

Aldingbourne Parish Council

Aldingbourne Neighbourhood Development Plan Review

Minutes of ANDP Team meeting – March 13th 2019

Present: Cllrs Martin Beaton, Ron Flitter,
Louise Beaton
Mike Turner
Maureen Chaffe, Process Matters, Consultant

Apologies: Mike Link, Cllrs Warden Foote, Blaylock, Sturgess

1. Arun Local Plan context

MC to ask clerk to ask ADC to confirm whether 25 additional homes at Nyton Nurseries count towards the extra 70 homes required in Aldingbourne by Arun Local Plan.

2. HELAA sites

At previous meeting it was agreed to evaluate all HELAA sites near the parish boundary identified by ADC as immediately deliverable (blue on HELAA map) against a list of agreed criteria (eg flood risk, proximity to shops, access, landscape impact). MC had circulated a report containing the information given by ADC for each site, including those identified as potentially developable in next six to ten years (orange on HELAA map).

Those sites in the HELAA already developed or within the 4,200 home Strategic site were not selected for review, as they are not available to the NDP process. Others well outside the BUAB and not deliverable at present were not selected. 8 sites were potentially developable and listed in table 6.5 of the Arun report, which gave together with those in table 6.4 a total of 14 sites which were considered.

The meeting noted that no sites are available within the settlement boundary.

Principles against which sites were to be reviewed were agreed as follows:

- Given the large strategic allocation to the East of the village, expansion to the West should be avoided. This would be in the interests of protection of the rural character of the countryside to the West of the village, which is important to local people, protection of biodiversity and providing access to quiet informal recreation on footpaths for residents.
- Ease of access
- It had already been agreed that while sites would be found for a further 70+ homes, non- housing policies remain relevant and do not need to be changed, such as flood risk (EH4 and EH5), Biodiversity Corridors (EH2), Protection of Local Green Space and Open Space (LC6 and LC7). Sites would therefore need to comply with all NDP policies.
- Policy H1 would require revision to allocate new site(s). The BUAB policy in EH1 would not need to be changed, as it is the map which would be updated.
- It was noted that policy HP4, which previously required 40% of housing to be affordable, would need to be revised to 30% in compliance with ALP.

Description	Comment
18AL1: Land East of Hook Lane (78)	ADC indicate developable in 6 – 10 or 11+ yrs. Sole access is via Hook Lane, a narrow, winding lane mainly without footways and therefore not capable of accommodating extra traffic, covered by ANDP Quiet Lane community aspirations, well used by walkers and cyclists. Extends well outside BUAB into countryside west of Westergate. ANDP policy EH10 “Unlit Village Status” applies. Sites granted on Appeal before first ANDP was made do not set precedent. Rejected.
32:Wings Nursery, Lidsey Road (60)	Former glasshouse, brownfield land. Just outside BUAB to West of village but adjusting BUAB here would add to coherence of BUAB because it extends historical linear pattern of village settlement to Westergate/Woodgate with minimal extension into countryside, and site to north is already developed as a touring caravan site. Site was identified for housing in original ANDP, consulted on and general public approval given. Improves visual quality of Woodgate area. No access issues. Approved.
WE10: Westergate Lodge, Westergate Street (48)	Former glasshouse currently used for horticulture/allotment. Extends well beyond BUAB into open countryside. Forms part of Biodiversity corridor to West of Westergate (Policy EH2). Poor access – single width unmade lane with public footpath into open countryside. Rejected.
113A: Land West of Westergate	Extends well beyond settlement boundary to West of Village. Rejected.

<p>EA12: Land surrounding Long House, Nyton Road (16)</p>	<p>Site is adjacent to BUAB but forms important visual gap between the settlements of Westergate and Eastergate. This separation is recognised in Arun Local Plan as important to both villages. It forms the only piece of green space between the new Nyton Nurseries development and the historic buildings forming the Conservation Area and older built character of the village at the point it links to the parish of Eastergate. Retaining it would retain the setting of that historic character. The Eastergate Rife (chalk stream therefore protected by UK Biodiversity Action Plan) runs through the site to the SE (part now piped but nonetheless the stream is of biological interest). There is a history of flooding on the A29 in this location (photos in local historical studies), recently owing to blockage of culvert below road. Culvert upgraded by EA but remains a potential risk. Rejected.</p>
<p>NEWAL1: Garage Court and Allotment Gardens off Ivy Lane (11)</p>	<p>Site owned by ADC and part leased to APC on long lease for allotments. APC and allotmentholders have invested substantially in the site in recent years, which is now well used and maintained. Allocated as Local Green Space in ANDP. Housing would remove important parking area for nearby houses. Rejected.</p>
<p>WE12: Land South of Byfields, Nyton Road (11)</p>	<p>Part of biodiversity corridor to West of Westergate connecting Northfields Lane with Nyton Spinney and beyond. Would extend BUAB to West of Westergate. Proximity to regular flood risk area at Northfields Lane junction with Nyton Road leads to risk of run off exacerbating flooding in that area, where numbers of houses have been flooded. Poor access onto Nyton Road, where history of speeding and incidents has caused concern. Rejected.</p>
<p>WE9: Land at Nyton Road, Northfields Lane and Fontwell Avenue (12)</p>	<p>Access would be via Northfields Lane, which has a long history of serious flooding, and is a well used public footpath. Site has bat population and forms part of biodiversity corridor to West of Westergate. Rejected.</p>
<p>WE8: Land north of Lees Yard, Lidsey Road (37)</p>	<p>Only developable piece of land between A29 and Strategic site not forming part of strategic site. Too small to be a buffer. Access good. Potential for site improvement. While contamination might be a problem there was no known history of this. Like 32 would provide coherence and logical linear extension of BUAB for Westergate and Woodgate. Approved.</p>

113B: West of Westergate Street (73)	Site is within biodiversity corridor to West of Westergate. Has no access. Extends well outside BUAB to West of Westergate into Countryside. Rejected.
18AL3: West of Hook Lane (12)	Would extend BUAB too far to West of village, forming intrusion into Countryside. Access to Hook Lane has same problems as 18AL1. Barnside was outside BUAB, only won on appeal and meant BUAB has already had to be adjusted, need to avoid further nibbling into it to West of village. Rejected.
WE6A: Ryefield Farmhouse, Oaktree Lane (12)	Within Strategic allocation. Piecemeal development of Strategic site pending planning approval for Masterplan is unacceptable. Rejected.
WE4: Land East of Westergate St (362)	Within Strategic allocation. Piecemeal development of Strategic site pending planning approval for Masterplan is unacceptable. Site forms major part of biodiversity corridor to East of village. Rejected.
18AL4: Land at Bridge Cottage and the old Cottage, Lidsey Road (25).	Within Strategic allocation. Piecemeal development of Strategic site pending planning approval for Masterplan is unacceptable. Dangerous access at Lidsey Bend. Rejected.

Summary Comments:

- 2 sites were chosen which provide sites for 55 and 35 homes, totalling 90. Together with the 25 coming forward at Nyton Nurseries this would provide 115, which is over 50% more than the number required. If an order of preference between them were required, Wings would be first priority because it was subject to consultation in the original ANDP. It was noted that ABE CLT had been offered first refusal for the affordable housing. Lees Yard would be second priority and brought forward for consultation although it takes the number of units provided over that required by ALP because it would “future proof” the ANDP: It would be preferable to control development and ensure the ANDP is defensible in the event of any reduction in ADC’s 5 year Housing Land Supply.
- Biodiversity corridors remain important, if not more so in the light of statistics for loss of UK wildlife including moths and bats. Strategic site makes clear green corridors are needed to separate the new development from existing settlements and the biodiversity corridor East of Westergate gives effect to this. The Historic tranquil valley landscape in this area as well as its biodiversity interest add to its suitability for providing this important gap between the settlements. This is an important tranquil space for walkers. It was noted that the Examiner to the ANDP had stipulated that the biodiversity corridor would be reviewed via the SEA for the ALP, but this has not yet been done so development there cannot be given planning consent.

3. Timescale and action points

- MC to prepare new BUAB map.

- MC to coalesce Adams Hendry comments with her own revisions to ANDP and provide before 22nd March.
- While some policies of ANDP are duplicated by Arun LP, it was agreed they should be left in place because they already had public approval. Some policies have yet to be acted on, eg designation of new Conservation Area.
- APC clerk still needs to apply to Locality for grant funding for public consultation and fees. MC to liaise with clerk re budget.
- Draft to be sent to ADC and APC planning consultant by 22.3.19
- Draft plan with sites selected for consultation to be presented to APC 2nd April meeting for approval so that it begins to have weight. Pre-submission ANDP with 2 preferred sites to then be sent to ADC asking whether it needs a SEA and then, if no SEA is required, for it to proceed to regulation 14 public and statutory authorities consultation (possibly June).
- SEA documents can be submitted to ADC for both sites once APC has approved the draft ANDP as this work has already been done by the developers.
- MB to revise the Foreword.
- MC to submit SEA document online before 22.3.19 and send copy to Adams Hendry.
- MC to send redraft to Adams Hendry to check planning background
- MC to pull deliverable and developable sites into a single table to improve clarity and transparency.

Six weeks is required for each stage of consultation, before the Plan is submitted to an examiner and subsequently referendum, probably in October.