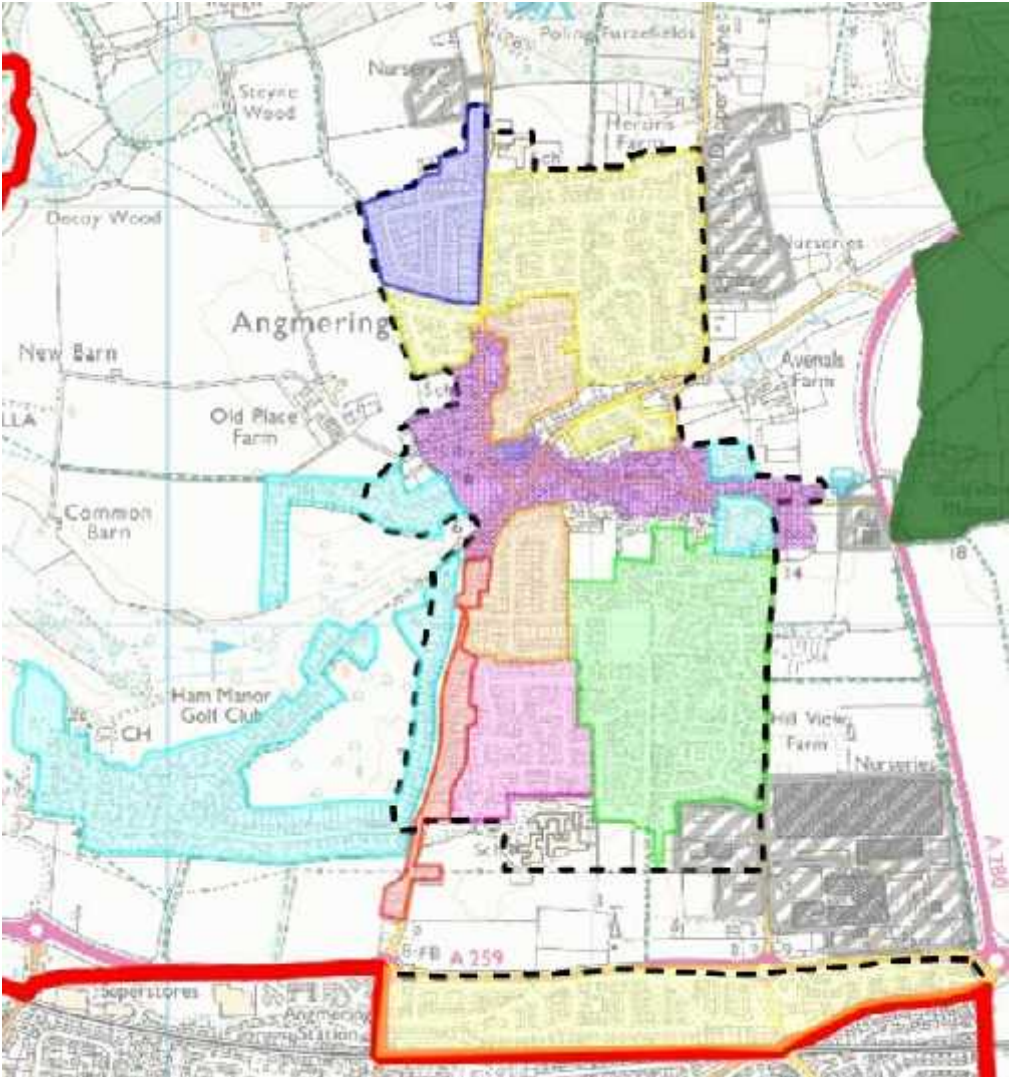


Figure 3.7: Map of Parish showing Character Areas

KEY

	Conservation / Heritage		North & South Angmering
	Palmer Road / Arundel Road		The Dell
	Station Road		Bramley Green
	Mill Road / Lansdowne Road		Employment Sites
	Ham Manor / Weavers Ring / The Avenals		Built-up Area Boundary (Dotted Line)

- 3.57 The village developed around the village centre and current Conservation Area. The end of the 19th century saw Angmering grow rapidly from a population of 1,022 in 1901 to around 8,000 today.
- 3.58 Based on input from the Neighbourhood Plan group, Figure 3.7 above sets out the broad character areas that make up the build environment of the Parish.

Conservation / Heritage Area

This area makes a significant contribution to the overall character of Angmering. A mix of period properties and narrow roads mostly with footpaths on only one side that winds down into the village centre.

Palmer Road / Arundel Road

A mixture of 2-3-4 bed 2-storey terraced houses and bungalows. Built as council housing in the 1930's they are identical in style, with wide roads; some with verges and trees, good sized gardens back and front, with garages provided in compounds. The houses are set well back from the road enabling off-street parking.

Station Road

This area developed gradually from the 16th century to the present day as a ribbon development of individual, low-density 2-storey detached and semi-detached houses. Running along the western built-up area boundary along the arterial road (B2140) that runs south from the village centre, they are mostly set well back from the road with garages and off-road parking.

Mill Road; Lansdowne Road Area

Built in the 1930's they are a mix of 2-3-4 bed 2-storey detached, semi-detached houses and bungalows with good-sized front and back gardens, drives and garages. They display the "Garden City" suburb style of the time. Roads are wide with verges and trees.

Ham Manor / Weavers Ring / The Avenals

Ham Manor (incorporating the Thatchway and North Drive) straddles the built-up area boundary to the west. Developed around Ham Manor Golf Course between the 1930's and 1960's, it reflects the design and layout of the private estates in neighbouring parishes.

Dwellings are typically low density with grass verges. Weavers Ring and The Avenals, built in the 1960's / 70s to the west of Angmering, adjacent to the Conservation Area at the edge of the built-up area boundary, comprises large detached 2-storey properties displaying the same low density characteristics as Ham Manor.

North and South Angmering

Built during the 1960's / 70's, the character and style of this area is typical of other large developments across the rest of the country at this time. Characterised by open plan front gardens, and a mixture of 2-storey 2-3-4 bed detached and semi-detached houses and bungalows.

The Dell

Built in the 1980's it consists of bungalows and 2-storey 3-4 bed detached houses, which are a mix of traditional and chalet style houses with open-plan front gardens. All have garages attached, apart from the central area of Lime Grove, which is comprised of terrace houses without vehicular access to their fronts with garages in compounds to their rear or near-y. All roads have footpaths on both sides with lay-bys providing temporary off-road parking for visitors. The southern connection with Station Road also serves as the entrance to The Angmering School.

Bramley Green

A large estate of 600 houses of various styles ranging from large detached houses to social housing. Developed rapidly between 2001 and 2004, styles are mixed in an attempt to provide an impression of rural growth. Front gardens are typically small with some houses fronting directly onto the pavement. Some have garages and parking spaces, but most are located in compounds, resulting in on-street parking. There are open spaces with play facilities and a Community Centre.

Employment Areas

A number of small business areas are situated on the outskirts of the village, with a variety of units of different sizes and types principally characterised by garden centres, greenhouses, poly tunnels 'shed' like buildings, a few small office buildings, garages and car lots.



Employment Area(Dappers Lane)



Conservation Area (High Street)

3.59 Understanding the character of the village is important in designing new developments. For example, development within or next to the Conservation Areas or listed buildings and structures must preserve and enhance the character of the area.



Views across the National Park

3.60 Other areas may require a different design approach, especially where they abut the built-up area boundary or will be visible from the National Park.

3.61 There may also be opportunities for new developments to change the character of less positive places such as derelict areas.



Station Road



Palmer Road / Arundel Road



Bramley Green



The Dell



North and South Angmering



Ham Manor / Weavers Hill / The Avenals



Lansdowne Road / Mill Road

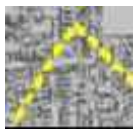
Constraints and Opportunities

3.62 It is important to understand the physical and environmental constraints that could affect the location of new developments in **the Plan** area. This Chapter provides the basis for making informed choices about where new developments go. Figure 3.8 below provides a summary of these.

3.63 The pink areas have planning approval and are part of Angmering's allocation of 600+ Strategic Houses in the emerging Local Plan.



Flooding: The blue area shows the Black Ditch flood plain. Angmering is also a groundwater emergence zone. (Source: Arun District Council's Strategic Flood Risk Assessment (SFRA)).



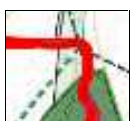
800 metre walking zone: The yellow; dashed line shows the approximate 10 minute walking distance from the Village centre. This is a starting point for considering potential locations for 'walkable' development to shops, GP surgeries and primary schools and should not be thought of as definitive - some people are able to walk further in 10 minutes, and others less far.



Bus routes: The routes buses take through Angmering are shown, but not how often buses run. We would expect to upgrade existing bus routes as a result of new development rather than provide new ones. This plan helps us to see where the bus routes are.



A Roads: Marked by a thick black line, the A27 trunk road to the north, A259 (Roundstone by-pass) to the south and A280 (Angmering by-pass) to the east, enclose **the Plan** area on 3 sides, forming a hard edge which is difficult to cross.



Parish Boundary: This is shown by the red line.

3.64 The Arun "Key Map" showing proposed Strategic Growth Areas can be seen in Appendix A (Map A9).

3.65 The land allocated for the parish 100+ dwellings is shown in orange. A range of options were explored. These are explained in the Evidence Base documentation.

3.66 The grey hatched areas identify current employment sites that **the Plan** seeks to protect.



B Roads: Roundstone Lane / Arundel Road (B2225) are narrow roads connecting the A259 to the village centre and Station Road (old A280), via the High Street, Station Road is Angmering's main arterial road connecting to Water Lane. Whilst still an obstacle to movement, 'B roads' are less of a barrier to new development than the 'A roads'.



South Downs National Park is shown by the dark green shaded area. There is a statutory duty in preparation of this plan to have regard to the purposes of National Park designation.



Conservation and Heritage: The Conservation Area is situated in the centre of the village and shaded purple. Development must conserve and/or enhance both the historic character as well as the setting of the Conservation Area, as well as that of any designated Listed Building or Structure of Character in the village.



Local Gaps & Green Infrastructure: Land proposed as a Local Gap by the emerging Arun Local Plan.⁶



Ham Manor and Rustington Golf Courses: are situated to the south west of Angmering. The light green shading marks land categorised as historic parkscape.

⁶ See Appendix A – Map A6: Arun Map of Angmering Green Infrastructure

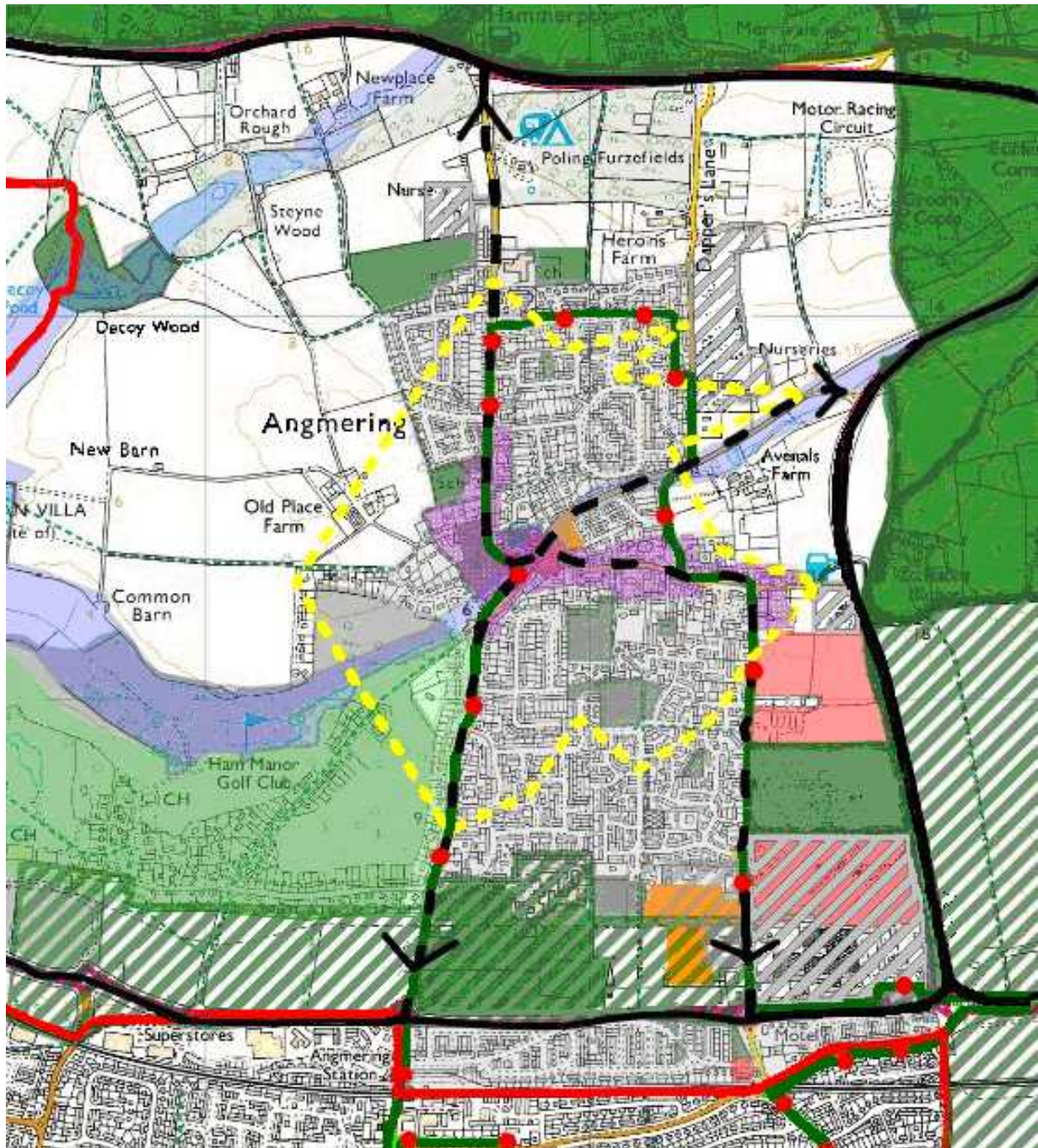


Figure 3.8: Map Showing Spatial Challenges and Constraints to Development

4 VISION STATEMENT & PLAN OBJECTIVES

- 4.1 The Vision Statement and Core Objectives form the foundation of **the Plan**. They were developed with input from the local community at community drop-in events; feedback from the parish wide Community Surveys conducted by the Parish Council as well as development constraints affecting the neighbourhood plan area.
- 4.2 The overwhelming view from local people is that despite recent large scale development Angmering has managed to maintain its village character and rural feel. The Angmering Neighbourhood Plan's overall vision seeks to maintain this.

Vision Statement

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 with enhanced opportunities for its residents to work or find employment locally.

- 4.3 In the context of **the Plan**, 'sustainable' means:
- A place that retains its character and identity with both connections to the past and a vision for the future.
 - A range of homes which respond to local people's needs both now and in the future.
 - A range of facilities designed to offer something for everyone from young to old.
 - Jobs available locally so people can work as well as live in their neighbourhood.
 - Interesting and imaginative buildings and spaces rather than homogeneous development.
 - Protecting Angmering's environment and landscape setting; including that of the SDNP.
- 4.4 The views expressed by the community in the 2012 Neighbourhood Plan Survey were:
- Additional Homes:**
- 4.5 On housing provision, **94%** of respondents agreed that the Parish Council - through the Neighbourhood Development Plan - should influence the location and look of future development in the Parish. **66%** agreed that affordable housing should be controlled by the local community, and **63%** that it should only meet local parish need.
- 4.6 On housing needs and development, **96%** of respondents agreed that no development should take place on Greenfield sites and **91%** indicated a preference for affordable housing only to be built to meet the local parish need.
- 4.7 There was an acceptance that new housing may be needed, but only on small sites within the village and of a design in keeping with the local character of their setting. **71%** indicated that individual developments should not exceed 10 dwellings and a further **23%**, no more than 50.
- 4.8 This response not only demonstrated the value that is placed on maintaining the rural nature of

Angmering, but also reflected local reaction to the number and scale of speculative planning applications on Greenfield sites, so soon after the completion of the Bramley Green estate.

Supporting the Health & Wellbeing of local people including Recreation:

- 4.9 The age group which should be the Council's priority as identified by the greatest proportion of respondents are those aged 12-15.
- 4.10 On sports, leisure and amenities, **75%** of respondents highlighted that there were no leisure/sport type facilities or other amenities not provided locally that they would like to see in the Parish. However, tennis was the most commonly identified leisure/sport facility for respondents aged 7 to 40. A youth club was the most commonly identified option for those aged 12 to 15 and bowling was the most commonly identified preference for those 60 and over.
- 4.11 On education, just under half of those responding (**43%**) identified that primary school provision in the Parish should be increased and preferably on the existing sites, whilst just over half (51%) supported provision being extended but in other locations.
- 4.12 On health, overall, **83%** agreed that they were satisfied with the provision of health services in the Parish. Of the additional health services which respondents felt should be provided in the parish, the most commonly identified were an NHS dentist, additional doctors and chiropody.
- 4.13 On allotments, approaching two-thirds of respondents (**63%**) indicated a preference for additional provision of allotments in the Parish. Only **3%** of respondents indicated that they were currently on the waiting list for an allotment.

Promotion and Retention of Local Business and Retail:

- 4.14 Business and employment opportunities were seen as a high priority by all age groups even though a majority of respondents were over retirement age. The retention of jobs and protecting existing business sites that provide local employment from development, scored **98%** and **97%** respectively, reflecting the Local Plan's aim to retain and increase local jobs.

Improved Transport Connections and Movement in and around the Village:

- 4.15 When asked about roads and feeling safe, **93%** of respondents agreed that erecting 'village access only' and 'unsuitable for heavy goods' signs on roads leading to the village would help safety and congestion.

Speed Indicator Devices were the most popular traffic calming methods In the High Street, on Arundel Road, at Roundstone Lane, in Station Road, on Water Lane and on Downs Way. Reduced Speed Limits were the most popular traffic calming methods in Weavers Hill, Downs Way and in other residential roads.

Dualling the A259 between Station Road and the A280 Bypass was considered by **81%** as important for the future of the Parish in relieving traffic congestion.

- 4.16 Given that **the Plan** is intended to provide a framework for decision making throughout the next 12 to 15 years, some understanding of the planned or projected expansion of transport infrastructure should be taken into account.
- 4.17 The building of the Bramley Green estate has shown that a similar population expansion during **the Plan** period will be reflected in the growth of car usage and will have a significant impact on Angmering. History has shown that new housing in Angmering attracts a high percentage of commuters, and that traffic flow through the village will undoubtedly rise in the short term.
- 4.18 Angmering rail station is also likely to see increased throughput as a result of major development along with a requirement for additional commuter parking at the station. Commuter parking in near by streets is already a problem for residents.

Protection of the Environment and Heritage Assets:

- 4.19 A vast majority of respondents (**96%**) agreed that no development should be permitted on Greenfield sites. **81%** of respondents indicated that they would not support an extension of the existing built-up area of the Parish in order to provide open market or affordable housing.
- 4.20 Flooding and maintaining the rural setting and appeal of Angmering were recurring themes at follow-up drop-in sessions.
- 4.21 Other recurring themes at open days and drop-in sessions were no more large developments, loss of Greenfield land to housing, traffic congestion, road infrastructure and sewerage issues, lack of school places, urbanisation of the village, loss of local jobs to housing development, provision of affordable housing for local people and not “outsiders”.
- 4.22 Using the vision statement and the views of the community, we put together a set of Core Objectives to be delivered by the Policies in **the Plan**.

The Core Objectives

- 4.23 The Core Objectives are grouped under the following five headings:
- Housing.
 - Community, Leisure and Wellbeing
 - Employment and Retail.
 - Traffic and Movement.
 - Environment and Heritage.
- 4.24 For each heading, there are some comments about the main issues raised through the public consultation, followed by the objectives that were developed from these comments



The comments and objectives in this chapter come from the 2012 Neighbourhood Plan Survey and drop-in events.

Housing

Main comments raised by local people during the consultation include:

- No more large housing estates.
- Lack of affordable housing.
- Shortage of smaller homes (3 beds and fewer).
- Prevent flooding and drainage issues.
- Concern about the impact of new development on landscape.
- The density of recent housing is too high with not enough parking spaces.

Core Objectives:

- Retain the rural character of Angmering and allow it to grow in a way that minimises its impact on the village.
- Allocate the most appropriate sites to accommodate 100+ new dwellings.
- New housing is provided to meet local housing needs.
- New development reflects the local character of its setting and local surroundings.
- Parking provision can clearly demonstrate it is adequate and discourages on-road parking.

Community, Leisure and Wellbeing

Main comments raised by local people during the consultation include:

- Lack of primary school places in village schools.
- More local leisure / sports type activities especially a youth club.
- Provision of allotments.
- Would like tennis courts, bowling and more football pitches.
- Picnic tables and benches in all the green spaces plus toilet facilities.
- Improved play areas for children.

Core Objectives:

- Provide a Youth Club for use by young people of all ages.
- Protect the character and amenity value of all green spaces in Angmering.
- Protect existing allotment sites and identify a site for future provision.
- Protect and provide adequate Health facilities in the village.

Employment and Retail

Main comments raised by local people during the consultation include:

- Retain local jobs.
- Protect existing business sites from development.
- Not enough parking near the shops in the village centre.

Core Objectives:

- To ensure that existing retail uses are protected.
- To ensure that existing employment uses are protected.

Traffic and Movement

Main comments raised by local people during the consultation include:

- No more housing until the road infrastructure is upgraded.
- Dual the A259 between Station Road and the A280 Bypass.
- Redirect heavy traffic from using the village as a cut through.
- Reduce the speed of traffic through the village.
- Impact of traffic from new development.
- Overflow consumer parking in streets near Angmering station.
- Not enough parking in the village centre.

Core Objectives:

- Ensure new development does not add to existing traffic problems in the village.
- Improve footpaths and cycle-ways.
- Provide safe routes to school and reduce dependency on cars.
- Improve customer parking in the village and at the railway station.

Environment and Heritage
Main comments raised by local people during the consultation include: • Maintain the distinctive rural nature and landscape setting of Angmering. • Increased risk of flooding. • Impact of development on Greenfield land, trees and hedgerows. • Build on Brownfield sites first.
Core Objectives: • Protect the rural character of Angmering. • Work with the relevant bodies to address flooding and drainage issues. • Preserve Angmering’s historical heritage.

Monitoring & Review

- 4.25 **The Plan** will be monitored by Angmering Parish Council on behalf of the Community via a permanent agenda item at the Full Parish Council Meetings. The objectives and measures will form the core of the monitoring activity, but other data collected and reported at a parish level relevant to the plan will also be included.
- 4.26 **The Plan** will be formally reviewed on a three to five-year cycle or to coincide with the review of the District Plan if this cycle is different.

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Plan Policies



Pictures on previous page (left to right):

Angmering Medical Centre; Education and safe routes to school; Angmering retail centres in The Square (Top) and Downs View way (Bottom); The Angmering Skate Bowl in Mayflower park; Housing; Employment; Conservation & Heritage; Long views from field next to the Spotted Cow to the South Downs; Flooding along Dappers Lane.

5 INTRODUCTION TO PLAN POLICIES

Introduction

- 5.1 Chapter 4 sets out the overall vision for Angmering. This Chapter sets out the policies to support and deliver that vision. The policies are grouped under the following headings:
- Housing.
 - Employment and Retail.
 - Environment and Heritage.
 - Traffic and Movement.
 - Community, Leisure and Wellbeing.
- 5.2 Each has its own chapter. The chapters are structured in the same way for each, with:
- A summary table setting out the objectives.
 - The policies supporting each objective.
 - The reason for the Policy.
 - References of conformity with the relevant Arun District Local Plan policies.

The Presumption in Favour of Sustainable Development

- 5.3 Planning applications which accord with the policies in **the Plan** will be approved, unless material considerations indicate otherwise. Planning permission will also be granted where relevant policies in the Neighbourhood Development Plan are out of date or silent unless:
- Other relevant policies in the Development Plans for Arun indicate otherwise;
 - Or any adverse impacts of the proposal would significantly and demonstrably outweigh its benefits when assessed against the policies in the National Planning Policy Framework taken as a whole;
 - Or specific policies in the Framework or other material considerations indicate that development should be restricted.
- 5.4 Angmering Parish Council will take a positive approach to its consideration of development. The Council and the local planning authorities will seek to work with applicants and other stakeholders to encourage the formulation of development proposals that can be approved. (Conformity Reference: NPPF, para 14).
- 5.5 This policy incorporates the key principle from the NPPF into **the Plan**. Where planning applications are to be considered against the policies of this plan then this policy will underpin the approach the Council and local planning authorities will adopt in delivering sustainable development in the parish.

6 HOUSING

Objective	Policy Index
Retain the rural character of Angmering and allow it to grow in a way that minimises its impact on the village.	HD1: Built up area Boundary HD9: Phasing of Residential Development
Allocate the most appropriate sites to accommodate 100+ new dwellings.	HD2: Parish Housing Allocation
New housing is provided to meet local housing needs.	HD3: Housing Mix
New development reflects the local character of its setting and local surroundings.	HD4: Materials HD5: Built form HD6: Housing Layouts & Design HD7: Housing Density
Parking provision can clearly demonstrate it is adequate and discourages on-road parking.	HD8: Parking for New Developments

Objective: 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 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.

Built-up Area Boundary

- 6.1 It is expected that the bulk of development will be focused within the built up area of Angmering village. The village needs to accommodate a degree of growth in order to prosper. However, this must be balanced against the need to preserve its role as a rural settlement which does not encroach unduly on the open countryside that surrounds it.
- 6.2 Policy GEN2 of the adopted Arun Local Plan provides a Built-up Area Boundary for Angmering. It states that:

“Development or redevelopment will be permitted within the built-up area boundaries, subject to the other policies in this plan. Outside the built-up area boundaries, development or redevelopment will not be permitted unless it is consistent with other Local Plan policies.”

HD1: Built-up Area Boundary

The fundamental principle is that the Neighbourhood Plan allocates sufficient land to deliver at least the minimum housing requirement in the emerging Arun Local Plan and

that, without a Built-up Area Boundary, significant further development would encroach into open countryside. The Built-up Area Boundary is shown in Figure 6.1 below.

- Development of Angmering village shall be focused within the Built-up Area Boundary and will generally be permitted subject to meeting other policies in **the Plan**.
- This Policy proposes that a change is made to the BUAB to enclose a 1.47 hectare area of land at Mayflower Way allocated for housing under Policies HA1 and HA2 of **the Plan** as shown in figure 6.1.

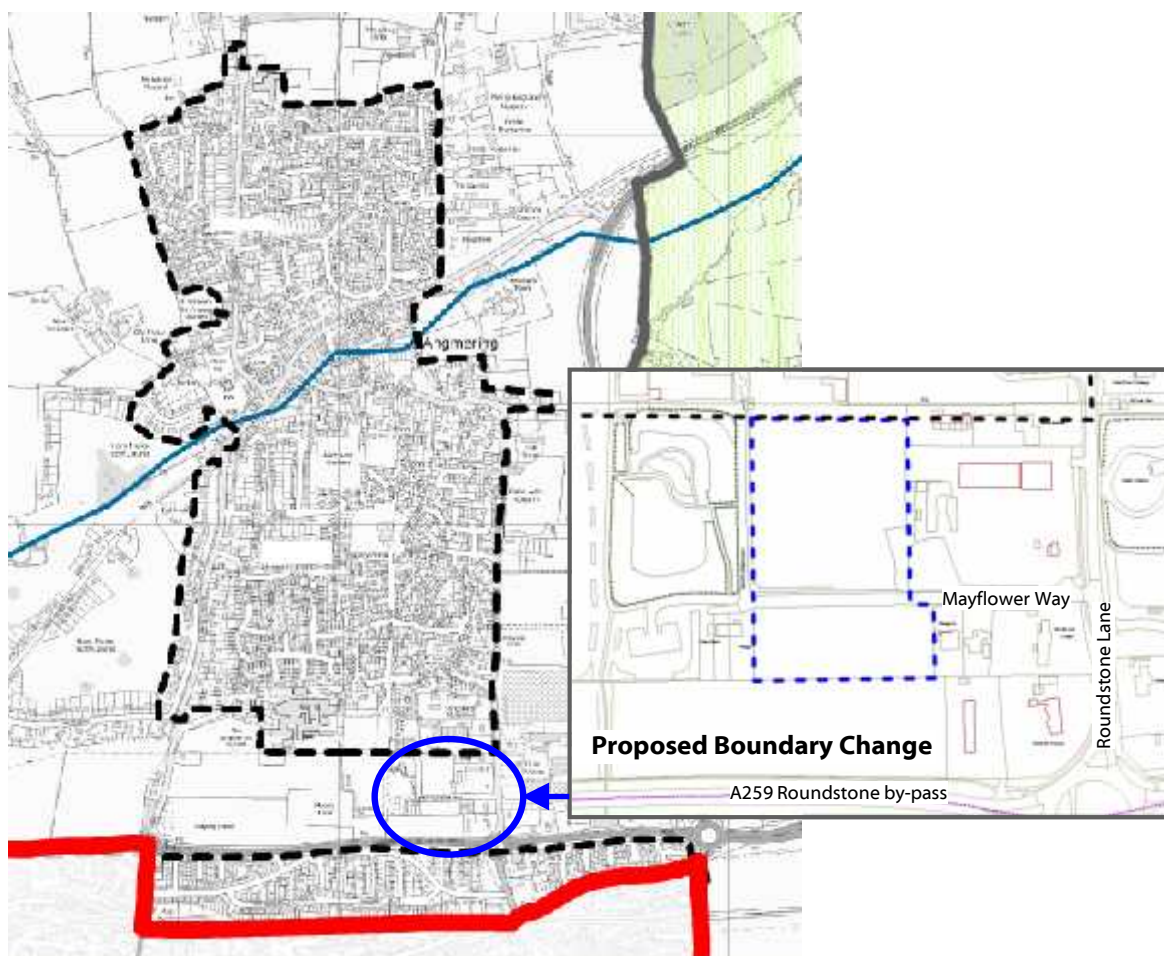


Figure 6.1: Black Dotted lines show Built-up Area Boundary with map showing proposed Boundary change

HD2: Parish Housing Allocation

In order to provide for at least 100 new homes during the plan period 2014 - 2029, the Plan allocates the following sites for housing development, as shown on the Proposals Map, subject to the development principles outlined:

- At least 66 dwellings on land at Bramley Green South (Mayflower Way).
- At least 16 dwellings on the Field in Mayflower Way.
- At least 20 dwellings on the Chandlers site in the centre of the village.

Details and maps of the proposals are under Chapter 11 - Parish Housing Allocation.

Housing Mix

- 6.3 The Coastal West Sussex SHMA recommends a split of new dwelling sizes for both affordable and market housing – this is shown on the left-hand side of the table below.

No. of bedrooms	Recommended split by type of housing		Potential split in Angmering (based on emerging Arun Local Plan affordable housing policy)		
	Affordable	Market	Affordable	Market	Total range
	A	B	C	D	E
	From Coastal West Sussex SHMA, Fig. 211	From Coastal West Sussex SHMA, Fig. 212	C = A x 28 % ave. affordable housing requirement	D = B x 72 % ave. balance housing requirement	E = range incorporating (C + D)
1	20.5%	4.9%	6%	4%	5 % - 10 %
2	35.5%	30.8%	10%	22%	25 % - 35 %
3	39.5%	51.3%	11%	37%	45 % - 55 %
4+	4.4%	13.0%	1%	9%	10 % - 15 %

Figure 6.2 Source: Coastal West Sussex SHMA, 2012 (Figures 211 and 212)

- 6.4 Applying the emerging Arun Local Plan affordable housing Policy SP9 (1-14 dwelling schemes should deliver 15% affordable housing, schemes of 15+ dwellings should deliver 30% affordable housing) as the policy for the split of affordable and market housing, the table shows what the split of housing for Angmering would be by dwelling size. In order to provide flexibility, these dwelling splits are represented as ranges rather than absolute figures.
- 6.5 Yet there is concern that this may not fully address the significant need for the particular type of new properties required by first-time buyers. Whilst the emerging Arun Local Plan states that 'a mix of dwelling types and sizes to meet the needs of current and future households is required', the lack of smaller dwellings in Angmering is a recurring issue in the local community.
- 6.6 In particular, the main issue is children having to leave the village as they reach adulthood and are starting to look for their own properties. The reason for this is that there is a lack of smaller properties, at an affordable price, to meet their needs.
- 6.7 This is borne out by the findings of the 2011 National Census, (Fig 6.3) which, when compared to the rest of Arun, shows Angmering as having far fewer 1 and 2 bed dwellings than the district as a whole (28% compared to 44%) and a higher proportion of 4 and 5+ bed units (26% compared to 18%).

Number of Bedrooms	% Split for Angmering	% Split for Arun District
1	2 %	12 %
2	25 %	32 %
3	47 %	38 %
4 / 5+	26 %	18 %

Figure 6.3 Source: 2011 National Census: Angmering Ward: - Number of Bedrooms

- 6.8 A Survey carried out by ADC of recent large scale development in Angmering of 600 dwellings, showed that 56% have four or more bedrooms. None are one bedroom, less than 7% have two bedrooms, with 37% of properties having three bedrooms.

- 6.9 This creates an affordability issue for younger people, a fact that is supported by the Coastal West Sussex SHMA. This identifies the average entry level price for both one and two-bed properties, along with the average household income for the 'Arun-Other' area. This is shown in figure 6.4 and demonstrates that, in April 2012, a deposit of between £11,000 and £103,000 was required to be able to get onto the property ladder. The SHMA states that potentially as many as 12,700 households are unable to access the market in this area.

	1-bed dwelling	2-bed dwelling
Entry level house price	£106,000	£198,000
Median household income	£38,000	
Level of mortgage finance available ¹	£95,000	
Deposit required	£11,000	£103,000

Figure 6.4: Source: Coastal West Sussex SHMA Update – Arun District Summary Report, April 2012 (Figures 3.2 and 4.1)

¹ Assumes lending up to 2.5 times joint salary

- 6.10 In Angmering, the average total annual household income is estimated by the SHMA to be £38,004. While this is above the median income for the SHMA area, it is distorted by the higher incomes on Bramley Green from residents travelling to higher paid jobs outside Arun, which would show that for the average Angmering resident employed locally, accessing the housing ladder is even more challenging than in other parts of the housing market area.
- 6.11 The policy seeks to ensure that a greater proportion of smaller properties are delivered to meet the needs of younger people in particular.
- 6.12 The SHMA recommends the following mix of dwellings for any new developments:

- 1-bed dwellings: 5-10% of all dwellings
- 2-bed dwellings: 25-35% of all dwellings
- 3-bed dwellings: 45-55% of all dwellings
- 4+-bed dwellings: 10-15% of all dwellings

HD3: Housing Mix

Proposals for more than six dwellings should demonstrate how the applicant has sought to meet local needs.

Proposals should provide for a mix of housing sizes and the delivery of more smaller and fewer larger dwellings is encouraged. At least 25% of dwellings should meet Lifetime Home Standards or its equivalent.

Materials

- 6.13 It is essential that new developments, whether it is for residential, commercial, or other purposes, seeks to make a positive contribution to the quality of the environment. **The Plan** requires well-designed developments, especially within sensitive areas such as the Conservation Area and sites which will impact on the public realm or the South Downs National Park.
- 6.14 In order to maintain the varied mix of finishes and materials that provide the distinctiveness and unique village feel of Angmering, it is important that the quality of design and materials used in

new developments, extensions, and renovations, must not have an adverse impact on neighbouring properties or the character of surrounding areas within the Parish.

HD4: Materials

Developments, extensions and renovations requiring planning permission that, by virtue of their materials, are clearly inharmonious with the immediate surrounding area will generally be refused.

Where appropriate, new developments should seek to reflect local materials and features evident in the immediate surrounding area. This is particularly the case for buildings that are within the Conservation Area;

- Materials such as stock brick, flint, hanging clay tiles and pastel renders should be integrated into the design of development where possible;
- Materials used for paved surfaces should be appropriate to the setting with a preference given to permeable surfaces;
- Street furniture should also be of a high quality to match and reinforce the current village lighting columns and bollards.

Built Form

- 6.15 The village has developed over time; both inside and outside of the Conservation Area; contributing to its rural character. Angmering's built-up area is of low to medium density, and is made up of predominantly two storey dwellings and bungalows, which are set back from the pavement by front gardens.
- 6.16 Grass verges border the majority of the roads, many of which are tree lined. Along with established hedgerows, this has also contributed to softening the settlements impact on its landscape setting and the surrounding countryside. The different character areas are shown in Chapter 2: About Angmering - Character Areas.
- 6.17 This policy also seeks to ensure that the roof line is not raised to the detriment of the area.



Fig 6.5: Example of Acceptable and unacceptable 2 storey heights

- 6.18 In seeking to maintain the character of Angmering as a rural village, it is also important to ensure that should Strategic Development be directed outside the built-up-area boundary, it reflects its rural character and does not result in a dense form of development, or creates a 'sprawl' effect, with the village growing inadvertently to the limits of **the Plan** boundary.

HD5: Built Form

New developments must properly demonstrate how they have considered the impact of the proposed built form on their surroundings.

- Where appropriate new development should follow established plot widths within streets and follow the character of the existing built form and create a positive addition to the current style and mix of the area. See Chapter 2: About Angmering - Character Areas.
- No new buildings will be permitted over 2.5 storeys (based on the typical heights of existing buildings in the immediate surrounding area) unless it can be demonstrated that the proposal would be in keeping with its surroundings.
- New developments must pay particular attention to integration with both the character of nearby development as well as its landscape setting.
- New development must not adversely impact upon the landscape setting or views into or out of the South Downs National Park.

Housing Layout & Design

- 6.19 The design of new residential properties is important. Developers will be expected to demonstrate in their applications that the design and layout of the proposed development is sympathetic to the character of its immediate surroundings. This is not only because such an approach should be expected of all residential developments in the twenty-first century but because Angmering is a parish that has a rich heritage of quality residential development and wishes this tradition to be maintained.

HD6: Housing Layout & Design

- Proposals for new development should demonstrate high quality design, reflect local distinctiveness, and seek to incorporate local design features evident in buildings in the surrounding area.
- Development that seeks to meet the highest possible standards of construction Code for Sustainable Homes and BREEAM (Building Research Establishment Environmental Assessment Method) standards or equivalent will be strongly supported.
- Layouts must retain important trees and hedgerows. The planting of new trees and shrubs of similar species to those already evident in the immediate surroundings shall be encouraged.
- For residential development, architectural features such as tile hanging, splayed bays, Sussex half hipped roofs with feature quoins and architraves will be encouraged where appropriate to a development.

Housing Density

- 6.20 Paragraph 47 of the NPPF refers to the need for local planning authorities to set out their own approach to housing density reflecting local circumstance.
- 6.21 As with design, layout, and materials, the density of the built form can have a significant impact on the overall setting of a settlement. Angmering has seen a range of densities of residential development over recent decades and this has come to create the settlement as it is today.
- 6.22 The community considers it important to ensure that the density of development is sympathetic in terms of its proposed location and in keeping with its surroundings. It does not wish to be unnecessarily prescriptive about densities but it does wish to ensure that development is in keeping with that in the surrounding area and fits in seamlessly with the existing settlement and surrounding landscape.
- 6.23 The “Angmering Density Survey” provides historic evidence of the density in different areas throughout **the Plan** area.
- 6.24 Typically it shows Angmering to have higher densities in areas with good access to public transport and services or in more central locations, with densities falling as one moves out towards the open countryside as a result of historical planning issues.
- 6.25 There is no arbitrary or fixed definition of the ‘immediate surrounding area’ of a development. This is a judgment based on the existing streetscape and the potential impact that the new built form will have on the amenity of existing buildings and landscape setting outside the built-up area boundary.
- 6.26 Guidance on past densities achieved in Angmering is provided in the Angmering Density Survey.

HD7: Housing Density

New development, where applicable, should meet the following density requirements.

- Within the built-up area boundary, development must be of a density appropriate for; and in keeping with; the setting of the immediate surrounding area.
- New residential developments that propose a site density greater than the immediate surrounding area will generally be refused unless clear justification can be provided to support the need for a higher density development and how effectively the design integrates into the surrounding built form or landscape.

Parking for New Developments

- 6.27 This policy responds to the community’s concerns that recent new housing development has not made sufficient provision for car parking spaces. This has been demonstrated in the higher than average car ownership by residents in the Bramley Green estate when compared to the rest of Angmering.

HD8: Parking for New Developments

The Plan supports the WSCC parking standards and encourages all new development to follow them.

Phasing of Residential Development

- 6.28 Angmering already has infrastructure and services that are under strain, including education, transport and utilities provision. As a result of further housing development delivered as part of the emerging Arun Local Plan and Angmering Neighbourhood Plan, additional healthcare facilities, community and sports facilities and infrastructure are likely to have to be provided to meet the resulting increase in population.
- 6.29 For Angmering, any proposed development of 10 or more new dwellings requires an assessment by West Sussex County Council as part of the planning process. A threshold of 20 new dwellings is considered to represent a 'significant' number of new residents and school pupils. As a rough rule of thumb, approximately 5 (five) primary school pupils are created on any 20-dwelling residential scheme which has a mix of dwelling sizes. Equally, any 20-dwelling scheme will create a lot more new residents who will require access to the network of local footpaths and cycle routes. (Policy TM3).
- 6.30 Therefore, in respect of residential development, the construction of new dwellings on larger schemes of 30 or more dwellings must be phased to ensure adequate time is allowed for identified local services and infrastructure to be expanded, in order to limit any sudden adverse impact of an increased population on the community and surrounding parishes.
- 6.31 The ADC Infrastructure Delivery Plan (IDP)⁷ highlights the key issues and trigger points in regard to housing numbers and the increases in services and infrastructure that are required. These include:
- The Angmering Link between Roundstone Lane and the A280.
 - Expansion of either St Wilfrid's or St Margaret's Primary Schools.
 - Expansion at the Angmering School.
 - Expansion of pre-school provision.
 - Expansion of the Angmering Medical Centre.
 - Additional parks and gardens, natural and semi-natural green space, amenity green space, children's space and allotments.
 - Potential reinforcement of the utilities network.

HD9: Phasing of Residential Development

New housing will only be permitted where it can be demonstrated that there is the necessary capacity in the community and physical infrastructure and services are available to support the increase in population.

Proposals for development of 30 or more dwellings, or planned large multi-phased development must ensure infrastructure and services are broadly sufficient to address the impacts arising from the growth in population.

⁷ Parsons Brinckerhoff (2013) *Arun District Council Infrastructure Delivery Plan*

7 COMMUNITY, LEISURE & WELLBEING

Objective	Policy Index
Provide a Youth Club for use by young people of all ages.	CLW1: Provision of a Youth Centre
Protect the character and amenity value of all green spaces in Angmering.	CLW2: Protection of Local Green Spaces
Protect existing allotment sites and identify a site for future provision.	CLW3: Provision of Allotments
Protect and provide adequate Health facilities in the village.	CLW4: Health Facilities

Objective: 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.

- 7.1 The community has identified a need for a Youth Club / Centre and a range of sports activities (outdoor and indoor) for all ages. In addition there is a need to protect the existing Allotment sites as well as providing new space as stated in CLW3 below.
- 7.2 The position and design of all such facilities should be undertaken in consultation with the local community. It must be recognised that such facilities should be accessible to all by non-car modes of transport – but equally that sufficient car parking must be provided.
- 7.3 In order to ensure that the following policies are achieved during the life of this plan, developer contributions in force at the time should be put towards qualitative improvements on existing sites if new sites are not practicable. The Angmering Sports and Recreational Association [ASRA] facility at Palmer Road we regard as an ideal situation for a Youth provision and meets with the approval of their working party looking at re-development of the ASRA facility. Mayflower Park, Fletcher's Field and Bramley Green could also accommodate sports and leisure facilities such as those desired by the people of Angmering in their response to our survey.
- 7.4 The intention of these policies is to meet the needs of the Parish for recreation, leisure and cultural facilities and to ensure that a site(s) is identified and once it has been identified its protection will also contribute to the health and wellbeing and enjoyment of the community in the future.
- 7.5 Wherever the location, all new residential development would be expected to contribute towards the provision of such facilities.

Provision of a Youth Centre

- 7.6 Responses to the Parish-wide survey (2012) identified a need for youth facilities and specifically that the Parish Council is called upon to provide for the 12 to 19 year age group as a priority.
- 7.7 The Parish Council, in consultation with the Parish Community, has identified a site on land at Palmer Road that is available and deliverable for the provision of a Youth Centre for use by all ages of young people in the evenings and other sections of the community during the day.

CLW1: Provision of a Youth Centre

Proposals for the development of a Youth Centre will be considered favourably subject to a satisfactory detailed scheme being subsequently submitted.

- The site must be easily accessible by non-car modes of transport but equally, appropriate parking must be provided on-site, large enough to accommodate cars, mini bus and safe cycle storage.
- This facility could be on a new standalone site or as part of the re-development / improvement of an existing facility- such as that at Palmer Road Recreation Ground.
- Developer contributions (for example from CIL or S106 as applicable) will be sought from all new residential developments of 10 or more dwellings where planning permission may be required, towards the funding of this community facility.

Protection of Local Green Spaces

- 7.8 Responses in support of **the Plan** showed that, as well as football pitches and cricket / stoolball provision, such facilities as tennis courts (to double for netball), seating and picnic benches would be a valued and appreciated provision on existing open spaces such as Mayflower Park, Fletcher's Field, Palmer Road Recreation Ground and Bramley Green and these should also be considered when providing new facilities.
- 7.9 Adequate pavilion / changing room and toilet facilities must be included in any new provision as a minimum requirement. If an indoor sports hall could be provided – for games such as badminton and volleyball and indoor football and netball in the winter – this would fill a gap in the leisure facilities for Angmering.
- 7.10 All Angmering's green spaces⁸ 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 Angmering Parish Council is seeking to ensure that they are protected.
- 7.11 Angmering Parish Council will explore the possibility of Service Delegation in respect of some of the land within the Parish Boundary at present administered by ADC and the possibility will be explored of leasing land from West Sussex County Council currently leased to Rustington Parish Council but within our boundary.
- 7.12 The benefits would include a greater sense of community, healthier lifestyle and less need to travel further afield for recreational activities.

⁸ See Appendix A (Map A7 –“ Local Green Space”)

CLW2: Protection of Local Green Spaces

Development that results in the loss of local green spaces identified in Appendix D, or, results in adversely affecting their character, setting, accessibility, appearance, general quality or amenity value will not be supported.

Provision of Allotments

- 7.13 Allotments are considered to be a vital community resource in Angmering. There is an existing shortfall in allotment provision within the parish demonstrated by a waiting list in excess of 10 people at present. There is a need both to identify and protect a site(s) for future provision and also to protect the existing allotment site from redevelopment unless it can clearly be demonstrated that there is no longer a demand for them. 63% of the community that engaged in the survey wanted provision of more allotments.
- 7.14 The 2013 Infrastructure Delivery Plan published by Arun District Council identifies a need for 0.31 hectares of new allotment space for Angmering. We have identified Mayflower Way as a suitable site for provision of new allotments.
- 7.15 This is consistent with the key principles of the NPPF, including paragraph 73 which recognises that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.
- 7.16 Policy SP11 of the emerging Arun Local Plan requires the strategic site in Angmering to provide allotments. Consideration would need to be given to the agricultural suitability of the site, provision of water, site access and clearance and preparation of the land.
- 7.17 Saved Policy AREA6 from the 2003 Local Plan resists the development of allotment sites⁹ where it is considered that a loss of amenity will occur. **The Plan** policy is therefore in conformity with this.
- “Allotment gardening can be a very rewarding pastime and can make a valuable contribution to the quality of people’s lives.” The benefits include “greater sense of community, healthier lifestyle, promotion of well-being and a source of food.”*

CLW3: Provision of Allotments

There will be a presumption in principle against the loss of existing allotments as a consequence of alternative use or redevelopment, unless it can be shown that the land concerned is no longer required for allotment use in the context of need and demand for allotments.

Education Needs and Provision

- 7.18 The Parish supports and endorses the visionary aspirations of the emerging Arun Local Plan in calling for the district’s residents to be ‘better educated’ and in this respect for expansion of the range and quality of local educational opportunities.
- 7.19 Key principles of the National Planning Policy Framework (Paragraphs 71, 72) states that:

⁹ Honey Lane Allotments shown in Appendix A (Map A2 - “Arun Productive Green Environments”)

“The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- give great weight to the need to create, expand or alter schools; and*
- work with school’s promoters to identify and resolve key planning issues before applications are submitted. “*

- 7.20 It is justified from the evidence base gathered in support of the NDP and the demonstrated need and demand to make adequate and satisfactory provision for education facilities in Angmering.
- 7.21 Landowners and developers should always bear in mind the County Council’s policies for admission of pupils to schools. These aim to ensure that parents can normally expect places for their children at the schools serving the area in which they live. It is acknowledged that Church Aided and Foundation Schools are responsible for their own admission policies.
- 7.22 The education site provided as part of the Bramley Green development remains an option for the provision of additional primary school places in Angmering.
- 7.23 This policy will underpin the approach Angmering Parish Council and ADC will adopt for determining planning applications and requires new development to make adequate and satisfactory provision for, or financial contributions towards, the adequate provision for education.
- 7.24 In pursuit of the above vision and principles, housing development applications made in the Parish involving the creation of 10 or more new dwellings will require an assessment by West Sussex County Council as part of the planning process and developer contributions would be sought.
- There must be confirmation of adequate capacity for pre-school, primary and secondary educational facilities in the Parish to meet the projected educational demand generated by the resultant new development or, as necessary, show how and where within the boundary of the Parish shortfalls in capacity will best be met.
 - Provision to meet educational needs generated by new development shall be made in a manner that is sequential. The starting point for provision will be the existing educational facilities within Angmering and provision for educational needs outside of Angmering shall only be made if it can be satisfactorily demonstrated that provision within Angmering is not feasible. A fully serviced education site was provided as part of the Bramley Green development, and remains an option for the provision of additional primary school places.
 - In addition, and to ensure that over the life of the plan changes in the educational needs of the community are identified and addressed at an early stage, the Parish Council will maintain a continuous dialogue with local schools and the relevant statutory bodies responsible for education in the Parish.
- 7.25 It is noted that the introduction of the Community Infrastructure Levy (CIL) by ADC could give scope to receive contributions towards education infrastructure from developments of less than 10 new dwellings.

Health Facilities

- 7.26 The health infrastructure supporting the local community is vital. Certainly the loss of any health facilities would have a significantly detrimental effect on the health and wellbeing of the local population.
- 7.27 The policy seeks to protect the existing health services and ensure that if they are lost, then it is clearly demonstrated that they are no longer needed.
- 7.28 The policy also requires new development to make adequate provision for additional health facilities by way of financial contributions. These could be in the form of Section 106 agreements or, if in place, a Community Infrastructure Levy.
- 7.29 It is justified from the evidence base gathered in support of **the Plan**.
- 7.30 This policy incorporates key principles of the NPPF, in particular paragraph 70 which seeks to guard against the unnecessary loss of valued facilities and services.

CLW4: Health Facilities

Proposals for change of use or redevelopment which would result in the loss of health facility use will only be acceptable if they demonstrate the following:

- The premises or site is no longer required for health facility use in terms of need or demand. Full details relating to need and demand must accompany the proposal.
- The premises or site has been marketed for a period of not less than one year for health facility use and that no occupier can be found. Full details relating to the marketing must accompany any proposal.

Where new development is proposed, adequate provision for the health needs of new occupiers must be made either on or off site. Where off site provision is proposed then an adequate financial contribution towards provision shall be made.

8 EMPLOYMENT AND RETAIL

Objective	Policy Index
To ensure that existing retail uses are protected.	ER1: Retail Provision
To ensure existing employment uses are protected.	ER2: Local Employment

Objective: Protect and retain local jobs and ensure the continued use of local shops and businesses, so helping to enhance employment opportunities and nurture, retain and grow locally based commerce.

- 8.1 Angmering is an extremely active village with regard to small businesses. Its foundation businesses of Agriculture and Horticulture are still active today, but in addition there are numerous small businesses of all types within the Parish that provide local employment.
- 8.2 Many of the small business units currently being used are legacies from the horticultural industry of bygone years and as such are able to operate from relatively low cost premises, vital in maintaining the current business levels within the Parish. We would aim to encourage and help these premises to expand and be modernised where possible whilst ensuring they are not given over to housing which would see the loss of many jobs. Most firms operating from the current units could not afford to move to modern premises which would be considerably more expensive and the firms would be left with the only option of closing down.
- 8.3 Resulting from the work carried out for this Plan, a number of activities are being initiated or being actively investigated, including:
- a new Business Directory listing all businesses in the Parish, which will be a free booklet delivered to every household;
 - setting up of an Angmering Business Association;
 - an Angmering Business Hub to support existing businesses in the Parish, and;
 - to encourage business start-ups by local residents.
- 8.4 The rural Parish of Angmering, situated at the foot of the South Downs National Park and close to the coast, has many features to encourage tourism. Whilst tourism currently does make a contribution to Angmering's hospitality businesses, it is considered that encouraging the provision of further good quality tourist facilities/accommodation will attract more visitors to the area. Angmering is particularly well situated as a base for people visiting The South Downs National Park, Arundel, Chichester and Brighton.

Retail Provision

- 8.5 Much of the daily activity revolves around the village centre. This is mainly due to the variety of retail outlets in the centre that provide a range of shopping needs. Currently the retail outlets are a Co-op general store (including a Post Office), a butcher with a small delicatessen section, a

baker, a newsagent and sweet shop, a dress shop and a haberdashery and picture framing shop. These shops are supplemented by a fish and chip shop, Indian takeaway, a café, 3 hairdressers, 2 estate agents, an antiques shop and The Lamb at Angmering public house. Other services in the centre are provided by a veterinary practice, a medical centre (incorporating a chemist and pharmacy), a public library, and the village hall.

- 8.6 The core retail area within the village centre is shown in map below (Figure 8.1).



Figure 8.1: Map showing Core Retail Area

- 8.7 In order to maintain the activity in the village centre, it is considered essential to keep the diversity of retail outlets 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. In the last couple of years, a shop that used to be an off licence became vacant and an application was submitted to turn the premises into offices. It was argued on the grounds detailed in our policy that the application be refused, which it was. We now have a first class butcher in the shop which is extremely well supported by residents.

- 8.8 In our recent Parish-wide survey (2012) one of the questions asked of the residents was:

The shops in the village centre should remain as retail outlets. Do you agree?

Of the 1,329 responses,

- 890 Strongly Agreed,
- 417, Agreed,
- with only 21 Disagreeing
- and 1 Strongly Disagreeing.

- 8.9 The shops in the village centre are used by many residents and visitors on a regular basis, especially for convenience and for those unable to or not wishing to go to a supermarket. The village centre is also a place where residents meet one another and stop for a chat, i.e. it is also a form of social centre.
- 8.10 There is, in addition to the core retail area, a small retail area at the east end of Downs Way in the form of a block of four retail outlets consisting of a Local Cost Cutter general store, a Launderette, an Indian Restaurant and Roundstone Carpets. These are the only retail outlets in this southern part of the village and well used by local residents and it is considered essential that they remain as retail outlets.

8.11 The Downs Way retail area is shown in map below (Figure 8.2)



Figure 8.2: Map showing Downs Way Retail Area

8.12 It is important to retain the diversity of outlets in the Village that one would normally expect in a typical high street. This is particularly important with respect to Class A – Shops (including some services).

ER1: Retail Provision

Within the Core Retail Area (shown in figure 8.1 above) or the Downs Way Retail Area (shown in figure 8.2 above) the loss of Class A1 retail uses, as a result of proposals for change of use or for redevelopment for non-retail use, will generally not be permitted.

Proposals for change of use or redevelopment which would result in the loss of Class A1 retail use will only be acceptable if they demonstrate the following:

- The premises or site is shown to be no longer required for retail use in terms of need or demand, by the premises or site having been marketed for a period of not less than one year for retail use and no occupier having been found. Full details relating to the marketing must accompany any proposal;
- That the alternative use proposed will be deliverable and make a positive contribution to the sustainability, vitality and viability of Angmering.

Additionally, within the Core Retail Area or the Downs Way Retail Area, changes of use classes from Classes A2, A3, A4 or A5 to Classes B, C or D will not generally be permitted unless they demonstrate the following:

- That the alternative use proposed will be deliverable and make a positive contribution to the sustainability, vitality and viability of Angmering.

Local Employment

8.13 The vast majority of people who live in Angmering, and who are in employment, work outside the Parish of Angmering. One of the reasons for this is the lack of available and suitable employment within the Parish. Arun ranks 63rd out of 67 Local Authorities in South East England when it comes to the ratio of jobs to population aged 16-64.

- 8.14 In our recent Parish-wide survey (2012) two of the questions asked were:
 “How far do you travel to work each day?” and
 “How do you travel to work?”
- 8.15 In answer to the first of the above questions, of those travelling to work:
 10.3% travel less than 1 mile
 25.8% travel between 1 and 5 miles
 20.2% travel between 5 and 10 miles
 17.3% travel between 10 and 20 miles
 26.7% travel over 20 miles.
- 8.16 In answer to the second question, 75% replied that they travelled to work by car.
- 8.17 From the responses to the first question it can be seen that Angmering is becoming a dormitory village with people living here but working elsewhere. If we also take into account the answers to the second question, it can be seen that this results in considerable traffic pollution and congestion. Already the single lane stretches of the A259 and Roundstone Lane, Water Lane, Station Road, and Arundel Road are becoming increasingly congested, especially during peak travel periods. This traffic congestion will only increase over future years, even if existing employment is protected, as Arun, in their emerging Local Plan have planned to build 600 more homes in Angmering.
- 8.18 Whilst Arun District Council do not have to seek to find developers to build new homes in Angmering, as a number are already queuing up for the opportunity to do so, despite over 700 new dwellings having been built in the last 10 years there has been very limited additional employment generated within Angmering over this period.
- 8.19 Therefore this policy is required to at least ensure that we have a chance of keeping existing business units/sites for business use, and, wherever possible, new businesses encouraged and established, within the Parish. Any new businesses proposed must demonstrate that its existence and operations will not adversely affect the community in either practical or amenity terms.

ER2: Local Employment

There will be a general presumption against the loss of locations that provide employment within the Parish, either as a result of proposals for a change of use or for the redevelopment of existing premises or sites of employment for non-employment use.

Proposals for change of use or redevelopment, which would result in the loss of employment use, will only be acceptable if they demonstrate the following:

- The premises or site is no longer required for employment use in terms of need or demand, by the premises or site having been marketed for a period of not less than one year for employment use and no occupier has been found. Full details relating to the marketing must accompany any proposal;
- That the alternative use proposed will be a positive contribution to the sustainability of Angmering.

9 TRAFFIC AND MOVEMENT

Objective	Policy Index
Ensure new development does not add to existing traffic problems in the village.	TM1: Local Highways
Improve footpaths and cycle-ways. Provide safe-routes to schools and reduce dependency on cars.	TM2: Cycling, Walking and Equestrian
Improve customer parking in the village and at the railway station.	TM3: Parking at Angmering Station TM4: Parking in the Village Centre

Objective: 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.

Traffic Management – New Developments

- 9.1 Traffic impact in rural villages can be significant. Certainly as those villages grow, the historic road system is increasingly put under pressure from the additional car-borne traffic. Angmering already has high levels of car ownership and so these pressures are generally expected to grow.
- 9.2 The existing roads network around and within the village is already congested. The community is concerned that the level of strategic growth proposed for Angmering is going to make the situation worse. Therefore, providing access to alternatives to the private car for local journeys is important, as emphasised by the section of the NPPF that seeks to promote sustainable transport.
- 9.3 The ADC Infrastructure Development Plan (IDP) - 2013, identifies dualling of the A259 Roundstone By-pass as “essential”, and that *“the modelling indicates that although not linked to a specific development site [in Arun] the level of service will drop significantly if the improvements are not provided within the Plan period.”*
- 9.4 It is therefore essential that any new development properly demonstrates the likely impact on the village road network and can also show how they will mitigate any negative effects. This not only applies to the existing road network but also to the new internal roads that will be created to support any development. It is often the case that these roads are not designed to reflect the levels of traffic and car parking that the new dwellings create.
- 9.5 Within new developments, for roads that are not main access routes, it is important that traffic speeds are reduced to 20mph. At these speeds it is proven that deaths and serious injuries from accidents are significantly reduced and these areas will be where cars and pedestrians come into

the most contact. It is important that road designs are carefully thought out to ensure that this 20mph zone can be self-enforced.

Local Highways

- 9.6 The existing roads network around and within the village is congested, and parking within the village centre can be difficult. This is a major issue with the Community as evidenced from the responses to the Public Questionnaire.
 - Narrow streets through the Conservation Area, are increasingly being used as a “rat run” to the A27 and A280 from development in the east of the Parish.
 - Current footways and footpaths are ineffective as ‘safe routes to school’ because of missing links including in the village centre encouraging parents to drive rather than allow children to walk to school.
 - The current ‘traffic calming’ measures result in high speeds between these features.
 - Parking on narrow and busy roads such as Arundel Road and elsewhere results in damage to parked cars, congestion and danger especially near the primary schools.
 - Additional pressure is put on village roads by through traffic, including HGVs, using Angmering as a short cut, adding to additional traffic generated by new development.
- 9.7 Analysis by ADC carried out in 2004 of recent new development in Angmering showed a high percentage of commuters, resulting in an average of 1.8 vehicles per household compared with 1.2 for Arun District and 1.3 for the rest of Angmering. This pattern of commuting and car ownership is expected to be repeated by any new development in Angmering.
- 9.8 The community has made it clear that road infrastructure provision has not kept pace with development in the past. Whilst new development cannot be expected to address these historic deficits in provision, they do generate a need for additional road infrastructure and services to support the increased population.
- 9.9 These impacts should be identified and delivered in line with the completion of each stage of the development, not as an afterthought by imposing large major development on an area to make-up for infrastructure shortfalls.
- 9.10 Development at Angmering will put additional pressure on the Roundstone Lane link to the A259. The A259 Route Improvement Study, as part of the Arun Transport Study for Strategic Development, undertaken by consultants WSP for WSCC, indicates that the Angmering Link Road would have benefits for traffic travelling to and from Angmering, which would be complementary to the A259 corridor improvements as it would provide an alternative point of access for local traffic. The link road scheme would also relieve the volume of traffic on the A259 between Roundstone Lane and the A280 roundabout.
- 9.11 The Parish Council will work with the Highways Agency, West Sussex County Council, and Arun District Council to address the key issues identified in the “Traffic & Movement” document created by the working group. This document will form part of Angmering Parish Council’s Community Action Plan, which is outlined in Chapter 12 of **the Plan**.

TM1: Local Highways

Proposals for new development shall demonstrate that adequate and satisfactory provision has been made to mitigate the impact of the traffic generated both during development and on completion.

- New developments which seek to provide an access road from Roundstone Lane onto the A280 by-pass to reduce through traffic in the Conservation Area will be considered favourably.
- Proposals for development that generate traffic are required to demonstrate that the level of traffic which has to travel through the village conservation area, is minimised through the provision, where possible, of improved vehicular and pedestrian access to key locations in the village, particularly the schools and the railway station.

Cycling Walking & Equestrian

- 9.12 Safe and convenient provision for cyclists, pedestrians and horse riders is an essential part of policies being pursued to reduce the use of the private motor car. New development will, where appropriate, be required to facilitate the opportunity for increased cycle use, walking and horse riding by providing, as an integral part of the development, safe cycle and footpath networks. In assessing the suitability of new routes, proposals should demonstrate that they will not prejudice the effective operation of existing uses, and capacity of existing routes is expanded to support additional residents generated by any new development.
- 9.13 This policy is intended to enhance the provision of safe multi-user routes for cyclists, pedestrians and horse riders, as well as providing safe and secure non-vehicular routes to all schools within the parish.
- 9.14 Inside **the Plan** area, most locations are relatively close to the main services in the village, including the core retail area, the primary schools, health services and leisure facilities. However, if it is not possible for people to easily and safely access these services and facilities, then they will invariably use a car.
- 9.15 It is important that the infrastructure which provides non-vehicular access to services and facilities is available and has sufficient capacity to cope with the needs of the population.
- 9.16 A threshold of 20 dwellings to provide new non-car networks is considered to represent a 'significant' number of new residents and school pupils. As a rough rule of thumb, approximately 5 (five) primary school pupils are created on any 20-dwelling residential scheme which has a mix of dwelling sizes. Equally, any 20-dwelling scheme will create a lot more new residents that should be easily able to access the network of local footpaths, cycle routes and, for developments outside of the village where appropriate, bridle-paths.
- 9.17 The Parish Council will work with Arun District Council and WSCC to ensure:
- Existing footpaths and bridleways are well maintained and signposted;
 - Bridleways for horse riders must be protected and extended. Such as the route along High Street from the junction with Roundstone Lane to the horse bridge over the A280;
 - New footpaths where created and officially designated will be supported.

TM2: Cycling Walking & Equestrian

Support will be given to proposals which increase or improve the network of cycle ways, footways and footpaths.

- Proposals which harm the following characteristics of public rights of way will be resisted:
 - Safety.
 - Directness.
 - Access and Connections.
 - Attractiveness.
 - Convenience.
 - Features such as trees and hedgerows.
- Proposals should seek, where possible, to create cycle paths so as to provide safe and effective routes across the Neighbourhood Area, and where possible join up with National Cycle Ways.

Developer or CIL contributions will be sought from all new developments to fund improvements to the existing cycle and footpath networks as well as supporting the provision of new connections, where these have been identified and can be delivered.

Safe Routes to School

- 9.18 Safe walking access to school, particularly the local primary schools, is an important issue for the community. A document describing these routes has been created as part of this Plan and will form part of Angmering Parish Council's Community Action Plan, which is outlined in Chapter 12 of **the Plan**.

Parking at Angmering Station

- 9.19 Angmering station currently serves a catchment area of 27,000+ people with a large number of vehicles arriving daily from neighbouring parishes.
- 9.20 The demand for parking is resulting in overflow parking clogging up adjoining roads such as Station Road and Downs Way on both a short and long term basis. This is an issue that has been raised by local residents.

TM3: Parking at Angmering Station

This Policy will:

- Support development of land identified adjacent to Angmering station to expand affordable parking in order to accommodate the predicted growth in commuters;
- Require that any additional parking must provide for an increase in the number of secure cycle parking facilities.

Parking in the Village Centre

- 9.21 It is increasingly difficult to park in the village centre due to a lack of sufficient parking spaces. Currently there are 17 spaces in The Square, made up of 8 x 1 hour parking restriction, 8x

unrestricted parking and 1 disabled bay. There are an additional 7 parking bays at the far end of the square that leads to Arundel Road.

- 9.22 The unrestricted bays are occupied for most days by local residents who have no parking facilities with their properties, and people that work in the village. On average, fewer than a dozen are available for shoppers, which is insufficient to cater for the 15 shops in The Square.
- 9.23 The provision of additional well-located cycle and short term car parking is a key issue for local businesses and parishioners alike. The uncertainty of finding a parking space in the village tends to make villagers drive to other locations to the detriment of the village shops.

TM4: Parking in the Village Centre

The provision within development applications for additional parking within the village retail area (as identified in Policy ER1) will be supported.

10 ENVIRONMENT AND HERITAGE

Objective	Policy Index
Protect the rural character of Angmering. Preserve Angmering's historical heritage.	EH1: Development in the Conservation Area EH2: Protect the setting of the South Downs National Park
Work with the relevant bodies to address flooding and drainage issues.	EH3: Flood Prevention

Objective: 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 conserved and enhanced for the education and enjoyment of all.

To ensure that the risk of flooding to any area is negligible.

Listed Buildings and Structures and Buildings of Special Character

- 10.1 Within the Angmering Parish boundaries are assets of historic interest, including the National Park and many buildings and structures of Grade II and Grade II* listed status some of which are over 400 years old. See Appendix B – “Listed Buildings and Structures”. Listed buildings are identified by the Secretary of State as being of “special architectural or historic interest” and as such are worthy of special protection.
- 10.2 Throughout the Parish there are also buildings which, while not listed, are of good quality, design and appearance; are important features in their own right; and which also contribute to the character and appearance of an area. They illustrate, and are reminders of, the historical development of an area and are worthy of retention wherever possible.
- 10.3 Saved Policy GEN22 (Buildings or Structures of Character) of the adopted Arun District Local Plan 2003 states:
“Planning permission will not be granted for development resulting in the loss of existing buildings and structures of interest and importance which are attractive in their own right or which contribute to the character and appearance of an area. Alterations, extensions or other development which would adversely affect the appearance or setting of such buildings or structures will not be permitted.”
- 10.4 Periodic reviews will take place between Angmering Parish Council and Arun District Council to review the designation of listed buildings and structures and buildings of special character, as well as the merits of extending the Conservation Area.
- 10.5 Many Listed Buildings and Structures as well as designated Buildings of Special Character; which are listed in Appendix C; are within Angmering's designated Conservation Area and make a

significant contribution towards the character, appearance, and attractiveness of Angmering. The Conservation Area ensures that these assets and the rural built form of the area is safeguarded and protected from development.

- 10.6 Angmering's strong historic character is the parish's most important asset. Historic character is concentrated in the Angmering Conservation Area.

EH1: Development in the Conservation Area

The Design and Access Statement and accompanying drawings for all development within or affecting the setting of the Conservation Area must provide sufficient detail for proposals to be properly understood and include:

- Drawings showing the proposals in relation to their surroundings will include a street elevation and sections across the street;
- For larger developments, including all proposals for new or replacement dwellings three-dimensional drawings from at least two viewpoints will be required;
- Rendered elevations, clearly indicating the proposed palette of materials;
- Details of how window openings relate to the elevation (i.e. are they flush or set back?).

In addition, within conservation areas trees are protected by law and should not be removed, pruned, lopped, topped or have their roots cut as part of any proposed development without prior Conservation Area consent from Arun District Council.

- 10.7 Common issues of design in an historic environment that can be better understood through the above drawings include:

- where the depth of a building means that a pitched roof is very tall or intrusive in bulk;
- where the shape of the building along a street frontage creates awkward three dimensional forms that cannot be seen on elevations;
- where the balance between solid and transparent elements on the elevations can disrupt the composition of the built form.

- 10.8 Ideally the design of new buildings should reflect the design principles of their time so that the richness of varied character continues and is extended into the future.

- 10.9 However, the quality of design must ensure that new buildings contribute positively to the historic character. Listed Buildings and their settings; and Conservation Areas and its setting, will be conserved and enhanced to reinforce the quality and character of Angmering.

- 10.10 Angmering's historic character is rich and varied, which reflects the incremental development of the area over time.

- 10.11 Where a traditional design approach is followed, then it must be correctly proportioned and detailed. The design approach must use historically correct materials so that it does not result in a debased version of an historic style, which would undermine the historic character.

Landscape & Environment

- 10.12 Within the boundaries of Angmering Parish there are many coppices and woodlands with footpaths, bridleways and by-ways. Together with the various landscapes and types of trees,

hedgerows, ponds, and wildlife that flourish in these areas, they contribute to the enjoyment and education of visitors.

- 10.13 **The Plan** will seek to protect and enhance the natural environment of Angmering, including open spaces, and ensure that natural resources are used prudently. The aim will be to ensure that Angmering remains an attractive, rural, environmentally healthy and sustainable place.
- 10.14 Conserving and enhancing the natural beauty and special character of the landscape of Angmering parish, including the setting of the South Downs National Park. Support will be given to the ambitions expressed in the Partnership Management Plan for the South Downs.
- 10.15 Conserving and enhancing local distinctiveness and sense of place as set out in the South Downs Integrated Landscape Assessment (SDILCA) and the WSCC Landscape Character Assessment.

Protect the Landscape setting of the South Downs National Park

- 10.16 The area of the Parish adjacent to the South Downs National Park makes a contribution to the setting of the Park and enjoyment of its special qualities.
- 10.17 The South Downs National Park Local Plan Options Consultation Document, paragraph 3.23 says:
*“Development in the wrong location can have a negative impact on the landscape and can result in the loss or reduction of character or local distinctiveness. The scale and location of some developments can also harm important views or landmarks and detract from the visual integrity, identity and scenic quality that are characteristic of the National Park. **These impacts can also extend to developments beyond the boundary of the National Park** that can affect its setting. The use of standard design solutions erodes local distinctiveness in urban and rural areas. Poor or inappropriate design can increase the sense of urbanisation in the countryside. Ineffectual landscape enhancement, or mitigation of certain developments, can also impact on the special qualities of landscape, such as the erosion of tranquillity or the impact on dark night skies by increased light pollution.” “The historic patterns of landscape” can also be harmed (Para 3.24).*
- 10.18 The approach to mitigation should be fully assessed in the Landscape and Visual impact assessment. Sensitive views are shown in Chapter 2: About Angmering - Figure 3.3.

EH2: Protect the Landscape setting of the South Downs National Park

New Development within land adjoining the SDNP, or that contributes to the setting of the Park, will be supported. It should not adversely affect the views into and out of the Park by virtue of its location or design.

Protection of Trees & Hedgerows (New Development)

- 10.19 Within **the Plan** area and surrounding countryside there are many coppices and woodlands together with footpaths, bridleways, and by-ways that ensure the enjoyment and education of visitors to view the various landscapes and types of trees, hedgerows, ponds, and wildlife that flourish within these areas.



Yew Tree 500+ yrs old - St Margaret's Church

10.20 Many of the trees within these areas are of considerable age. The oldest, a yew tree, being approx 5-600 years old. This and many others of age and type significance are protected with a Tree Preservation Order (TPO).

10.21 Trees and hedgerows perform a number of important roles as wildlife corridors, in supporting biodiversity, providing attractive shade/shelter and generally improving health and amenity¹⁰. In addition they play an important role both in the management of groundwater and in helping Angmering adapt to the future effects of Climate Change.

- 10.22 Many countryside hedgerows are deemed to be “important” and are protected by the Hedgerows Regulations 1997¹¹, based on their historical presence, connections to other hedges, low percentage gaps, mature standards and diversity of plant species.

Flood Prevention

- 10.23 All new development must be directed to the areas where the probability of flooding from all sources is the lowest. This is to ensure that new development is as safe from flooding as it can be and that it does not increase flood risk to others.
- 10.24 Arun District Council's Strategic Flood Risk Assessment (SFRA) has mapped the risks of flooding from rainfall runoff from the land and the risks of rising groundwater levels. (See Appendix A Maps A3 and A4.)
- 10.25 Evidence of recurring flooding in **the Plan** area can be found in Chapter 3: Angmering Today - Environment & Heritage – Flooding.

EH3: 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 and for these two criteria have been assigned the highest risk categories.

- Any new development must ensure that the prospect of flooding within the development boundaries is mitigated.
- Any new development must ensure that it does not increase the flooding impact it may have on surrounding properties and areas.
- Development at risk from flooding should incorporate a sustainable urban drainage system unless it is demonstrated that an alternative drainage system is appropriate.

Archaeology

- 10.26 The Parish of Angmering and its surroundings have roots dating back to the Mesolithic, Neolithic, Stone and Bronze Age periods. The Old Saxon name means ‘followers or dependents of Angenmaer’ and as such archaeological remains are likely to be found anywhere within the

¹⁰ DEFRA Hedgerow Survey Handbook March 2014

¹¹ Hedgerows Regulations 1997: Schedule 1- Part 1 provides a list of detailed criteria.

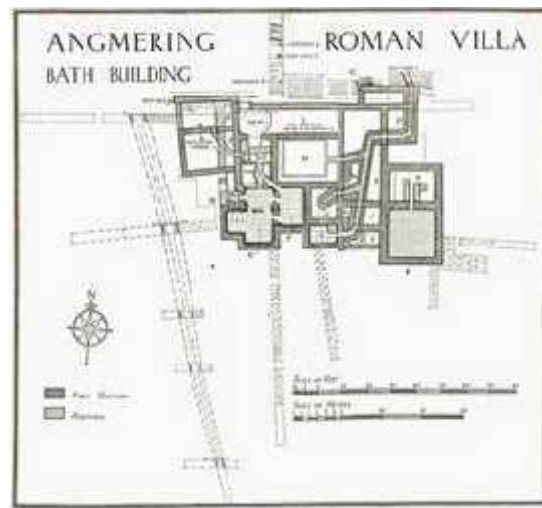
Parish. For this reason, new development must ensure we do not lose those hidden assets that once damaged or destroyed, cannot be replaced.

10.27 Excavations in Angmering where artefacts have been found include:

- St Nicholas Church.
- Fields north of Ham Manor Golf Club, adjacent to Black Ditch - Angmering Roman Villa.
- Highdown Hill - Roman Bath House, Saxon, Bronze Age.
- The Hill Fort and Flint Mines at Harrow Hill (this site was a subject of the "The Time Team" television programme).
- Nurseries west of Roundstone Lane as a result of the Bramley Green development : and
- The land where the A280 By-pass now runs.

10.28 Some artefacts that have been found are either preserved in the Littlehampton Museum or in individual residents' keeping. Such artefacts range from the Stone/Bronze Age through to the Roman and Saxon eras that were discovered during the excavation of the extensive Roman Villa to the west of the village, the Roman bathhouse to the east of the village and the excavations for the building of the A280 Angmering By-Pass / Bramley Green.

10.29 The following are examples of some of the Artefacts found within Angmering and currently held at Littlehampton Museum.



Some of the Artefacts found during the excavation of the Angmering Roman Villa (shown right).



Coins and smaller objects also found at the Roman Villa site in Angmering



An example of Quern Stones used in the milling industry, found along the Black Ditch.



The Cutting Edge:

Neolithic Era: About 4300 to about 2100 BC

Farming, permanent settlements, pottery-making and even large-scale flint-mining began in Sussex during the Neolithic period.

Much of the local Neolithic settlement seems to have been on the Downs. The coastal plain was probably fairly marshy, and may only have been used for hunting and fishing in the drier times of the year.

Many of the flint tools and weapons on display here were originally attached to wooden shafts or handles which have long since rotted away. Some of the hundred or so flint mine shafts at Harrow Hill, Angmering, north of Patching which were in use about 4900 years ago.

- 10.30 Work is also currently underway for the re-excavation of St Nicholas Church which is sited next to the Library in St Nicholas' Garden.
- 10.31 Many of these artefacts, (above) including those that post date the Saxon era would sit well in a Heritage Centre within Angmering. The Parish Council will explore the potential to achieve this through its Community Action Plan.

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Pictures on previous page (from top to bottom):

Current Chandlers site in village centre: Illustrative plan from Arun 2013 URS Visioning Study showing proposed Parish Housing site bottom left (adjoining Arun strategic Housing site east of Roundstone Lane); Derelict land north of Mayflower Way which is part of proposed site for Parish housing.

11 PARISH HOUSING ALLOCATION

- 11.1 This Chapter of the Neighbourhood Plan allocates land for residential development.
- 11.2 The approach taken in the Angmering Neighbourhood Plan (**the Plan**) is to identify housing allocations which achieve the objectives of **the Plan**, whilst also providing a clear spatial strategy for delivering the emerging Arun Local Plan housing requirement for the parish. The proposed allocations exceed the minimum requirement for 100 dwellings to be delivered in the parish between 2014 and 2029.
- 11.3 Although Angmering is referred to as the “largest inland parish”, nearly 60% of the parish is in the South Downs National Park, outside **the Plan** area. Other constraints such as green infrastructure corridors and Local Gaps are shown by the map in Chapter 3 Figure 3.8: Spatial Challenges and Constraints to Development.

Site Selection Criteria

- **Availability** – if the site is available for development;
 - **Suitability** – if, when assessed against policy restrictions (such as designations, protected areas, existing planning policy), physical problems (such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination), potential impacts (including effect upon landscape features and conservation) and environmental conditions (which would be experienced by prospective residents), it is a suitable location for development;
 - **Achievability** - if there is a reasonable prospect that housing will be developed on the site, in respect of a judgement about its economic viability.
- 11.4 In order to deliver the minimum 100 new homes required in **the Plan** period 2014 - 2029, **the Plan** allocates the following sites for housing development:
- Bramley Green South (Mayflower Way);
 - Field in Mayflower Way;
 - Village Centre site (Chandlers Garage relocation).

SITE ALLOCATION – BRAMLEY GREEN SOUTH (MAYFLOWER WAY)



Figure 11.1: Map showing Bramley Green South (Mayflower Way) site

- 11.5 The site comprises a derelict nursery, waste ground, scrubland and a disused cement works. The overall area covers approx. 5.37 hectares.
- 11.6 The area identified by **the Plan** as available to develop would be a total of approximately 3 hectares and will take up to 66 dwellings.
- 11.7 In addition an area of approximately. 0.31 hectares will be allocated for allotments.
- 11.8 The De Bellis Nursery site is approx. 1.65 hectares with provisional plans in the pipeline, which include affordable housing.
- 11.9 The former concrete works has been unusable since the Bramley Green estate expanded too close to the boundary, forcing closure of the business. Similarly to the De Bellis Nursery site, the owner has provisional plans ready, which include affordable housing.
- 11.10 Waste ground used as a building storage yard and has been out of use since the Bramley Green estate was completed. Currently the site contains several derelict buildings which are often the scene of anti-social behaviour.
- 11.11 There is a further waste/scrubland area consisting of 1.0 hectare, which, due to its overgrown nature, attracts unsociable activities and unmanaged bonfires.
- 11.12 The historic uses of the site have the potential to cause contamination. The area is located on a Principal Aquifer so is sensitive in terms of groundwater quality. It is important to ensure that groundwater quality is protected. Development of these sites may also present opportunities for land remediation.
- 11.13 Although partly extending outside the current 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. See Appendix A (Map A8 – SHLAA Appendix 7 Angmering Sites Assessment Map.(Site 101)).

HA1: Bramley Green South (Mayflower Way)

Development at the site must provide at least 66 dwellings; associated open space; allotments; and screening to protect the outlook and minimise noise and disturbance for occupiers. Where possible, the proposal should seek to provide a safe route to the centre of the village and local school.”

The risks from any potential contamination on these sites must be fully investigated in line with Environment Agency recommendations.

SITE ALLOCATION – FIELD IN MAYFLOWER WAY

- 11.14 The shortage of affordable housing in Angmering for local people is a result of high house prices driven up by demand from an influx of commuters, coupled with restricted scope for new house building in **the Plan** area.
- 11.15 Although this site 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.
- 11.16 The site already has access to public open spaces and the existing facilities on the Bramley Green estate, including playgrounds, the skate park and the footpath/cycle network.

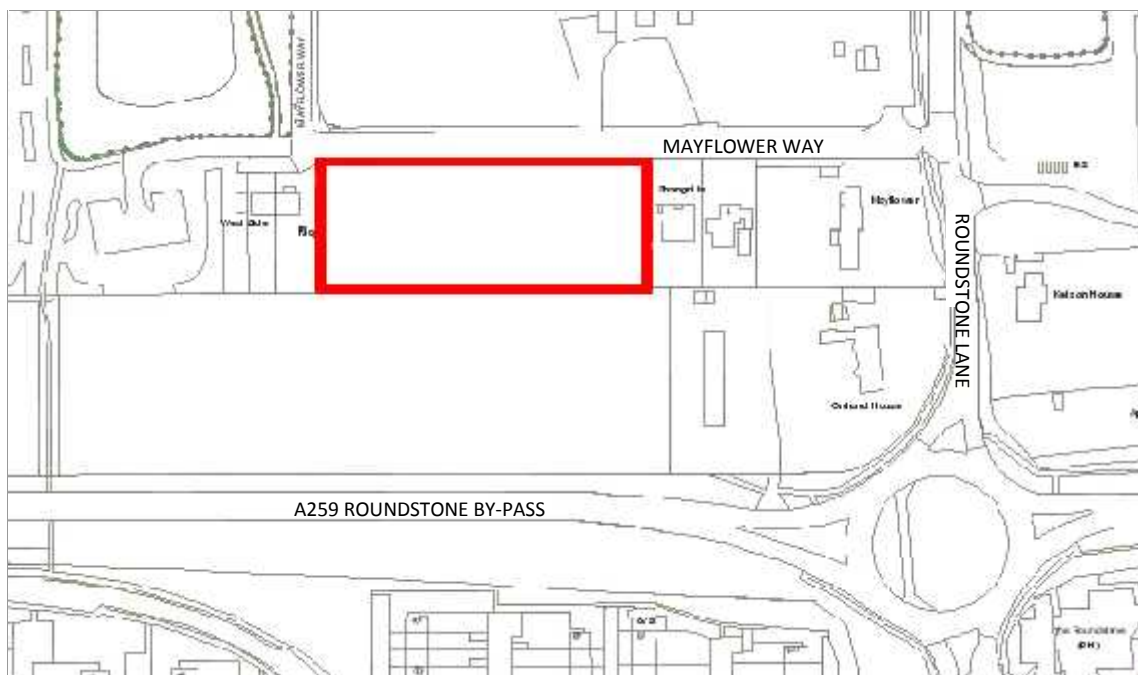


Figure 11.2: Map showing Field in Mayflower Way site

- 11.17 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.
- 11.18 The site is approximately 0.4 hectares, with dwellings at either end of the site and a protective bund restricting entry to foot passage only.

- 11.19 The site had been used by a children's football club for several years, until travellers broke down the fencing and moved onto the field. This became a regular occurrence. As a result, the football club were unable to use the field, despite major clear up operations by the Parish Council who engaged professional teams on each occasion to clear the field.

After the third occurrence the Parish Council took major steps to re-enforce the site against unwanted guests. This was done by installing a bund the length of the field and putting large boulders at the entrance.

- 11.20 To date it has appeared to have achieved its objective, but it has left the field unusable except for dog walkers. The maintenance is high, the bund is a continuous drain on public funds to maintain, with no benefit to the community, and the immediate neighbours constantly live under the threat of more unwelcome visitors arriving at any time.

- 11.21 This field is owned by the Parish Council and would make an ideal site for the development of small, affordable housing for the Parish needs as shown in the Housing needs survey.

HA2: Field in Mayflower Way

The site will provide at least 16 dwellings, including 2-3 bed affordable homes and associated green space.

The risks from any potential contamination on the site must be fully investigated in line with Environment Agency recommendations.

SITE ALLOCATION – CHANDLERS SITE

- 11.22 Chandlers is a BMW franchise located in the village centre. They are re-locating to a new larger purpose built site within the Parish, with a proposed increase in the number of jobs. Therefore there will be no loss of jobs through re-development of this site.

- 11.23 Some of the cars parked in Water Lane and along the High Street during the day belong to Chandlers' employees. Therefore the relocation of Chandlers is seen as having both the potential to solve the current problem of current on-street parking in the area, as well as the possibility of negotiating provision of short-term car parking in the village centre for shoppers as part of the re-development of the site.

- 11.24 The area currently used as a car park for their paint shop, which is situated off the High Street, could be an ideal position for additional off-road village centre parking, and would mean no change of use for that area.

- 11.25 The site totals 0.5 hectares and consists of the existing Chandlers BMW showrooms and body-shop as well as a dwelling known as Phares Courtledge.

- 11.26 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.

- 11.27 Due to its current use as a garage and a repairs workshop, development of this site has the potential to cause contamination. The site lies above the New Pit chalk formation and a Principal Aquifer. Any contamination may pose a risk to groundwater underlying the site. It is important to ensure that groundwater quality is protected.



Figure 11.3: Map showing Chandler's site

- 11.28 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.
- 11.29 In addition the site is also seen as having the potential to improve parking problems within the village centre, by providing additional parking. It may be that this could be done, for example, by way of reaching an agreed position with the Parish Council and ADC in reducing the percentage of affordable dwellings.

HA3: Chandler's Site

Over **the Plan** period the site will provide at least 20 dwellings.

- This site will be designed to reduce the risk of flash flooding to new and existing properties.
- Strong support will be given for the site to provide an additional dedicated pedestrian crossing to enable safe crossing of Water Lane and to link into the existing footpath network around Cumberland Avenue to provide the best possible 'safe route' access to the centre of the village and local schools.
- Support would also be given for the provision of additional short-term parking spaces for shoppers using the core retail area as part of the development.

The risks from any potential contamination on the site must be fully investigated in line with Environment Agency recommendations.

12 COMMUNITY ACTION PLAN

- 12.1 During the extensive survey work carried out to create this plan, it became apparent that some feedback comments from the community included issues or proposals that were not suitable to be included as policies in a Neighbourhood Plan as they did not relate to land use.

They cover:

- Facilities such as providing toilets in the village centre.
- Parking management in the village centre.
- Progression and monitoring of a list of identified traffic management issues throughout Angmering.
- The need for a strategy for improving safe routes to school.
- Monitoring health care provision in Angmering to ensure it is sufficient to meet local need both now and in the future.
- Monitoring provision of school places available for Angmering children to attend schools in Angmering.
- Monitoring air quality as a result of the loss to new development of existing clean air gaps between major roads as well as noise pollution.

- 12.2 Unfortunately, during the Plan Examination process, a number of issues originally included in the Plan were not deemed to be plan policies. They will be added to the above list for review by the Parish Council and included in any future Community Action Plan.

- Ensuring that the list of Local Green Spaces and Asserts of Community Value are agreed and recorded by ADC.
- Review the list of improvements to amenities and open spaces raised in the Angmering Neighbourhood Plan Survey.

- 12.3 The Parish Council will track and monitor progress against this list on a regular basis at the relevant committee meetings.

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Appendix B: Listed Buildings and Structures

Appendix C: Buildings of Special Character

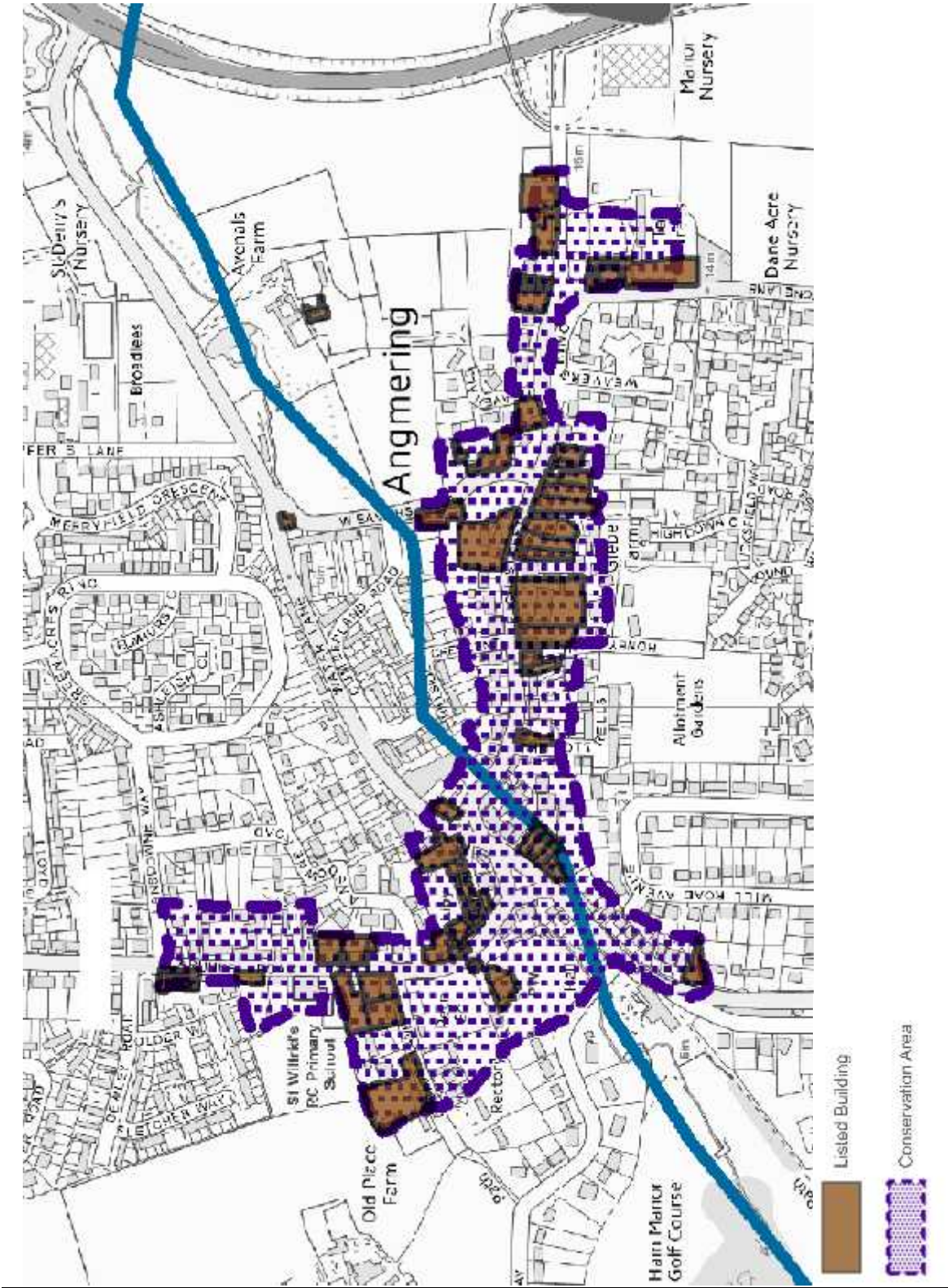
Appendix D: Assets of Community Value and Local Green Spaces

Appendix E: References

Appendix F Glossary of Terms

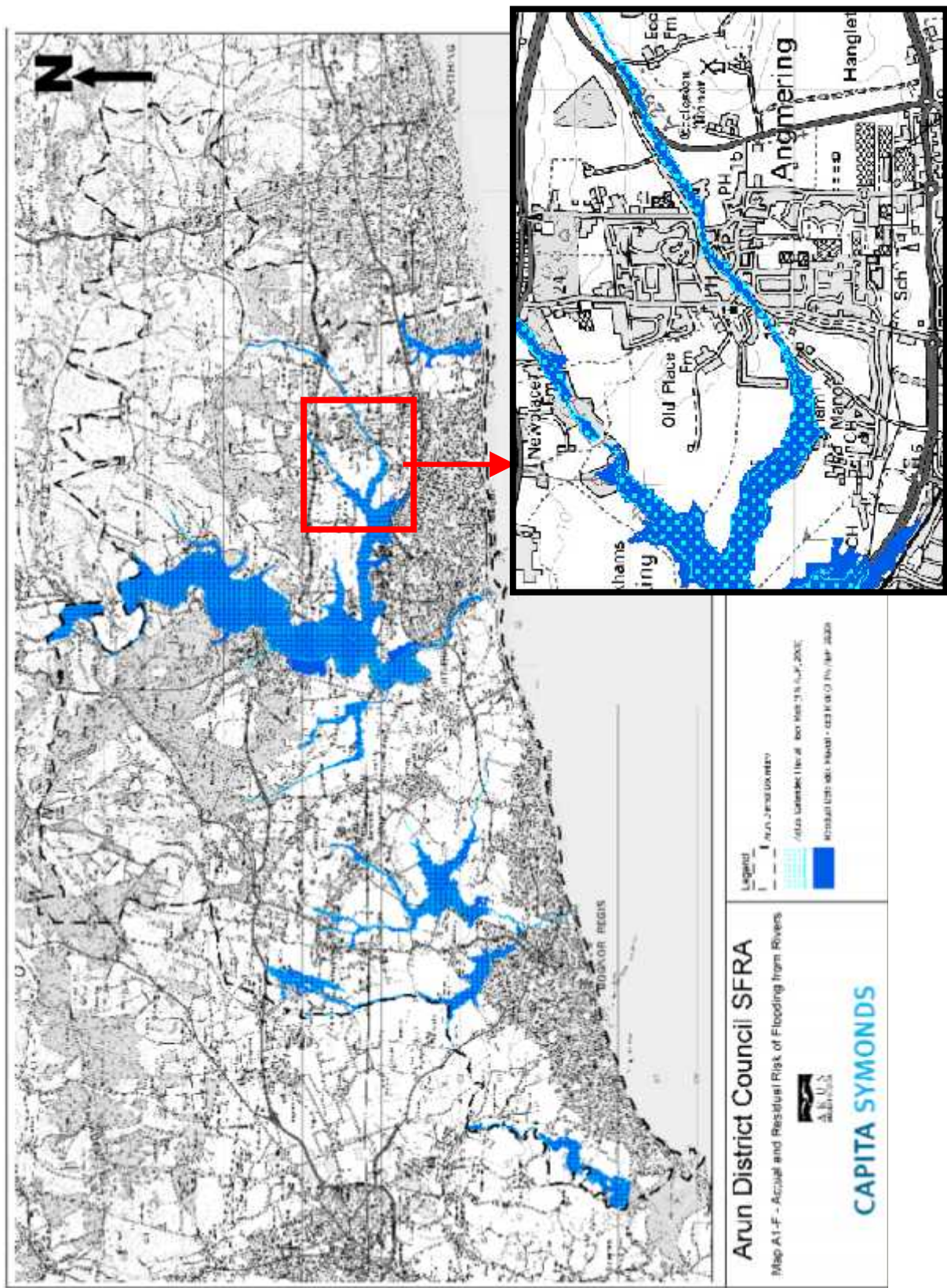
Appendix A: Maps

Map A1: Conservation Area



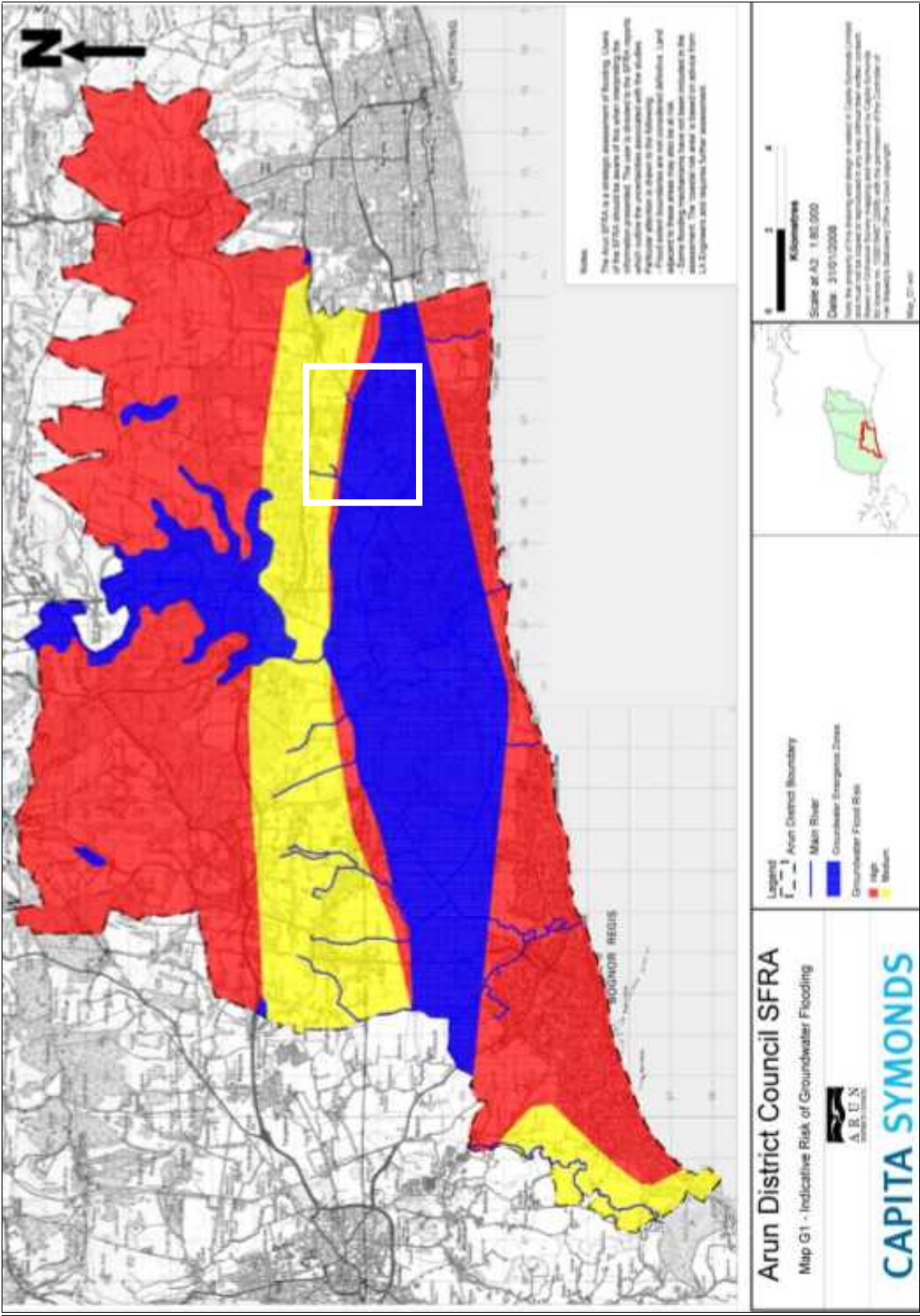
Appendix A: Maps

Map A3: Arun Strategic Flood Risk Assessment (SFRA) – from Rivers



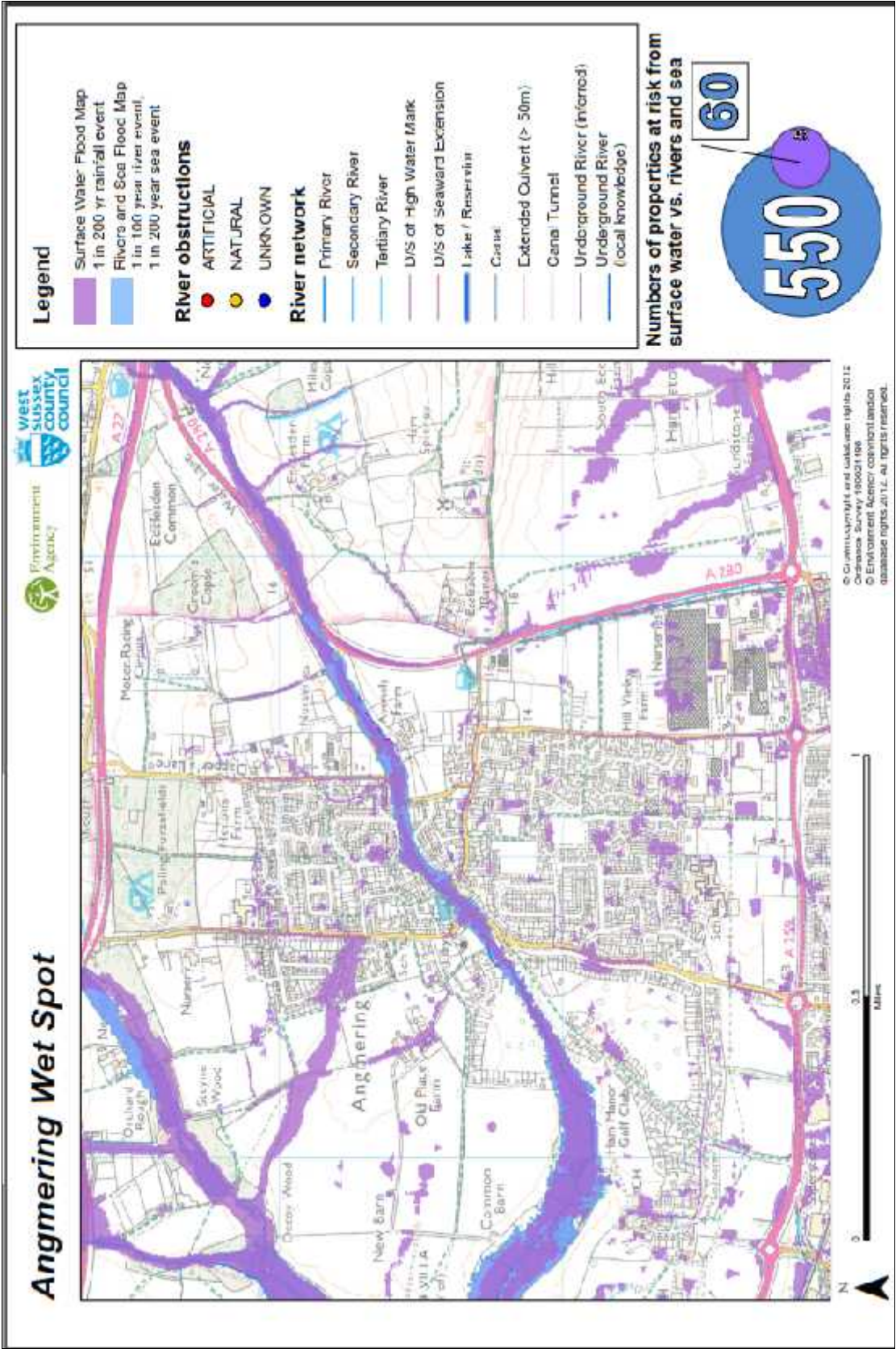
Appendix A: Maps

Map A4: Arun SFRA - Indicative Risk of Groundwater Flooding



Appendix A: Maps

Map A5: WSCC West Sussex Top 10 Wet Spots - Angmering



Appendix A: Maps

Map A7: Local Green Space

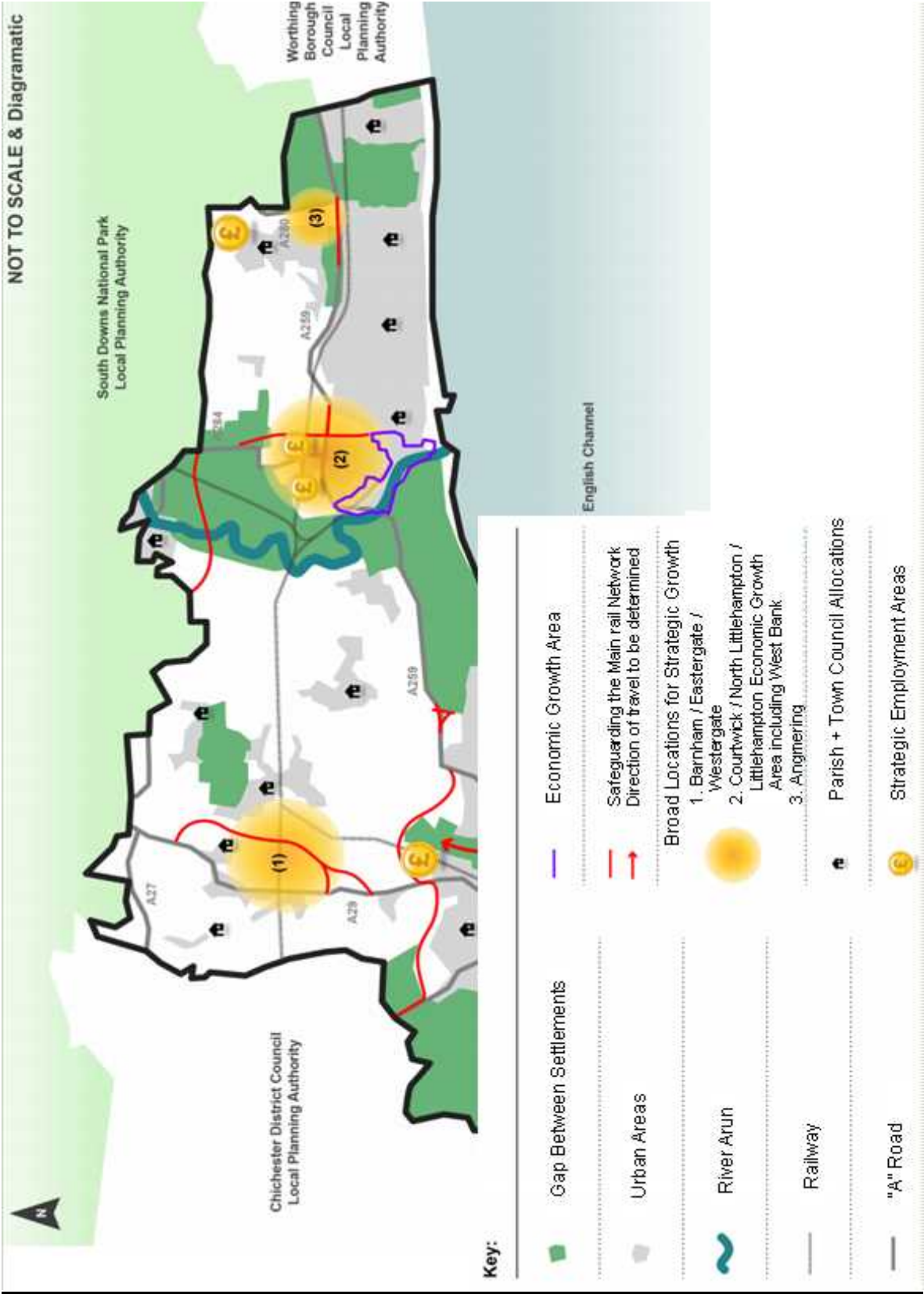


Key

- | | |
|---------------------------------|---|
| 1 Palmer Road Recreation Ground | 7 Fletchers Field |
| 2 Worthing Rugby Club | 8 Decoy Ponds and Woods |
| 3 Mayflower Park | 9 Ham Manor Golf Club |
| 4 Honey Lane Allotments | 10 St Margaret's Churchyard |
| 5 The Village Square | 11 Cow Lane and Ecclesdan Lane By-ways - marked in orange |
| 6 St Nicholas Gardens | |

Appendix A: Maps

Map A9: Arun draft “Key Map” showing Strategic Growth Locations



Appendix B: Listed Buildings

Arundel Road

Building	DESIGNATION	Reason for Listing / Architecture / Materials
Aberdeen House (Premises of Wood, Butcher)	GRADE: II ENGLISH HERITAGE ID: 297705	One building. C18. Two storeys. Four windows. Ground floor faced with roughcast, above arranged in imitation of timbering with plaster infilling. Tiled roof. Glazing bars intact. Stuccoed porch. The shop portion at the south end is marked "Established in the 17 th Century".
Angmering Forge	GRADE: II ENGLISH HERITAGE ID: 297707	C18. Faced with flints with red brick dressings and quoins. Half-hipped tiled roof.
Barn at Elmhurst to the North of the House	GRADE: II ENGLISH HERITAGE ID: 297699	Small C19 building. Faced with flints with red brick dressings, quoins and modillion eaves cornice. Half-hipped slate roof. Round-headed loft doorway in east front. Included for group value.
Barn to Upper Bargeham to the West of the Farmhouse	GRADE: II ENGLISH HERITAGE ID: 297713	C18. Faced with flints with red brick dressings and quoins, the upper portion weather-boarded. Hipper roof with pentice to east and west, the upper portion thatched, and the lower portion tiled.
Church Cottage	GRADE: II ENGLISH HERITAGE ID: 297695	Plain mid C19 cottage designed by S S Teulon. Two storeys. One window. Faced with flints with dressings and quoins or red brick and grey headers. Half-hipped tiled roof. Casement windows. Corbelled bay window on first floor. Included for group value
Church House	GRADE: II ENGLISH HERITAGE ID: 297704	C18. Two storeys. Three windows. Red brick and grey headers. Slate roof. Glazing bars missing. Doorway with pilasters, projecting cornice and rectangular fanlight
Decoy Cottage	GRADE: II ENGLISH HERITAGE ID: 297709	C17 or earlier timber-framed building with painted brick infilling. Tiled roof. Casement windows. Two storeys. Three windows. C19 gabled addition at south end of higher elevation in painted brick having two windows.
Elmhurst	GRADE: II ENGLISH HERITAGE ID: 297698	C18. Two storeys. Four windows. Faced with flints with red brick dressings, quoins, and stringcourse and modillion eaves cornice. Tiled roof. Glazing bars intact. Two later red brick bays added on both floors. Modern doorway.
Longback Cottages	GRADE: II ENGLISH HERITAGE ID: 297701	One building. Early C19. Two storeys. Seven windows. Faced with flints with brick dressings and quoins, all now painted. Tiled roof. Casement windows, those on first floor being dormers with scalloped gables.
Newplace Farmhouse	GRADE: II* ENGLISH HERITAGE ID: 297708	The only surviving portion of a large house built by Sir Thomas Palmer in the late C16 and early C17. Three storeys and attic in gable end. Five windows. Red brick. The lower fringe of the roof is of Horsham slabs the remainder tiled. In the centre is a

		projection with a doorway and window above. On each side of this are two tall blocked four-centred archways rising to the height of two storeys. On the second floor is an original window of two tiers of six lights with wooden mullions and transom and one tiny lancet window. Other windows modern casements. One modern buttress
Aberdeen House outbuilding or former stable	GRADE: II ENGLISH HERITAGE ID: 297706	Outbuilding or Former Stable adjoining the House on the South. C18. Two storeys. Three windows. Faced with flints with red brick dressings and quoins. Tiled roof. Fixed windows with glazing bars.
Pear Tree Cottage	GRADE: II ENGLISH HERITAGE ID: 297700	C18 or earlier. Two storeys. Three windows. Red brick and grey headers. Hipped thatched roof with one large modern "eyebrow". Casement windows
School House	GRADE: II ENGLISH HERITAGE ID: 297703	Early C19. L-shaped cottage. Two storeys. Three windows. Stuccoed, the west wing, which was probably part of Church House originally, red brick. Slate roof. Glazing bars intact. Included for group value.
The Old Cottage	GRADE: II ENGLISH HERITAGE ID: 297711	C18 or earlier. Two storeys. Two windows. Faced with flints with red brick dressings and quoins. Thatched roof. Casement windows.
The Public Library	GRADE: II ENGLISH HERITAGE ID: 297702	Originally the Older School, founded by Sir William Older in 1682 and rebuilt by W G K Gratwicke in 1853. Architect S S Teulon. L-shaped Gothic building. Faced with squared knapped flints with dressings, quoins and diaper pattern of red brick. Slate roof. Casement windows. The west wing, which was probably the Schoolmaster's houses originally, has two storeys and two windows facing west. Gable with the date 1853 in it and two pointed windows of two lights each. On the south front is a tower with a hipped roof and a bell-turret over. To the east is an L-shaped wing of one storey. Three windows facing south, and three facing west.
The Vestry Hall	GRADE: II ENGLISH HERITAGE ID: 297696	Mid C19. Designed by S S Teulon. Two storeys. One window. Faced with flints with red brick dressings and quoins. Crow-stepped gable end to north and south. Tiled roof. Window of 3 trefoil headed lights with pointed tympanum, tile-hung, over.
The Parish Church of St Margaret	GRADE: II* ENGLISH HERITAGE ID: 297694	Chancel, nave with aisles, south porch and west tower. The tower dates from 1507. The remainder was a C13 building, restored and largely rebuilt by S S Teulon in 1852-3.
Upper Bargeham	GRADE: II ENGLISH HERITAGE ID: 297712	This farmhouse is approached from the Arundel Road, though it stands on the Downs at the end of a drive nearly two miles long. The south end is a C17 or earlier timber-framed building, the north end an C18 or C19 addition. The whole is faced with flints with red brick dressings and quoins. Tiled roof. Casement windows. Nearly central projection, once the porch but now blocked from outside. Two storeys, five windows. Late C19 L-wing added to south east.

Waterton House	GRADE: II ENGLISH HERITAGE ID: 297697	Early C19. Two storeys. Two windows and one window-space. Stuccoed. Slate roof. Windows with Venetian shutters and glazing bars intact. Porch with round-headed doorway in fluted surround with semi-circular fanlight and door of six moulded panels.
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Church Road (Pooks Hill)

Location	DESIGNATION	Reason for Listing / Architecture / Materials
Blaber Cottage	GRADE: II ENGLISH HERITAGE ID: 297717	C17 or earlier timber-framed cottage refaced with cobbles and brick and dated 1649. Hipped tiled roof. Casement windows. Two storeys. Two windows
Conyers St Nicholas House	GRADE: II ENGLISH HERITAGE ID: 297716	L-shaped building with a C18 front, but the back wing (No 9) probably older. Two storeys. Five windows. Stuccoed. The front portion has a mansarded slate roof, the back portion a steeply-pitched hipped tiled roof. Glazing bars intact. Doorway with flat hood over and the date 1585 recently placed over it.
Jade Cottage Pook's Cottage St Margaret	GRADE: II ENGLISH HERITAGE ID: 297714	Range of C18 cottages. Two storeys. Six windows in all. Faced with flints, now painted. Tiled roofs. No 1 has brackets eaves and sash windows with glazing bars. Nos 2-5 have a modillion eaves cornice and casement windows.
Little Avenings	GRADE: II ENGLISH HERITAGE ID: 297715	C18. Two storeys. three windows. Painted brick. Tiled roof. Casement windows on first floor, sash windows below with glazing bars. Doorway with flat hood on brackets. The westernmost window-bay is a later addition of higher elevation.

High Street

Location	DESIGNATION	Reason for Listing / Architecture / Materials
Barn to the South East of the Pigeon House	GRADE: II ENGLISH HERITAGE ID: 297731	Restored C18 building faced with modern weather-boarding on flint base. Hipped thatched roof.
Bennington House	GRADE: II ENGLISH HERITAGE ID: 297725	Early C19 house, altered since. Two storeys. Three windows. Painted brick. Hipped tiled roof. Glazing bars missing. Two bays on ground floor. Later C19 doorway
Bow Cottage Salters	GRADE: II ENGLISH HERITAGE ID: 297722	One building. Early C19. Two storeys. Seven windows. Faced with flints with red brick dressings, quoins and modillion eaves cornice. Hipped tiled roof. Casement windows. First floor of north east angle corbelled out
Brocketts	GRADE: II ENGLISH HERITAGE ID: 297728	C17 or earlier timber-framed building with the timbering and plaster infilling visible in the east wall with a blocked original window, but refaced on the north side with tiles, now painted. Hipped tiled roof. Casement windows. Two storeys. Three windows
Chants	GRADE: II ENGLISH HERITAGE	L-shaped C17 or earlier timber-framed building with red brick infilling. Hipped tiled roof. Casement windows. Two storeys. Five windows. South east wing probably later

	ID: 297723	and faced with flints
Dovecote at Ecclesden Manor to the North West of the House	GRADE: II ENGLISH HERITAGE ID: 297738	C18 or earlier. Square building of red brick, grey headers, stone rubble and flints. Pyramidal tiled roof with opening for the birds at its apex, surmounted by another pyramid.
Ecclesden Manor	GRADE: II* ENGLISH HERITAGE ID: 297737	Built by John Forster in 1634. Two storeys and attic. Seven windows. Faced with flints and some red brick. Horsham slab roof, partly replaced with tiles. Casement windows with stone mullions. Central gable with kneelers and ball finials raised aloft on iron uprights resting on brick and stone piers. Round-headed doorway with pilasters and keystone over. Modern additions to north.
Garden House	GRADE: II ENGLISH HERITAGE ID: 297720	Early C19. Two storeys. Six windows. Faced with flints with red brick dressings, quoins, and stringcourse and modillion eaves cornice. Slate roof. Glazing bars intact. Doorway with rectangular fanlight and flat hood on brackets.
Ivy Cottage Thorpe Cottage	GRADE: II ENGLISH HERITAGE ID: 297719	One building. C18. Two storeys. Three windows each. Faced with flints with red brick dressings and quoins, Thorpe Cottage wholly painted. Tiled roof. Thorpe Cottage has sash windows with glazing bars and one bay on ground floor. Ivy Cottage has casement windows.
Littleworth Littleworth Cottage	GRADE: II ENGLISH HERITAGE ID: 297735	One building. Early C19. Two storeys. Four windows. Faced with flints with red brick dressings and quoins. New tiled roof. Casement windows.
Saddlers	GRADE: II ENGLISH HERITAGE ID: 297718	C18. Two storeys and attic. Three windows. One gable C19 dormer. Faced with flints with brick dressings, quoins and stringcourse, the whole painted. Tiled roof. Glazing bars missing. One C19 bay on ground floor. Doorway with flat hood on brackets at the head of three steps with iron handrail.
Syon House	GRADE: II ENGLISH HERITAGE ID: 297721	Originally the Rectory, is now, the Angmering Manor hotel. The north wing is an early C17 timber-framed building, altered in the C19. Two storeys. Five windows. Now faced with stucco. Tiled roof. The end window-bays project and are flanked by pilaster with gables over having scalloped bargeboards. Casement windows. The south wing was added about 1815 by the Rev. William Kinleside, who was Rector from 1775-1836. The ground floor is faced with rusticated weather-boarding, the first floor tile-hung and jettied in imitation of a timber-framed building. Hipped slate roof. Pointed Gothic windows, Venetian shutters on 1st floor.
Old Well Cottage	GRADE: II ENGLISH HERITAGE ID: 297724	C18 or earlier cottage, restored. Two storeys. Four windows. Faced with flints with red brick dressings and quoins. Hipped tiled roof. Casement windows. Two of the first floor windows are modern dormers.
Outbuilding, to the South East of the Pigeon House	GRADE: II ENGLISH HERITAGE ID: 297730	Formerly a stable. Small C18 building faced with flint with a tiled roof

Bay Tree Cottage Thatchers White House Cottage	GRADE: II ENGLISH HERITAGE ID: 297734	One building. C18 or earlier. Two storeys. Four windows. Painted brick. Hipped thatched roof. Casement windows.
The Old House	GRADE: II ENGLISH HERITAGE ID: 297726	C18. Two storeys. Three windows. Faced with flints with red brick dressings, quoins and stringcourse. Hipped tiled roof. Casement windows. Casement windows with solid wood end shutters.
The Pigeon House	GRADE: II ENGLISH HERITAGE ID: 297729	C17 or earlier timber-framed building, refaced with cobbles or flints with red brick dressings and quoins. Small gabled red brick projection in centre of east front. Tiled roof. Casement windows. Two storeys. Four windows.
The Spotted Cow Public House	GRADE: II ENGLISH HERITAGE ID: 297736	Early-mid C19. Two storeys. Three windows. Stuccoed, west wall flints and red brick. Eaves cornice. Hipped slate roof. Vertical glazing bars only intact. Painted brick porch with segmental-headed doorway
The White House	GRADE: II ENGLISH HERITAGE ID: 297733	Early C19, altered since. Two storeys. Four windows. Stuccoed. Slate roof. Glazing bars missing. Trellised wooden porch. Small bay on either side of it on ground floor. Large later bay on both floors at west end partly tile-hung.
Wayside Cottage	GRADE: II ENGLISH HERITAGE ID: 297732	Probably C17. Two storeys. Three windows. Faced with cobbles, the east front painted brick on ground floor and tile-hung above with a bellcast between. The hipped roof was probably once thatched but is now tiled, with one "eyebrow" on the east side. Casement windows.
Weavers	GRADE: II ENGLISH HERITAGE ID: 297727	Once two cottages. C18. Two storeys Two windows. Faced with flints with red brick dressings and quoins. Half-hipped tiled roof. Casement windows.

Rectory Lane

Location	DESIGNATION	Reason for Listing / Architecture / Materials
Church Farm House	GRADE: II ENGLISH HERITAGE ID: 297740	Three parallel ranges. C18. Two storeys. Three windows. East front faced with flints with dressings, quoins , stringcourse of red brick. South front cobbles. Tiled roof with three gable ends to the south. Glazing bars intact on 1 st floor only.
The White Cottage	GRADE: II ENGLISH HERITAGE ID: 297739	C18 or earlier. Two storeys and attic. Five windows. Three gabled dormers. Stuccoed. Steeply-pitched hipped tiled roof. Casement windows, with wooden shutters on first floor. Small wooden porch with tent-shaped canopy.

Roundstone Lane

Location	DESIGNATION	Reason for Listing / Architecture / Materials
Pound House	GRADE: II ENGLISH HERITAGE ID: 297741	C18. Two storeys. Five windows. Stuccoed. Tiled roof. Glazing bars intact. Stone porch.

The Square

Location	DESIGNATION	Reason for Listing / Architecture / Materials
Ann's Cottage Dolphin Cottage Elm Grove	GRADE: II ENGLISH HERITAGE ID: 297745	Formerly five cottages, now three. C18, Elm Grove dated 1734. Two storeys. Ten windows in all. Ann Cottage and Elm Grove faced with flints, painted. Tiled roof. Doorways with flat hoods over. Dolphin Cottage is faced with painted brick. Slate roof. Two bays on ground floor. Carriage archway to the west with two windows over. Glazing bars intact in all three cottages.
Byfleet House. Hazel Cottage	GRADE: II ENGLISH HERITAGE ID: 297744	Two cottages known as Nos 1 and 2 Byfleet Cottages. Pair of early C19 small houses. Two storeys. Four windows. Stuccoed. Stringcourse. Eaves cornice. Hipped slate roofs. Glazing bars intact. The End has a small bay with glazing bars intact on ground floor that was probably a shop window originally.
Eachways	GRADE: II ENGLISH HERITAGE ID: 297742	Early C19. Two storeys. Four windows. Faced with square knapped flints with long and short quoins and windows surrounds of white brick. Tiled roof. Glazing bars intact.
The Lamb Inn	GRADE: II ENGLISH HERITAGE ID: 297743	C18. Two storeys and attic. Four windows. Two dormers. Faced with roughcast. Modillion eaves cornice. Mansarded slate roof. Glazing bars intact. Doorway up four steps with iron handrail having rectangular fanlight and flat hood on brackets. Later L-wing to north west.
War Memorial	GRADE: II ENGLISH HERITAGE ID: 489560	War Memorial. Designed in 1919 by P M Johnson, architect and Sussex antiquarian and unveiled on 27th May 1920. Built of Portland stone. 20 feet high. Comprises a cross and shaft combined on tall chamfered stone plinth on which the names of the Fallen of both World Wars have been inscribed. The memorial stands on two octagonal steps.

Station Road

Location	DESIGNATION	Reason for Listing / Architecture / Materials
The Old Cottage The Old Mill House	GRADE: II ENGLISH HERITAGE ID: 297747	One building. C18. Two storeys. Six windows. Faced with flints with red brick dressings and quoins. Casement or horizontally sliding sash windows, some with latticed panes. The Old Mill House has a thatched roof, The Old Cottage a tiled roof

The Former Baptist Church	GRADE: II ENGLISH HERITAGE ID: 297746	Now used as a dwelling. Early C19 chapel faced with flints with red brick dressings and quoins. Slate roof. Pointed casement windows. The main body of the building is of one storey and two windows, with a porch having a steeply-pitched gabled roof. At the west end is a tower of four storeys and one window with a hipped slate roof. Later C19 ground floor addition to north west.
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Water Lane

Location	DESIGNATION	Reason for Listing / Architecture / Materials
Avenals Farmhouse	GRADE: II ENGLISH HERITAGE ID: 297748	Early C19. Two storeys. Three windows. Faced with cobbles with red brick dressings, quoins and modillion eaves cornice. Tiled roof. Casement windows. Stuccoed porch of solid type.
Ecclesden Farmhouse	GRADE: II ENGLISH HERITAGE ID: 297749	Dated 1637. Two parallel ranges. Two storeys. Two windows. Faced with flints with red brick dressings, quoins and stringcourse. Half-hipped tiled roof. Casement windows.

Weavers Hill

Location	LISTING	Reason for Listing / Architecture / Materials
Cressingham Cottage	GRADE: II ENGLISH HERITAGE ID: 297751	C18. Two storeys. Five windows. Faced with flints with red brick dressings and quoins. Hipped thatched roof with pentice to north and south. Casement windows
Barn or outbuilding to the South of Cressingham Cottage Wall linking it to the Cottage	GRADE: II ENGLISH HERITAGE ID: 1353864	When this building was first listed it comprised two Barns at right angles to each other with the Wall linking the south east Barn to the Cottage, but since then the north west Barn has been demolished except for the lowest portion of the wall in flints. The remaining barn is C18 and built of flints with a hipped thatched roof, but the western half of its north wall has been removed and replaced by three upright wooden posts. A flint wall with gate joins this Barn at its east end to the Cottage.
Malt Barn Cottage The Malt House	GRADE: II ENGLISH HERITAGE ID: 297750	Originally one house and the malt-house adjoining, but now converted into two dwellings. The south end (Malt Barn Cottage) was the actual malt house. Probably C17. Red brick. Stringcourse. Tiled roof. Casement windows. The north end (The Malt House) was originally, as now, a dwelling. Early C19. Stuccoed. Tiled roof. Sash windows, with some glazing bars intact. Two storeys and six windows in all
Weaver Cottage	GRADE: II ENGLISH HERITAGE ID: 297753	Dated 1724. Two storeys. Two windows. Faced with flints with red brick dressings and quoins, all painted. The hipped roof was probably thatched originally but is now tiled with two "eyebrows". Casement windows. Stone with the date 1724 and the initials "W.M.". Later wing to north west.

West Drive (Ham Manor)

Location	DESIGNATION	Reason for Listing / Architecture / Materials
Ham Manor Golf Clubhouse	GRADE: II ENGLISH HERITAGE ID: 297754	The original portion of the building is the east wing, which was built by William Kinleside Gratwicke in 1822. Two storeys. Five windows. Faced with Roman cement. Eaves cornice. Hipped slate roof. The end window-bays are flanked by pilasters. Glazing bars intact. The ground floor windows have moulded architrave surrounds with rectangular fanlights. The north front has a porch with the original service wing to the west of it. In 1929 the house was restored and enlarged and an addition in matching style was added to the south of the original service wing with a piece joining the two and making a half H-plan facing south. The interior dates from 1929
The Dower House	GRADE: II ENGLISH HERITAGE ID: 297755	Restored C17 or earlier timber-framed house, refaced with flints with red brick dressings, quoins and stringcourse and since modernised. Modern thatched roof with an added attic storey. Casement windows. Four-centred brick doorway. Two storeys and attic. Four windows. Two dormers as “eyebrows”.
The Gates of the Dower House	GRADE: II ENGLISH HERITAGE ID: 297756	C18. These must have been the gates of Ham Manor originally or were brought from elsewhere. Wrought iron double gates with cresting set in flanking portions slightly larger than piers but of lower height.

Appendix C: Buildings of Special Character

Policy GEN22 – “Planning permission will not be granted for development resulting in the loss of existing buildings and structures of interest and importance which are attractive in their own right or which contribute to the character and appearance of an area.”

The following are recognised as Buildings or Structures of Character, and were adopted on 28th September 2005, and included in a Supplementary Planning Document (SDP) which forms part of the Arun District Local Development Framework.

The SPD is non-statutory, but along with the Angmering Neighbourhood Plan will be a material consideration that Angmering Parish Council and Arun District Council will take into account when considering planning applications.

Arundel Road

St. Wilfrid’s R.C. Primary School

St. Wilfrid’s Presbytery

High Street.

Gothic House

Pillars to entrance drive to Eagle Cottage

Winchester House

Cottrell House

Mont Coline

Farthing Down

Chaplins

Marino

Somerset House

Vine Cottage

Rectory Lane

Grey Barn

Roundstone Lane

Flint Cottage

The Square

Butts Estate Agents

Angmering Framing and Stitches

The Corner House (Angmering Parish Council offices)

Bank Chambers (Including Mavericks hair dressers)

The Thatchway

Shardeloes

Crossriggs

Appendix D: Assets of Community Value and Local Green Spaces

ASSETS OF COMMUNITY VALUE

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

St. Margaret's Church Hall
St. Margaret's Vestry Hall (also known as "The Old Library")
Baptist Church – Station Road
Village Hall
Community Centre
Russet children's playground
Discovery children's playground
Pippin children's playground
Braeburn children's playground
Blenheim children's playground
The children's play area on Fletchers Field
Exercise Equipment on Mayflower Park
Skate Bowl on Mayflower Park
St. Margaret's School (Primary education)
St. Wilfred's School (Primary education)
The Angmering School (senior education)
ASRA Pavilion
Scout hut
Worthing Rugby Club building
The Lamb at Angmering
The Spotted Cow public house
The Angmering Club
Angmering Library
The Post Office
War Memorial

LOCAL GREEN SPACES

The Neighbourhood Plan designates the following locations listed in the Arun Green Infrastructure Plan- 2012 (Appendix 1: Green Infrastructure Assets in Arun) as Local Green Spaces:

Palmer Road Recreation Ground
Worthing Rugby Club
Mayflower Park
Honey Lane allotments
The Village Square

St Nicholas Gardens
Fletchers Field
Decoy Pond and Woods

In addition:

Ham Manor Golf Club
St Margaret's Churchyard
Cow lane and Ecclesden Lane By-ways
Footpaths and Bridle-ways throughout **the Plan** area

All the above locations meet the Definitions of Green Infrastructure listed in Appendix 3 of the Arun Green Infrastructure Plan - 2012

Proposals for any development on this land will be resisted.

Proposals that will enhance the viability and/or community value of the assets will be supported. Otherwise, proposals that result in either the loss of the asset or significant harm to the community value of an asset will be resisted, unless it can be clearly demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer financially viable.

This community action plan proposes land and buildings of an existing social purpose and value are considered by the local planning authority for designation as Assets of Community Value under the Community Right to Bid provisions of the Localism Act 2011. The community action plan does not, in itself, propose their designation as this is not within the scope of **the Plan**

The Parish Council is a qualifying body entitled to make such a proposal to the District Council and it is using **the Plan** as a timely and appropriate means of consulting local people on the proposals. The assets listed are all considered to meet the definition of the Act, i.e. that:

"a community asset is a local building or piece of land which the community considers to be of particular value to the local community. Each community is free to decide for itself what it values."

All the assets selected are considered to be buildings uses and open community areas of some considerable longstanding in the local community and with which local people have a strong affinity and rely on.

Irrespective of the future designation decision, the policy supports proposals that will continue the viable use of each asset but requires that proposals that will result in its loss to clearly demonstrate that all reasonable steps have been taken to retain its present use and its community value as a viable concern.

In addition, the inclusion of these sites on the local planning authority's register of Assets of Community Value will provide the Parish Council or other community organisations within the parish with an opportunity to bid to acquire on behalf of the local community, the asset, once placed on sale on the open market.

Appendix E: References

The following is the list of documents referenced in **the Plan**.

All background documents, as well as supporting evidence used in the production of **the Plan**, can be found on the Angmering Parish Website

<http://www.angmeringparishcouncil.gov.uk/main.cfm?type=NEIGHBOURHOODPLAN2>

- Angmering Density Survey (2013)
- Angmering Parish Council (AiRS) Angmering Housing Needs Survey (2013)
- Angmering Parish Council (AiRS) Angmering Neighbourhood Survey (2012)
- Angmering Village Life - History Centre on <http://www.angmeringvillage.co.uk/>
- Arun 2004 Bramley Green Residents' Survey
- Arun 2003 Local Plan – Saved Policies
- Arun Housing Needs Survey (2003)
- Arun Infrastructure Delivery Plan (2003)
- Arun Landscape Study (2006)
- Arun emerging Local Plan (2013-2028)
- Arun SHLAA (2012) Angmering related sections
- Arun SHLAA (2012) Appendix 7 – Angmering Sites Assessment Map
- Arun Soils & Agricultural Land Assessment (2013)
- Arun Strategic Flood Risk Assessment (2008)
- Coastal West Sussex SHMAA (2012)
- Code for Sustainable Homes
- Building Research Establishment Environmental Assessment Method (BREEAM)
- DEFRA Hedgerow Survey Handbook March 2014
- National Planning Policy Framework (NPPF)
- Hedgerows Regulations 1997: Schedule 1 (Lists criteria for “important hedgerows”)
- SDNP South Downs Integrated Landscape Character Assessment (2011)
- SDNP Local Plan Options Consultation Document
- SDNP South Downs Management Plan (2008)
- SDNP Partnership Management Plan (PMP) 2014-2029
- WSCC A259 Route Improvement Study (2013)
- WSCC [Dwellings] Completions by Parish, Neighbourhood, Ward 2013
- WSCC Landscape Character Assessment (2003)
- WSCC Landscape Land Management Guidelines SC11 – Urban Fringes
- WSCC Landscape Land Management Guidelines SC12 – Angmering Coastal
- WSCC Local Flood Risk Management Strategy
- WSCC Parking Standards SPD (Supplementary Planning Document)
- WSCC Ward Profile 2013 Angmering

Appendix F: Glossary of Terms

Subject	Explanation
Affordable Housing	Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Affordable housing does not include low cost market housing.
Brownfield Land	This is land that has been previously developed with some permanent structure existing on the site currently or previously.
Building or Structure of Character	A building or structure of character is one which, whilst not of the quality to be statutorily listed, is of good quality design and appearance that are important features in their own right. They contribute to the character and appearance of the area. In addition they illustrate, and are reminders of, the historical development of an area and are worthy of recognition.
Built-up Area Boundary (BUAB)	This is the boundary around areas that are defined in the Arun Local Plan as built up.
Conservation Area	An area designated by the Arun District Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. There are additional controls over demolition, minor developments and the felling of trees.
Consultation Statement	A Consultation Statement accompanying the Angmering Neighbourhood Plan is required by the Localism Act. The Consultation Plan must set out what consultation was undertaken and how this informed the Neighbourhood Plan.
Core Objective	An objective developed specifically for the Angmering Neighbourhood Plan through consultation with local people.
Design and Access Statement	A report accompanying and supporting a planning application. Required for many types of planning application – both full and outline – but there are some exemptions.. Design and access statements are documents that explain the design thinking behind a planning application.
Dwelling mix	The mix of different types of homes provided on a site. May typically include a range of types from, say, 2 bedroom houses up to larger 4 and 5 bedroom houses.
Emerging Arun Local Plan	The Local Plan is the principal development plan document and sets out the long term spatial vision for the Arun District. At the time the Angmering Neighbourhood Plan was drawn up, Arun's 2013 Local Plan was still in progress i.e. "emerging" had not been adopted
Evidence Base	The researched, documented, analysed and verified basis for preparing the Angmering Neighbourhood Plan. It consists of many documents produced over a period of years, many of which have been produced by Arun District Council as part of the process of developing its Core Strategy.
Examination	An independent review of the Neighbourhood Plan carried out in public by an Independent Examiner.
Flood Plain / Flood Risk Zones	Areas identified by the Environment Agency, marking areas as high (zone 3), low to medium (zone 2), or little or no risk (zone 1).

	Explanation
Greenfield	Greenfield land is land that has never been built on or where the remains of any structure or activity have blended into the landscape over time. Greenfield land should not be confused with green belt land. Green belt is a term for land around cities and large built-up areas left permanently open or where there is a presumption against development
Wildlife Corridors	Green spaces that provide avenues for wildlife movement, often along streams, rivers, hedgerows or other natural features. They connect green spaces together, and often provide pleasant walks for the public away from main roads.
Green Infrastructure Corridors	The network of accessible, multi-functional green and open spaces.
Gross density	The number of dwellings per hectare when the calculation of the site area includes the entire site area.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the Local Planning Authority (including local Listing).
Independent Examiner	Anyone with appropriate qualifications and skills who meet certain requirements set out in the Localism Act. This could be a planning consultant or other planning professional, an employee of another local authority or a planning inspector.
Infrastructure	All the ancillary works and services which are necessary to support human activities, including roads, sewers, schools, hospitals The facilities and services needed for a place to function. This includes roads and utilities as well as school places, GP surgeries, libraries, provision to promote health and wellbeing and many other facilities.
Intermediate Affordable Housing	Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.
Lifetime Homes	The Lifetime Homes standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life.
Listed buildings	A Listed Building is one that has been identified by the Secretary of State as being of "special architectural or historic interest". As such it is worthy of special protection. The listing process is not restricted to buildings. It can include any structure of interest, for example bridges, walls, telephone kiosks and even gravestones. Listed Buildings are graded according to their relative importance. Grade I buildings are of outstanding architectural or historic interest and are of national importance. Only a small percentage falls into this category. Grade II listed buildings are of special interest and the majority fall into this group. This grade has a sub-group, known as grade II*, which is given to buildings that have some extra merit. For example, an outstanding interior. Despite this grading it should be noted that the statutory controls are the same to all grades of listed buildings.
The Localism Act	An Act of Parliament that became law in April 2012. The Act introduces a new right for local people to draw up 'Neighbourhood Development Plans' for their local area.
Open Market housing	Housing for sale or for rent where prices are set in the open market.
National Planning Policy Framework (NPPF)	The National Planning Policy Framework was published by the government in March 2012. It sets out the Government's planning policies for England and how these are expected to be applied.

Subject	Explanation
Neighbourhood Plan	The full title in the Localism Act is 'Neighbourhood Development Plan' but this is commonly shortened to 'Neighbourhood Plan'. It is a plan document for defined area subject to examination in public and approval by referendum. It will be used on approval in the determination of applications.
Net density	The number of dwellings per hectare when the calculation of the site area excludes features such as open spaces for the benefit of the wider community, significant landscape buffers and major access roads.
Plan Period	The period for which the Angmering Neighbourhood Plan will set policy for Angmering. This will be from adoption of the Plan (anticipated in early 2015) until 2029. The lifetime of the Plan may be extended beyond 2027 by agreement between Angmering Parish Council and Arun District Council.
Public Open Space	Open space that is open to the public and is normally owned and managed by a public organisation such as Angmering Parish Council or Arun District Council.
Referendum	A general vote by the electorate on a single political question that has been referred to them for a direct decision. In the case of the Angmering Neighbourhood Plan, the referendum will decide whether or not to adopt the Plan.
Spatial	Relates to physical land use including landscape environment, urban development and transport links,
Strategic Housing Land Availability Assessment (SHLAA)	The SHLAA is a key component of the evidence base to support the delivery of the Arun Local Plan. The report aims to identify a sufficient supply of land for housing to meet the District's housing need.
Strategic Housing Market Assessment (SHMA)	A report considering the different types of housing required in response to predicted population change
Sustainable development	Development that meets the social, economic and environmental needs or the present without compromising the ability of future generations to meet their own needs.
Strategic Environmental Assessment (SEA)	Assessments made compulsory by a European Directive (the SEA Directive). The purpose is to appraise the social, environmental and economic effects of the strategies and policies in the Local Development Documents from the outset of the Plan preparation process to ensure that decisions are made that accord with sustainable development. To be implemented in planning through Sustainability Appraisal of Development Plan Documents and Neighbourhood Plans where required. The Angmering Neighbourhood Plan was not required to produce a SEA document.
Sustainable Urban Drainage Systems (SUDS)	A drainage system that controls the rate and quantity of run-off of surface water from developments. It replaces the conventional practice of routing run-off through a pipe to a watercourse, which can cause problems with flooding. SUDS minimises run-off by putting surface water back into the ground on site through measures such as permeable paving, underground infiltration blankets and drainage swales (similar to traditional ditches). Where surface water must still be take off-site (because, for example, the site is underlain by clay that reduces the permeability of the ground), features to slow down the rate of run-off are used – these may include ponds or underground storage tanks to store water, and oversized pipes.
Angmering Parish Council (APC)	Angmering Parish Council is the parish authority for Angmering. The Parish Council is a service provider for the Angmering community, an influencer and conduit for local views, working effectively and efficiently in partnership with other organisations.
Use Classes	The Parish and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. For example, A1 is shops and B2 is general industrial.
Working Group	A group of people representing the Parish Council, the community and businesses that informed the early work on the Angmering Neighbourhood Plan.