



Aldingbourne : State of the Parish Report 2014

Prepared by the Aldingbourne Neighbourhood
Plan Steering Group

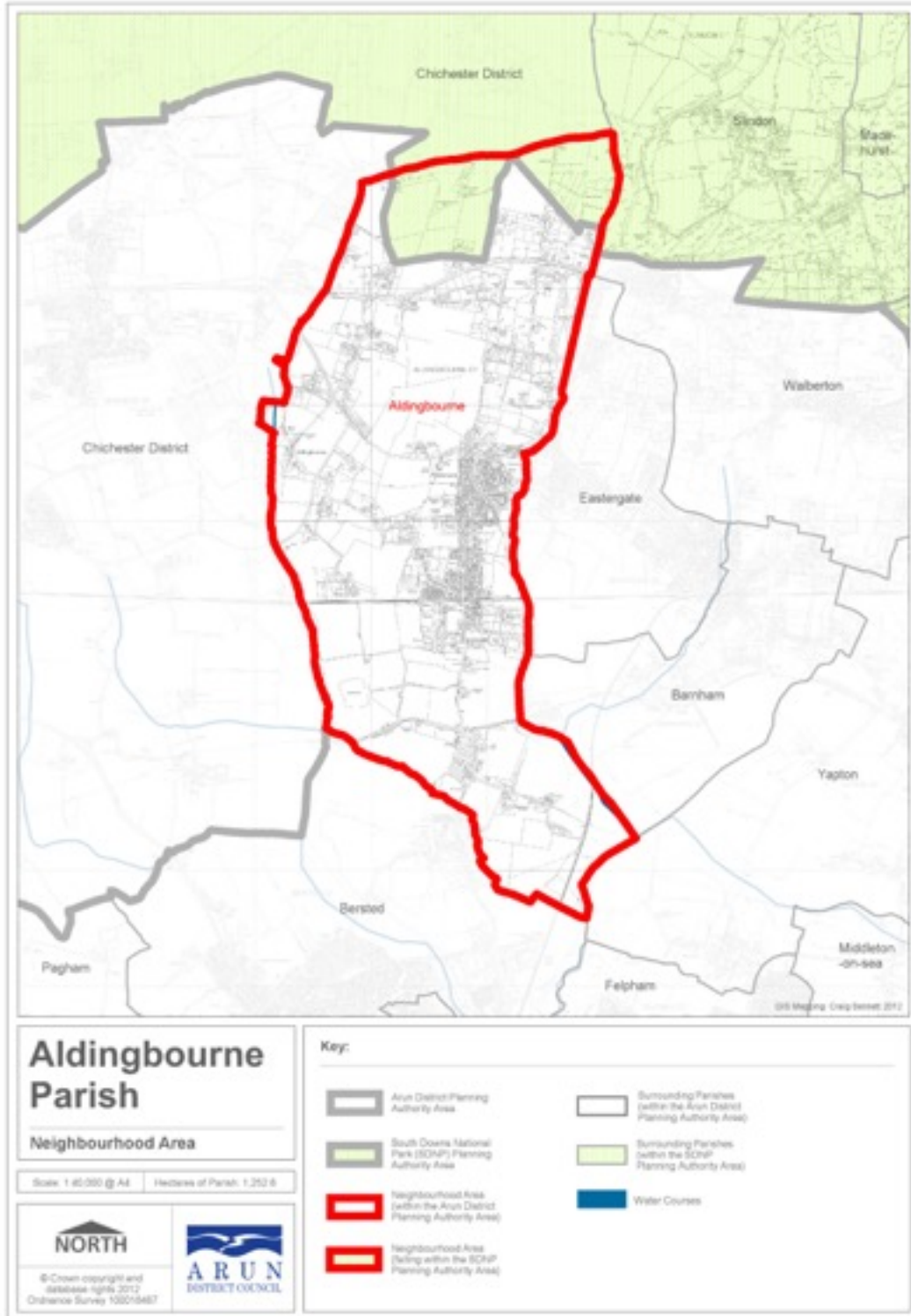
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(All available upon our web site at aldingbourne.arun.gov.uk/NP or upon request)

Map of the Plan area





Introduction

This Statement has been prepared by Aldingbourne Parish Council (“the Parish Council”) to accompany its submission to the local planning authority, Arun District Council (ADC), of the Aldingbourne Neighbourhood Development Plan (“the Neighbourhood Plan”) under Regulations 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).

The Neighbourhood Plan is being prepared by the Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of the Parish of Aldingbourne, as designated by the Local Plan Sub-Committee of Arun District Council on 29 November 2012 (see Plan A).

The purpose of this report is to summarise the evidence base and the context within which the ALNDP is being prepared. It identifies the sustainability issues within the parish and sets out a framework within which the economic, social and environmental issues in the ALNDP will be used to determine the plan’s detailed policies and proposals.

1. About Aldingbourne

Aldingbourne Parish covers 1,252 hectares comprising mainly of high quality arable farmland and pasture. Most of the population is centred in Westergate, astride the A29 which runs north/south through the parish. Other smaller settlements include Norton, Woodgate, Lidsey and Aldingbourne itself, as well as individual and small clusters of dwellings scattered across the rural area.

The Parish ranges from the southern tip of the South Downs National Park in the north to the edge of Shripney in the south and bordering Tangmere Parish to the west and Eastergate Parish in the east.

Today Westergate is largely occupied by people who work outside of the parish. The remainder of the parish however, still retains much of its historic roots and rural character which contributes to the overall countryside setting of the parish.

History of the Parish of Aldingbourne

The name derives from 'Alding' (old) or Eda's (a Saxon chieftan) with 'burne' or 'bourne' meaning a stream or small river.

In Roman times the settlement was based around an area close to the Aldingbourne Rife on the western boundary. Evidence for this centred around the discovery, in 1942, of a large deposit of oyster shells, which were a staple food of the time.

Later, in early Norman times (11th c), a fortified tower was built on a mound by the Aldingbourne Rife for the security of the adjacent Bishop of Chichester's summer palace (Tote Copse). St Mary's, the parish church (since 1086) is close by and it was here that the settlement grew initially.

The Black plague of 1348 forced the population to move eastward to the next rife, hence creating the new settlement of Westergate next to Eastergate.

This happened again during the plague of the 17th century with small farms and crofts beginning to appear in linear form following the rife southwards towards Lidsey. Hook Lane was the meandering cattle track joining the two settlements, with ponds for watering en route and various footpaths also connected Westergate with the parish Church.

Over centuries this rife was dammed to create ponds to serve the numerous, small dairy farms along the main street, starting at Nyton and ending at Woodgate. These ponds disappeared and the Rife was piped underground to allow the village to expand.

Aldingbourne is one of the oldest sites of Christianity in Sussex. Its Norman church of St Mary stands on the foundations of a monastery built here in the 7th century AD soon after St Wilfred's conversion of the South Saxon tribes." (from 'Sussex Place Names', Judith Glover.)

Selected Parish Statistics

Population 3,820 with over 1,500 households.
18.5% of the population is aged between 0-15 years old.
60.1% of the population is of working age.
21.4% of the population is aged over 65.

The levels of inward and outward migration (by age) indicates that older people (aged 65+) and young families are attracted into the area. There is however a net outward migration of people aged 15-24 moving out of the area. This is not unexpected as younger people transition to further education.

8% of working age residents claim DWP benefits
17.4% claim pension credit
10% have a limiting long term illness
3.6% claim disability living allowance

73.6% are economically active
15.5% are self employed
6.2% work from home

Retail is the largest employment sector (18%)

36.1% of dwellings are detached
29.7% are semi-detached
13.5% are terraced
13.5% are caravans or other temporary accommodation

7.5% of people travel more than 40km to work
8.1% travel less than 2km to work

Average time to nearest hospital by public transport = 48mins
Average time to nearest supermarket by public transport = 8mins
Road distance from a GP = 1.9km

Source: Rural community profile for Aldingbourne (Parish)
Action with Communities in Rural England (ACRE) Rural evidence project, July 2013.

Environment and Heritage

The majority of land use within the parish is arable farmland and is some of the most productive in the District, classified as either Grade 1 or 2 agricultural land. This is interspersed with smaller parcels of temporary and permanent pasture on the fringes of settlement and in the north-east part of the parish in the vicinity of Fontwell Racecourse.

In the past many small holdings and nurseries existed, mostly in close proximity to Westergate and although a few still remain as businesses, most are either disused, in decline or have been redeveloped for housing.

Landscape Character Areas

Landscape character plays an important part in understanding the relationship between people and place. Identifying recognisable and distinct patterns in the

landscape which make one area different from another can assist in the assessment of the likely significance of effects of change resulting from development and the value of landscape, both visual and amenity terms.

The Arun Landscape Study (2006) identifies landscape types and areas at an appropriate scale to understand the localised variation in character with the objective of providing the framework for the assessment of sensitivity, value and capacity.

The Landscape Study, whilst providing a good overview and proving useful in the assessment of potential housing sites, lacks in-depth information relating to the historic landscape character and key features such as chalk streams.

In relation to this study a medium, low or negligible rating for landscape capacity indicates that development would have a significant and detrimental effect on the character of the landscape as a whole and, or, on the setting to existing settlement or outstanding assets within the District. A rating of Medium/High or High/Medium identifies a landscape character area with the capacity for limited development, in some areas, having regard for the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas. No areas were identified as having a High or very high capacity for development.

It is noted that the Arun Landscape Study does not include land within the parish boundary to the north of the A27. Following a site assessment it is considered that LCA15 shall include land to the north of the A27 and to the west of Britten's Lane; and that LCA16 shall include land to the north of the A27 to the east of Britten's Lane

Character Areas

LCA 11 Lidsey Coastal Plain

Rural arable landscape, some ecological and heritage value provides separation between Shripney and Westergate.

- Area of predominantly open arable farmland situated above low lying rife landscape to south and east.
- Long views north towards distant, downs from eastern edge/ there are glimpses of Barnham, but very limited awareness of Westergate / Eastergate.
- Views south towards urban edge of Bognor Regis.
- Active landfill site west of Lidsey Road has a localised influence on character.
- Substantial mobile home site east of Lidsey Road.
- Groups of vernacular buildings (including barn conversions) together with modern agricultural buildings.

Landscape Sensitivity

- Some ecological value, but open quarry to west. Hedgerows.
- Minor contribution to setting of Shripney and Westergate.
- Generally on higher ground adjacent to flood plain, largely detached from settlement.
- Largely rural context little intervisibility with settlement.
- Provides separation between Shripney and Westergate.
- Sensitivity to change: SUBSTANTIAL.

Landscape Value

- Listed buildings, partially in flood zone
- Moderate scenic beauty
- Landscape Value: SLIGHT

Landscape Capacity - LOW

LCA 12 Park Farm Upper Coastal Plain

- Almost entirely arable fields of varying size.
- Area broken up by railway and road
- Fields to the north of the railway partly enclosed
- Entirely surrounds Park Farm

Landscape Sensitivity

- Well contained with mature tree belts and hedgerows to north. Ecological value.
- Minor contribution to setting of Westergate. Surrounds Park Farm.
- On upper coastal plain adjacent to flood plain not adjacent to settlement.
- Visible from Aldingbourne, surrounded by rural character areas.
- Assists separation between Aldingbourne and Westergate.
- Sensitivity to change: SUBSTANTIAL

Landscape Value

- Partially in floodplain, surrounds Conservation Area, listed building setting
- Remote setting in south
- Landscape Value: MODERATE

Landscape Capacity - LOW

LCA 13 Westergate Western Fringe

Patchwork of urban edge land uses, contained by boundary vegetation, on upper coastal plain adjacent to existing settlement.

- Patchwork of horticulture (glasshouses / nurseries), Christmas tree plantation, paddocks, mobile home development and playing fields forming a transition between the built up area and arable farmland to the west.
- Linear residential development along Hook Lane.
- Vegetation includes native hedges and trees, together with cypress shelter belts

Landscape Sensitivity

- Boundary vegetation well developed.
- Not distinctive. Mixed urban fringe uses.
- Generally on upper coastal plain adjacent to settlement.
- Strong green edge, visually separate and makes transition between village and farmland.
- Contribution to separation between Westergate-Aldingbourne; contains settlement of Westergate.
- Sensitivity to change: MODERATE

Landscape Value

- Listed building setting
- Limited scenic beauty
- Landscape Value: SLIGHT

Landscape Capacity –MEDIUM/HIGH

LCA 14 Westergate Eastern Fringe

Mixed urban edge uses adjacent to settlement but on valley side and open to wider landscape, part of separation between Westergate/Barnham.

- Patchwork of horticulture (glasshouses / nurseries) paddocks, mobile home sites and pasture forming a transition between the built up area and arable farmland to the east.

- Land falls steadily to east, towards stream valley, giving western edge an elevated feel.
- Long views north across coastal plain towards chalk downs.
- Paddock fields sub-divided with white tape fencing.

Landscape Sensitivity

Some ecological interest. Boundary vegetation less intact.

- Not distinctive. Mixed urban fringe uses.
- Includes valley and flood plain adjacent to settlement.
- Visible from farmland to east. Noticeable urban influence.
- Westergate-Eastergate gap, Westergate–Barnham perceived gap.
- Sensitivity to change: SUBSTANTIAL

Landscape Value

- Abuts Conservation Area, listed building setting
- Limited scenic beauty
- Landscape Value: SLIGHT

Landscape Capacity – LOW/MEDIUM

LCA 15 Norton Upper Coastal Plain

Enclosed rural landscape unrelated to settlement with heritage value.

- Rural arable landscape, relatively large scale field pattern, typically with trees at sky line.
- Gently undulating landform, draining to streams and occasional drainage ditches.
- Narrow lanes with grass verges, and no road markings
- Nuclear hamlets (Aldingbourne and Norton) with vernacular buildings and church tower, together with linear development south of Norton

Landscape Sensitivity

- Ditch and hedge network, some pasture, ecological interest.
- Aldingbourne and Norton retain ‘traditional’ setting, and avoided post-war sub-urbanisation.
- Largely on upper coastal plain, largely unrelated to main settlement. Flood plain adjacent to Norton.
- Settlement influence limited. Lonely rural area.
- Contribution to separation between Aldingbourne, Norton, Westergate.
- Sensitivity to change: SUBSTANTIAL

Landscape Value

- Conservation Area, listed building setting, historic parkland, partially in flood zone,
- Remains of medieval castle
- Moderate scenic beauty
- Landscape Value: MODERATE

Landscape Capacity - LOW

LCA 16 Fontwell Eastergate Mosaic

Small scale landscape, area contains ancient woodland, ecological and heritage interest and Fontwell racecourse. Provides separation between Westergate and Barnham.

- Small scale patchwork of paddocks, pasture, horticulture (inc glasshouses and remnant orchards) and small holdings associated with linear, post war, low density development.
- Woodland at north-west corner, both well established and newly planted (associated with estates of large houses).

Landscape Sensitivity

- Copses to west, some ancient woodland and hedge structure.
- Westergate / Eastergate / Fontwell mosaic not distinctive.
- Situated on upper coastal plain, low density mosaic notably different to Eastergate settlement pattern.
- Mixed north-west woodland contributes to wider rural landscape.
- It provides separation between Fontwell-Barnham, Fontwell-Eastergate/Westergate.
- Sensitivity to change: MODERATE

Landscape Value

- Proximity to SDNP, SNCI, ancient wood, setting to Conservation Area and listed building setting.
- SDNP to the north Fontwell Racecourse.
- Very limited scenic beauty.
- Landscape Value: MODERATE

Landscape Capacity - MEDIUM

LCA 18 Ryebank Rife

Rural rife landscape in floodplain, some ecological interest.

- Medium to large scale, mostly arable fields.
- Substantial vegetation along boundaries (mostly ditches meandering rifes) break up views
- Relatively remote, rural, intact landscape
- Straddles railway line to the east

Landscape Sensitivity

- Reasonably intact hedgerow structure and with moderate ecological value.
- Distant from settlement. Does not significantly contribute to a settlement setting.
- Off coastal plateau. All flood plain.
- Rural but visible from some settlements.
- Moderate contribution to wider separation Flansham-Bilsham.
- Sensitivity to change: SUBSTANTIAL

Landscape Value

- RSR, PSI, flood zone
- Remote, moderate scenic beauty
- Landscape Value: SLIGHT

Landscape Capacity – LOW/MEDIUM

Evaluation

The Arun Landscape Study (2006) provides a useful background to establish a value to the local landscape, its sensitivity to potential change and capacity for development.

The study identifies that land to the west of Westergate has a LOW capacity for development due to the largely open and rural character comprised of arable fields and farmland. The study makes a distinction between higher ground occupying the Norton Upper Coastal Plain (LCA 15) and Park Farm Upper Coastal Plain (LCA 12) which separates the settlements of Norton and Aldingbourne from Westergate with the more low lying areas of the Lidsey Coastal Plan (LCA 11) and Ryebank Rife (LCA 18) which are more remote and largely detached from local settlements.

It is considered that LCA 15 and LCA 12 make a significant positive contribution to the local character of Aldingbourne Parish, in particular by establishing a rural setting to the settlements of Norton and Aldingbourne and maintaining visual and physical separation from Westergate. The western edge of Westergate is well defined by a mature tree belt meaning that the settlement is largely hidden from view when approached from the west. In addition much of the farmland area is classified as Grade 1 or 2 agricultural land and plays an important part in local food production.

The study identifies that land to the east and north of Westergate (LCA 14 and 16) have a LOW/MEDIUM or MEDIUM capacity for limited development in some areas. It is considered that the local landscape in the vicinity of Level Mere Lane and Denmans Lane is particularly distinctive due to increased mature tree and woodland cover.

The study identifies that land on the western fringe of Westergate (LCA 13) has a MEDIUM/HIGH capacity for limited development in some areas. It is considered that whilst the patchwork of urban edge land uses to the south are less defined, the character of Hook Lane is important to the local historic context of the parish.

Geology

The Parish lies in the Chichester syncline. The Geology consists of London Clay overlain by a complex and variable series of superficial deposits, including alluvium, brickearth, head gravels and raised beach deposits.

In the area between Aldingbourne and the Downs lie raised beach formations of shingle and sand, representing former coastlines, for example Norton and Slindon raised beaches. They roughly follow a line above the A27 and are estimated to be 500,000 years old.

The springs which flow into the rifes have their source in these beaches, as water from the deep chalk aquifers flows southwards towards the coast. These superficial deposits form a minor aquifer superficially isolated from the chalk which gives rise to a number of spring lines across the Parish and historically a number of ponds, though some of the latter have been lost through infilling. (Ref Sussex Wildlife Trust)

Much of the silty-loam gravel bearing soils on the lower plain have areas of water-bearing shifting sand strata. These areas are characterised by high winter ground water levels and evidence of this is seen in Hook Lane, Church Road and Oving Road where surface flooding is persistent throughout the winter.

South of the railway, there is a unique stratum of plasticene London clay, underlying the loam topsoil, which stretches to the Rife bank.

Habitats

Woodland

There are two Ancient Semi Natural Woodlands within the Parish at Hungerdown and Norton Lane along with a number of secondary woodlands and shaws. These are important landscape features and wildlife areas.

Hedgerows

There are many kilometres of old hedgerow surviving within the parish which retain valuable mature trees along with a mix of shrub and herbs species. These linear sites provide a valuable landscape feature and a refuge for a range of plant and animal species as well as acting as important wildlife corridors.

Grasslands \ Road Verges

There are a significant number of grasslands within the parish. One significant track of herb rich grassland remains on Fontwell race track which has been locally designated a Site of Nature Conservation Importance. This reveals the type of grassland habitat once more widespread throughout the Parish, which might potentially be recreated in part through an appropriate reconstruction/management programme of other sites in the Parish.

The majority of the remaining surviving grasslands are horse grassed paddocks for which a more complete survey is required to establish their overall botanical / conservation interest. While it is anticipated that there is a spectrum of wildlife interest among these their principle conservation interest, however, is in their collective area. This area, together with the surviving hedgerows and streams, provides an important refuge for a range of plants and animals together with feeding sites for bird and bat species (e.g. Pipistrelle Bat).

The South of the parish retains coastal flood plain grasslands which form part of a wider complex of wet grassland.

Wetlands

The flat low lying nature of the parish and the presence of a spring line gives rise to a number of streams, ponds and man made ditches which criss-cross the landscape. They reflect the pattern of an older landscape with streams forming a natural drainage pattern running south and merging with floodplain and grazing marshes to the South of the Parish, which form part of a larger network.

Chalk Streams

A number of seasonal streams, classified by Sussex Wildlife Trust as Chalk Streams, flow through the Parish and form part of an important natural drainage pattern. These streams are classified as Chalk streams, being fed by underground, seasonal springs flowing from the chalk and generally having 'winterbourne' stretches which run dry in late spring / summer. There are a considerable number of these streams within the Parish. Despite a degree of modification they are still of considerable conservation interest. Chalk streams are a priority habitat under the UK Biodiversity Action Plan uncommon even in the UK and rare on an international scale.

The quality of the water from chalk fed springs is critical to their long term conservation and management. Development that affects the water table or that impacts on the quality or quantity within these streams including runoff and disposal of waste water needs to be very carefully considered.

The natural drainage pattern of the parish is augmented by field drains and ditches. These have not been surveyed but will contribute to the network of wetlands, including the coastal flood plain grasslands.

Notable species

The parish contains evidence of a range of species such as crested newts, bats, kingfishers and water vole.

(See Sussex Biodiversity Record Centre Report Sept 2013 attached.)

Tree Preservation Orders

There are 15 Tree Preservation Orders within the parish however most of the trees have been removed to make way for development. (See map of TPO's <http://aldingbourne.arun.gov.uk/main.cfm?type=TREEPRESERVATIONOR>)

Ancient Trees

There are a number of ancient trees throughout the Parish associated with old hedgerows. Two areas of designated Ancient Woodland can be found in the north of the parish. (See Evidence Base).

Non-Designated Sites

Much of our biodiversity occurs on sites which are not subject to legal protection under national and EU law. These include hedgerows, watercourses and associated riparian (riverbank) zones. A network of protected areas and ecological corridors available to support the movement of species and to sustain habitats, ecological processes and functions is necessary to maintain biodiversity. Article 10 of the Habitats Directive requires EU member states in their land-use planning and development policies to encourage the management of features which constitute such ecological networks and which are of major importance for wild fauna and flora. Such features are those which, by virtue of their linear and continuous structure (such as rivers with their banks or the traditional systems for marking field boundaries) or their function as stepping stones (such as ponds or small woods), are essential for the migration, dispersal and genetic exchange of wild species. It is important that the preservation and enhancement of biodiversity is considered as part of the design of proposed development schemes from the outset.

Flood Risk and Drainage

Aldingbourne Parish is located within the Arun coastal plan characterised by a flat, low lying and undulating landscape crossed by a network of drainage ditches which feed into the Aldingbourne Rife and Lidsey Rife. The Aldingbourne Rife bounds the western part of the parish boundary to the north of Aldingbourne continuing south to the former route of the Chichester and Arun canal where it continues southward to the west of Shripney.

The Lidsey Rife in part defines the eastern boundary of the parish from Church Lane on the boundary with Eastergate, southward to Lidsey Waste Water Treatment Works (WWTW) where it is joined by the Barnham Rife, before continuing southward toward Bersted.

The topography within Aldingbourne Parish reflects the low lying coastal plain of the surrounding landscape rising at its southern tip from an elevation of 1m AOD in the vicinity of Sack Lane to a maximum of 42m AOD at Little Heath located within the northern part of the parish within the SDNP. Westergate itself lies at an elevation of approximately 11-12m AOD between Nyton Road and the Woodgate railway crossing. To the south of Woodgate the land falls to an elevation of between 3-7m AOD characterised by low lying farmland and network of drainage ditches.

A large proportion of the parish is located within the Lidsey wastewater catchment area as identified on the plan overleaf. The Lidsey wastewater catchment includes flows from Barnham, Woodgate, Norton, Westergate, Eastergate, Walberton, Fontwell, Yapton, Blisham, Ford, Climping, Flansham, east Middleton-On-Sea and Elmer. Flow originating from these areas discharge to Lidsey WWTW via a combination of pumped and gravity flow.

It is acknowledged by WSCC, ADC, EA and SWS that, communities within the catchment area of Lidsey WWTW, including those within Aldingbourne Parish and the surrounding area have a long standing history in experiencing problems with both surface water flooding and foul water flooding of roads and property which has in turn led to the pollution of adjacent watercourses.

It is acknowledged that the Lidsey catchment is adversely affected following periods of prolonged rainfall due to deficiencies in the public and private sewer network and land drainage systems. The Barnham and Eastergate/Westergate trunk sewers, transferring flow to the Lidsey WWTW are extensively overloaded in wet weather causing flooding and pollution problems. The overloading of the sewer system is considered to be caused mainly through ground water infiltration and inundation within the catchment.

The resultant effects of these deficiencies within the public and private sewer network and the inability to cope with peak rainfall events are clearly recorded in the recent flooding events of June 2012 and December 2012 and the winter of 2014. In particular the flood events of June 2012 were of such magnitude as to attract media attention at a national level and the 2014 events caused wide spread disruption to traffic and damage to homes and businesses.

In addition to peak rainfall events, the following issues are considered to contribute to flood risk within Aldingbourne Parish.

- o Overland flow from the local watercourses entering the foul water system causing it to become overloaded during peak events.
- o Infiltration/inundation of surface water and groundwater into the foul water system through structural deficiencies in the water infrastructure pipe work.
- o Run-off from impermeable hard surfaces (roof and hard standing) that are not connected to positive public surface water drainage. These elements may drain to soakaways, local watercourse or may in some cases be connected via lateral and direct connections to the foul water system.
- o High groundwater levels in the area due to the low lying nature of the surrounding landscape.
- o Poor land drainage and maintenance of field ditches.

Inevitably, there are serious concerns within the Parish about the impacts of flooding, and drainage both in respect of current properties at risk but also the impact from future development within the parish which is not sustainable.

Character & Heritage

Aldingbourne was from early times one of the chief seats of the Bishop of Chichester, who had a 'palace' or manor-house and a large farm of some 500 acres of arable, cultivated on the three-field system. About 1620 the Bishop of Chichester agreed that the commons belonging to the farm should be enclosed and converted to tillage. A further 400 acres of common at Westergate were enclosed in 1777.

St Mary's church and the site of the Bishop's Palace look-out tower (Tote Copse) are found to the west of Aldingbourne. These lie within the former Aldingbourne hunting park which was established in the 11thc., lasting into the 17thc. when it reverted to common ground. This was followed by 'Enclosure', which was completed by 1779, so transforming the area into the field pattern bounded by hedges and fences with small lanes, crofts and cottages, some of which remain today.

Listed Buildings

There are 33 listed buildings within the parish, one of which, St Mary's Church is listed as Grade 1. (See Evidence Base for complete listings).

Scheduled Ancient Monuments

The parish has one Scheduled Ancient Monument, the Keep of Tote Copse Castle, which is described by English Heritage as ' At Tote Copse castle, although only the foundations and lower walls of the keep of the castle and some of the motte survive, these features still retain significant archaeological potential, for example for the study of building techniques of the Norman period. The keep was at the centre of a well- documented castle site which had

associations with the bishops of Chichester for several centuries. (See Evidence Base for Map and full listing)

Conservation Areas

The parish has two Conservation Areas.

Norton Lane Conservation Area

Extract from the SPG (full description in the Evidence Base)

Norton is a small rural settlement lying to the south of the A27 between Tangmere and Fontwell. There is a variety in building form, style, age and materials. Although generally street fronted, there is an informality of layout; some of the larger buildings e.g. Norton House and East Norton House being set well back in their own extensive grounds.

Church Lane Conservation Area

Extract from the SPG (full description in the Evidence Base)

Although the Conservation Area contains only two Listed Buildings (St Mary's Church and Aldingbourne Lodge) it comprises an attractive, historic, self-contained and linear group of buildings in an open rural setting. The unobstructed open views from Oving Road and the approach road (Church Road) into the settlement are particularly impressive, enhanced by the pale colour wash of most of the buildings. The mixtures of plain clay and slate roofs, together with chimneys, are important features.

St Mary's Church dates from the 12th century with considerable restoration in 1867. The churchyard contains many fine mature trees. The Church and the tree groups form attractive focal points particularly at the southern settlement and when viewed from the north end of Church Road.

Buildings or Structures of Character

The Parish contains 17 buildings listed within Arun District Council's Supplementary Planning Document - Buildings or Structures of Character (September 2005). These buildings, whilst not Listed, are recognised as important contributors to the local distinctiveness and sense of place and form part of the area's rich heritage.

National Park

A part of the Parish to the north of the A27 now lies within the South Downs National Park.

Housing

The housing mix within Aldingbourne Parish is varied but comprises predominately of detached and semi-detached dwellings typical of a semi-rural location with modern infilling. The majority of houses are concentrated within Westergate in the form of small or medium sized housing parcels either side of the A29 which have been developed over the post war period and principally in the latter part of the 20th Century.

Housing Statistics (2011 census)

638	Detached houses
525	Semi-detached houses
238	Terraced houses
96	Flats (purpose built)
31	Flats (other)

239 Caravan or mobile home

Aldingbourne Parish has a higher proportion of detached houses compared to the national average (36.1% v 22.3%) with over 65% of households falling into the detached or semi-detached categories. The number of terraced houses (13.5% v 24.5%) and flats (purpose built 5.4% v 16.7% and other 1.8% v 5.4%) are significantly below the national average. The proportion of caravan or mobile homes is significantly higher than the national average (13.5% v 0.4%). There are two permanent residential caravan parks in the Parish, Beechfield Park and Aldingbourne Park which comprise 64 units of accommodation. The majority of the remaining units are comprised of non-permanent caravan accommodation.

The majority of households within the parish are owner occupied (81.7% compared to a national average of 64.1%). Fewer homes are rented compared to the national average with 117 households being socially rented (7.6% v 17.7%) and 131 households (8.5% v 15.4%) provided for private rental. There are a number of permanent sites for Travellers and travelling show people which have been granted consent on agricultural land/premises throughout the Parish.

The proportion of local authority rented accommodation (4.9%) is comparable to the rest of West Sussex (4.9%); however the proportion of Housing Association rented accommodation (2.75%) is significantly less than the average within West Sussex (7.9%) or the national average (8.3%).

The under provision of private rented and social rented housing within the Parish when compared to the national average may be due to a number of factors, including its location, resident demographic and wider accessibility.

At present there are 5 households on the housing register who have selected Aldingbourne as their first choice area for housing in Arun District and 10 socially rented homes in the Aldingbourne area.

The 2011 census profile showed that there has been a net migration of people into the area in all categories except in those aged 15-24 years. Although the affordability of housing is higher than the national average the median house price for semi-detached houses, terraced housing and flats is comparable to the national average.

Getting Around

Roads

The A27 bisects the parish west to east from the Crockerhill junction to Fontwell roundabout and the A29 bisects the parish north to south from Fonwell Roundabout to Lidsey bends.

The B2233 (Nyton Road) is an important local route to the parish from the A27 at Crockerhill to the A29 at the 'Island' intersection at the Basmati restaurant and also onto Eastergate, Barnham and Yapton via the Aldingbourne and Eastergate War Memorial.

Car ownership in the parish is relatively high, both in comparison to the District and County wide. The proportion of households without a car is almost half the national average at a little over 10%. This in part reflects the large amount of commuting to work to nearby towns, in particular Chichester, and both reflects and contributes to the low provision and use of local bus services. This can make getting to services outside the parish difficult for those without access to a car.

For the majority of residents the main issue of concern is the volume of traffic on the A29 and the extensive queuing arising from the Woodgate level crossing. Queues can block the A29 for lengthy periods and often extend beyond the built-up area to the south and as far as

Eastergate to the north, making access for residents and businesses difficult and producing significant air pollution.

For pedestrians, crossing the A29 is an issue, for school children and in the vicinity of shops in particular, though accident statistics (2009 to 2013) do not show a cluster at any location, for any type of road user (Source: Dept. of Transport Accident Reports 2005-2013).

Speeding occurs at several locations, notably the B2233 west of the A29. A school-hour 20mph limit outside Aldingbourne primary school is the only speed-reducing restriction in the built-up area but there are concerns about speeding at this location at times not covered by the crossing patrol.

Buses

There are two bus routes serving the parish; the Compass 66 between Bognor and Walberton via Barnham and Yapton, which runs every 75 minutes and the Compass 85A between Arundel and Chichester. Both run Monday to Saturday and provide a minimal service in terms of journeys to work with 10 and 6 return journeys per day respectively. Both are subsidised by WSCC and the high car ownership in the parish may contribute to their relatively low use - and their high vulnerability should subsidies be withdrawn.

Community Transport

The Five Villages Minibus provides a door-to-door service for the frail elderly on Tuesday mornings and Friday afternoons, for shopping in Bognor Regis. It uses volunteer drivers and while its funding is stable it is short of volunteer drivers (ref: Community Organisations survey).

Rail

The Brighton to Portsmouth branch railway line bisects the parish separating Woodgate from Westergate. Barnham station is a major stop on the Coastway mainline, enabling good, frequent access to a wide range of destinations. However, at 1.5 to 2.5 miles distance from the majority of Aldingbourne households it is beyond reasonable walking range for most. It has a car park and good cycle parking. Use of the two local bus services to connect with rail services is very limited due to the low frequency of buses and their timing reliability, in part arising from the performance of the Woodgate level crossing which is manually operated and can cause long delays.

Cycling

Cycling for commuting purposes does take place despite being limited by the unfavourable conditions on the A29 and B2233, with heavy traffic, narrow carriageways and numerous junctions and accesses. Current plans are underway with funding secured for a designated cycle path connecting Barnham and Westergate through Eastergate. There are future plans by WSCC to extend the route westward toward Chichester and north toward the South Downs National Park. For leisure cycling there is already an informal part off-road route to the South Downs via Northfields Lane and at weekends the B2233, Hook Lane and Oving Road are well used by cyclists.

Footpaths

Recreational walking by footpaths is reasonably well provided for within the parish but there is limited signing, a lack of connections and little or no promotion.

Canals

Historically transport routes have crossed the coastal plain through the parish. To the south of the parish the route of the old Arun to Chichester canal (now a footpath)

crosses the parish and borders the Lidsey Waste Water Treatment Works (WWTW).

Employment and Enterprise

Aldingbourne Parish is a semi-rural community with a high proportion of people of working age (16-74 years old) in employment and at 73.6% it is higher than the national average of 69.9%.

The majority of economically active residents are full time employees with a significant number of proportion of residents either self employed (15.5% v 9.8% national average) or working from home (6.2% v 3.5% national average).

Data from Arun District Council shows that 75 - 90 business are located at premises within the parish, which include five business/light industrial parks distributed within the parish close to, or bordering adjacent residential areas. Land within the parish is generally given over to agricultural and horticultural use, particularly in low lying areas south of the A27 where Grade 1 and 2 agricultural land is located.

Although many rural economies have been affected by the economic downturn the number of working age adults out of work and claiming job-seekers allowance within Aldingbourne (Feb 2013) is 1.4% compared to the national average of 3.8%. The level of unemployment within the parish has been consistently low over the past decade when compared to that of West Sussex and England as a whole.

The skills levels within the parish are generally comparable to the national average with 20.8% of people having no qualifications and 27.0% having the highest level of qualification (degree level qualifications) against a national average (England) of 22.5% and 27.5% respectively. Need to add survey findings in here

Shops

Within Westergate there is reasonable provision and distribution of local shops, including a post office, convenience stores and a small Spar shop at the Total petrol filling station. On the eastern boundary of the parish there is a further convenience store and post office.

Public Houses

There is one public house in the Parish the Prince of Wales which serves food, has good parking and is well supported by residents. The Aldingbourne Social Club provides bar facilities for members at the Aldingbourne Community Sports Centre.

Restaurants

The Basmati Restaurant serving Indian food, a restaurant at Denmans Gardens and a cafe at the Aldingbourne Country Centre are used by residents and tourists.

Camping/caravanning

The Willows and Lidsey Caravan site are non-permanent holiday caravan sites well used by visitors who contribute to the economic vitality of the Parish.

Hotels/Guest Houses

There are three B&B establishments in the Parish but no hotels.

Leisure and Community

Aldingbourne parish has a range of community services and facilities which support the health and well-being of the local community. These include footpaths, cycle paths, public transport, health, parks, allotments and other local 'green infrastructure', recreation and leisure facilities provided by organisations based at Aldingbourne Community Sports Centre (ACSC), in Olivers Meadow, The Methodist Church Hall and Six Villages Sports Centre. In addition local shops and businesses are also an important part of the community fabric in bringing people together and providing a focus to everyday life.

Aldingbourne Community Sports Centre and Six Villages Sports Centre provide a wide range of local clubs and societies with access to a good range of indoor and outdoor sports pitches.

Barnham Trojans Football Club which is partly located at the ACSC is the biggest sports club in the Six Villages Area with around 270 children registered with the Club.

The Community Profile showed that 84% of residents felt 'satisfied with the local area as a place to live' with 62% of residents agreeing with the statement 'I belong to the neighbourhood'. 87% of residents aged 65+ were 'satisfied with both home and neighbourhood'.

Schools

The parish is served by two local schools; Aldingbourne Primary School and Westergate Community School with Eastergate Primary School lying adjacent to the eastern boundary of the parish also serving families in Aldingbourne parish. Secondary schools in Chichester are also served by a direct bus link with Westergate which also provide access to local colleges and Chichester University.

Aldingbourne Primary School has capacity for 210 pupils and is currently running at 5 places above capacity with 215 pupils. Applications for places vary annually but average at 40 for the 30 places available. Eastergate Primary School has a current capacity for 140 pupils, with an annual intake of 20 places. Expansion of the school has taken place from September 2014 to increase its intake to a single form entry of 30 places.

Nursery provision for 0 – 4 year olds is available from the Bright Starts Day Nursery at the Ormiston Academy and for 2 – 4 year olds at the Hopscotch pre-school operating from ACSC.

Churches

There are three churches in the parish, St Mary the Virgin Church of England, Aldingbourne, Plymouth Brethren in Nyton Road and Westergate Methodist Church.

Medical Facilities

The nearest doctor's surgery (The Croft Surgery) and dental surgeries are located in Eastergate.

The Croft Practice has surgeries at three locations:

- The Croft Surgery, Barnham Road, Eastergate
- Meadowcroft Surgery, Bilsham Road, Yapton
- Flintcroft Surgery, The Street, Walberton

This group of surgeries looks after 11,000 patients across the three locations with six Doctors. The surgery buildings are freehold. The Croft Practice has also acquired 4.5 acres of land adjacent to the Croft Surgery Eastergate with the envisaged aim of expansion.

The Croft Surgery at Eastergate opened in 1993 with a patient capacity of 7,000 patients with three GPs in place. The two GP practice in Barnham closed in 2001 serving 4,000 patients, with the majority of patients moving with Dr Speer to the Avisford Practice at Yapton. As people move into the Barnham area they tend towards the surgery at Eastergate. For these reasons and given that they are using all available space within the location, the surgery is at capacity.

(See Evidence Base)

The nearest hospital for A and E is St Richard's located at Chichester. Average travel time by public transport/walking is 50 minutes. (source Rural Place Study). There is a non emergency hospital at Bognor Regis.

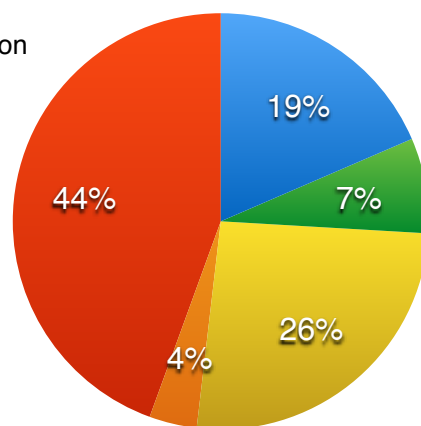
2. Community Views

Surveys of the Parish have been carried out in 2013 and 2014 which have revealed the following:

Housing

A Housing Needs Survey was undertaken in 2013 and revealed that there were 27 households in housing need who had a local connection and could not afford to purchase or rent on the open market.

- A family with children
- An elderly couple
- An adult couple
- A single elderly person
- A single adult



Full report in the Evidence Base

Employment

A Business Survey was carried out in 2013 and revealed the range of employment available in the Parish. Of the 406 employees, 65 reside in the Parish. 17 of the 32 respondents were not likely to expand their workforce.

Full report in the Evidence Base

Residents Survey

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
8.57% have had the inspection covers lifted.

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

The full results are displayed in the attached document [Environment and Heritage \[pdf\]](#)
324KB

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.

The full results are displayed in the attached document [Employment and Enterprise \[pdf\] 255KB](#)

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 it's 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.

The full results are displayed in the attached document [Getting Around \[pdf\] 92KB](#)

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;

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.

The full results are displayed in the attached document [Leisure and Community \[pdf\] 675KB](#)

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

The full results are displayed in the attached document [Housing \[pdf\] 63KB](#)

3. Planning Framework

The parish is part of the Arun District and the West Sussex County. A small part of the north of the Parish lies with the South Downs National Park (SDNP). Each of these administrations has adopted and has emerging policies and proposals that have an influence over the strategy and detailed content of the ALNDP.

The National Planning Policy Framework (NPPF) published by the Government in 2012 is also an important guide in preparation of local plans and neighbourhood development plans. At examination, the submitted ALNDP must demonstrate that is consistent with the policies and intent of the NPPF.

The development plan for Arun currently comprises the saved policies of the adopted 2003 Arun Local Plan and those of the Arun Local Plan 2011-2031 publication version which has been put out for consultation while this Plan has been being prepared. The ALNDP must be deemed by ADC to be in general conformity with the development plan.

National Planning Policy Framework

The NPPF contains a number of key policy principles that will shape the ALNDP. These are itemised below:

- The presumption in favour of sustainable development (para. 14)
- The role of NDPs (16)
- Helping achieve economic growth (18-20)
- Boosting the supply of housing (47)
- Delivering a wide choice of high quality homes (50)
- The quality of development (58)
- Promoting healthy communities (69)
- The use of community right to build orders (71)
- The designation of Local Green Spaces (76/77)
- Conserving and enhancing the natural environment (109-115)
- Neighbourhood plans (183-185)
-

The principles above are those of most relevance to the ALNDP but many other principles in the framework will have some bearing on the preparation of the document in due course.

Arun Local Plan 2003

There are a number of saved policies of the 2003 Local Plan that remain especially relevant to the ALNDP, the majority of which have been updated in the emerging Local Plan:

- Built Up Area Boundary (GEN2)
- Provision of New Residential Development (GEN5)
- The Form of New Development (GEN7)
- Inland Flooding (GEN11) C:(watercourse in the north-western corner of the Parish)
- Amount of New Commercial Development (GEN6)
- Enhancement of Employment Premises and Sites (DM 1)
- Development and the Production of New Infrastructure (GEN8)
- Provision of Public Open Space within New Development (GEN20)
- Buildings or Structures of Character (GEN22)
- Cycling and Walking (GEN15)
- Listed Buildings (DM 29)
- Areas of Special Character (AREA1)
- Protection of Open Spaces (AREA5)
- Affordable Housing (DEV17)
- Local Village Centres (DEV30)

Arun Local Plan 2011-2031 publication version

The ALNDP is being prepared in anticipation of the adoption of this Plan. In doing so, it is expected the ALNDP will be submitted for examination – where its conformity to the development plan will be a key consideration – prior to the examination and adoption of the new Local Plan.

The Local Plan sets out a vision which includes the provision of over 2000 new homes on land to the east of the NP area. This proposal is hugely unpopular in the Parish. Justifying a Parish allocation of 30 homes against this backdrop has made the job of preparing the NP hard.

South Downs National Park Local Plan

A small area in the northern half of the parish area falls within the South Downs National Park. The South Downs National Park became the organisation with the statutory responsibility of writing planning policy for the National Park Area on the 1st of April 2011.

The National Park will create its own planning policy through the emerging National Park Local Plan. The Plan will replace the remaining saved policies of the 2003 Arun Local Plan once adopted, scheduled for 2017.

Other Strategies, Plans and Studies

There are a number of strategies, plans and policies that have been used in the preparation of the ALNDP:

Arun District Local Plan 2003
Arun District Draft Local Plan (2011-2031)
Arun District Strategic Housing Land Availability Assessment, SHLAA (2012)
ADC Play Strategy 2011-2016
ADC Leisure Strategy 2012
ADC landscape Study 2006
ADC SPG - Buildings or Structures of Character 2005
Arun District Council Energy Efficiency Strategy 2014-2017
West Sussex County Council Better Connected Broadband Delivery Plan
West Sussex Local Transport Plan 2011-26
National Planning Policy Framework (NPPF)
Flood and Water Management Act (2010)
Building for Life 12
Code for Sustainable Homes
Fluvial and Coastal Flood Risk in Aldingbourne Parish Map (Environment Agency)
Surface Water Flood Risk in Aldingbourne Parish Map (Environment Agency)
Barnham Flooding & Pollution Position Statement, Atkins (2010)
WSCC Report on June 2012 Flood Event (November 2012)
Surface Water Management Plan for Lidsey Catchment
Aldingbourne & Barnham Rife Strategy (EA)
Flood and Water Management Act (2010)

Housing Needs Survey 2013
Residents Survey 2011 and 2014
Community Engagement Events 2013 and 2014
Aldingbourne Housing Sites Appraisal 2014
Biodiversity Report for Aldingbourne

4. Aldingbourne Neighbourhood Development Plan

The ALNDP contains a number of policies for the use of land within the Parish. These policies together with the policies of the Arun and South Downs National Park development plans - that is the saved policies of the 2003 Arun Local Plan and their eventual replacement by the Arun and National Park Local Plans and the NPPF, will be used by the LPA in determining planning applications.

The vision for Aldingbourne Parish in twenty years time has sought to capture the community's views and aspirations for the parish. It therefore forms the basis on which the strategic objectives and proposed policies have been formulated.

"In 2023 Aldingbourne Parish will continue to be an attractive place to live, maintaining its intrinsic semi-rural character whilst allowing for sustainable development and improving local services.

Agricultural land production will continue to be the major land use over the larger part of the parish. Smaller plots of pastoral land and horticultural small holdings adjoining the settlement boundary will be brought back into productive use to support community orchards and allotments for community food production interspersed with small scale housing developments located near to local shops and services.

Aldingbourne will be connected with its neighbours through a network of cycle ways and footpaths that integrate with the parishes of Aldingbourne, Eastergate, Barnham and Walbreton and make wider connections to the South Downs National Park to the north, the Southern coastline and historic towns of Arundel and Chichester to the east and west.

Local shops will continue to flourish within the parish providing an important part of daily community life. Local businesses and those working from home will benefit from an enhanced broadband and internet service with the ability to expand to local small start-up business premises."

Although the above vision statement is only one possibility within an uncertain future, the vision is underpinned by a clear set of core objectives that seek to make a positive contribution to sustainable growth within Aldingbourne Parish, both economically, environmentally and socially.

These core objectives should;

- Provide new residential developments which complement the current character and cultural heritage of the village, but which are also sustainable in terms of infrastructure of the village in general;
- Maintain an attractive mixture of green spaces and residential properties;
- Contain appropriate infrastructure, including health, transport and community facilities, to meet the needs of all in the community;
- Ensure new development does not increase flood risk to existing properties or land within the boundary of Aldingbourne parish or within that of its immediate neighbours.
- Have new housing which provides a variety of solutions to identified needs;
- Provide for a range of living, working and leisure needs;
- Ensure that the requirements of pedestrians, cyclists, private vehicles and public transport are properly met and accessible to all;

- Maximise usage of the green spaces in the area, ensuring they are well maintained and provide net gains in wildlife habitats.

The ALNDP will allocate a site for 30 homes as specified in the ADC Local Plan 2011-2031 and will furthermore seek to allocate land as Local Green Space and biodiversity improvement areas. Further consultation with land owners and residents will be needed before these areas are finalised. However, the land favoured by residents is not near any sites of nature conservation importance, Listed Buildings, Conservation Areas or other significant sites and is a brownfield allocation.

The Plan will also set out policies under the following headings:

Getting Around - dealing with transport and connectivity issues

Employment and Tourism - dealing with the protection, promotion and support for employment and tourism

Housing and Design - dealing with the strategic housing allocation, design and local housing issues

Community and Wellbeing - dealing with leisure, health and recreation

Environment and Sustainability - dealing with drainage, biodiversity and climate change

It is envisaged that the ALNDP will go forward for consultation under Regulation 14 early in 2015