

Aldingbourne Neighbourhood Development Plan Consultation Statement

May 2016



1. Introduction

- 1.1** This consultation statement has been prepared to meet the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Aldingbourne Neighbourhood Development Plan.
- 1.2** The legal basis of the Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:
1. Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 2. Explain how they were consulted;
 3. Summarise the main issues and concerns raised by the persons consulted; and
 4. Describe how those issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan

2. Background

The Aldingbourne Neighbourhood Development Plan (ANDP), being led by the Parish Council, started back in July 2011. The Parish Council wanted the local community to have a say in all aspects of the future of their area, but most importantly wanted local people to decide where new housing should be located and the conditions under which it should be built.

A Steering Group was formed consisting of Councillors and members of the public. In October 2011 an initial questionnaire was distributed to all households to gain an insight into the needs of the community and attitudes to housing development and location. In February 2013 a call for volunteers was made and the Parish Council agreed to employ an outside Consultant to help the Steering Group write the policies for the ANDP. The Steering Group had regular meetings with the Consultant and reviewed emerging policies coming through from other Neighbourhood Plans across the country and in the district. They used a number of methods to communicate with and engage with the residents of the parish. These included posters, the parish web set and Twitter feed.

In 2013 two community events and consultation were undertaken which provided residents with details of the responses to the previous survey (see Evidence Base - Display Boards) and asked their views on a range of issues relating to traffic, housing and community facilities.

In November 2013 a Housing Needs study was carried out which showed:

- 99.6% of respondents currently have their main home in the parish.
- 52.2% of respondents currently own their own home without a mortgage.
- 67.7% of respondents currently live in a house.
- The most common size of residence currently occupied by respondents has 3 bedrooms (42.8%).
- 1.8% of respondents identified that their current home required adaptations in order
- for them to remain living in it.

- Of respondents completing the question: 77.8% currently live in the village.
- 58.0% of respondents would support an affordable housing development for local people if there were a proven need.
- 25.6% of respondents would support the development of other housing within the parish. The most commonly supported forms of such housing would be semi-detached housing with 2/3 bedrooms.
- 10.8% of respondents knew of a household that would need to leave the parish in pursuit of affordable housing.
- 13.0% of respondents knew of a household that would need to leave the parish in pursuit of open-market housing.
- There are 27 households in housing need who have a local connection and who cannot afford to either purchase or rent on the open market.

Full Housing Needs Survey results in the Evidence Base.

In October 2013 a Business Survey was undertaken see Evidence Base.
Community Voluntary Groups Survey was undertaken see Evidence Base.

On the 24th June 2014 following extensive debate a Housing Sites Assessment was completed which identified possible sites for housing and provided reasons for excluding sites (see Evidence Base - SHLAA sites analysis).

In September 2014 a further residents survey was undertaken backed up by open events on the 11th and 13th September. The survey was undertaken by individually addressed survey forms being posted to every property with a postage paid return envelope. The survey proposed three possible sites for development. The survey attracted a 25% response rate.

Overview of results: (full set on the web site)

Environment and Heritage

Parks and Open Spaces and the surrounding countryside are considered the most important features with village feel and conservation and heritage the second most important.

24% of respondents have had their garden flooded; 38.42% have had their road or lane flooded; 10.66% have had the sewers backed up with 8.57% having the inspection covers lifted.

Strong support for maintaining the gaps between settlements, protecting the countryside and having no large scale development.

Employment and Enterprise

Support for employment for local people in local shops and businesses but not support for increased land for business use. However around 35% of respondents use the local shops either monthly or only occasionally and 23% never eat in the local pubs and restaurants. 50% of those who responded are retired and those who work mostly do so in the six villages area or Chichester.

Getting Around

A lot of comments were made about the need to reduce speeding and improve parking. 74% want the Lion War Memorial left in its current location. Strong support for maintaining and extending footpaths and cycle ways and improving road safety, with 61.81% supporting stronger enforcement of the speed limit.

Leisure and Community

73.45% support local school places for local children with more than 50% supporting improved play facilities and activities for young people.
52.42% support planning for an ageing population.
Support for allotments and community orchards.
62.43% support improved healthcare provision.
Most attend The Croft Practice
34.03% were very satisfied with their doctors surgery; 46.07% were satisfied and 19.90% were not satisfied. Waiting times for appointments was complained about the most.
86.81% were able to get their child into the school of their choice.

Housing

There was general agreement to small scale energy efficient development to meet local housing needs provided that it does not cause more flooding and drainage issues and design standards reinforce the character of the village.
32.01% opted for Option A - land west of Fontwell Avenue for up to 30 homes
29.75% opted for Option B - land south west of Woodgate Crossing for up to 30 homes
37.11% opted for Option C - land south west of Woodgate Crossing for up to 30 homes with start up business units
1.13% were happy with all the options

On the basis of the survey results a Plan was prepared proposing that the land to the south west of the railway be used for up to 30 homes and start up business units.

On the 14th November 2014 an Environmental Assessment Opinion request was submitted to ADC. The response is at Appendix 1.

The first full draft of the ANDP was published on the 28th November 2014 for public consultation.

On the 2nd December 2014 Aldingbourne Parish Council resolved to accept the draft ANDP as Council policy.

In March 2015, 349 houses were allowed on Appeal which provided 11 times the parish allocation. Therefore no further site allocation was needed. Despite this residents still voted to continue with the allocation of land for housing provided that the homes were made available in the first instance to residents of the Parish.

In October 2015 the Plan was failed at Independent Examination. The Examiner felt unable to support the proposal to restrict housing to those within the Parish first and felt that the Plan did not meet the Basic Conditions. If the Plan had been allowed without the restriction it would most likely have failed at Referendum as residents felt very strongly that as they were 'doing their bit' by proposing additional housing, the LPA should meet them on this point.

The Parish Council agreed that they would re-present a new Plan with no housing land allocations and with no employment land allocation.

On the 2nd February 2016 a new draft plan was put out for consultation. It was publicised on the parish web site and via social media.

On the 1st March 2016 a presentation about the revised Plan was given to the PC and to members of the public.

On the 15th April 2016 Arun DC confirmed that a SEA was not required.

A summary of the responses to the Reg14 consultation can be found in the Evidence Base.

The Plan was amended in light of comments received and a new version presented at the Annual Parish Meeting in May 2016. The amended Plan was approved by the Parish Council, under delegated powers on the 17th May 2016.

The Plan was publicised on the Parish web site.

