

Ardingly Neighbourhood Plan 2013 - 2031



Submission Plan



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November 2014

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Foreword

Welcome to the Ardingly Neighbourhood Plan in which we lay out a number of different policies for our parish. These include policies where the District and Parish Council will encourage development and changes, and other areas where development will be resisted.

The policies contained in the Neighbourhood Plan have been drafted following considerable interaction and consultation with the residents in the parish. This has included a number of public meetings, presentations, focus groups and surveys. This document is, in short, a product of the community.

On behalf of the parish of Ardingly, I would like to thank both the team that worked on the plan and the whole community for participating in the creation of this important document.

Will Meldrum

Chair, Ardingly Neighbourhood Plan Committee

November 2014

1. Introduction

Purpose

1.1 Ardingly Parish Council has received approval from the local planning authority, Mid Sussex District Council, to prepare a Neighbourhood Plan. A Neighbourhood Area was designated on the 9th July 2012 for this purpose, covering the whole parish area.

1.2 The parish lies in the centre of the District of Mid Sussex, some four miles north of Haywards Heath and adjoining the parishes of Lindfield Rural, West Hoathly, Turners Hill, Balcombe and Cuckfield Rural.

1.3 The Ardingly Neighbourhood Plan (Ardingly Neighbourhood Plan) has been prepared in accordance with the Neighbourhood Planning Regulations 2012 and the Planning & Compulsory Purchase Act 2004 and the European Directive on Strategic Environmental Assessment 2004. The Neighbourhood Plan covers the period 2013-2031.



Ardingly Parish Neighbourhood Plan Area

Sustainability Appraisal & Strategic Environmental Assessment

1.4 A Sustainability Appraisal incorporating a Strategic Environmental Assessment was produced and consulted upon as part of the plan-making process. The Ardingly Neighbourhood Plan will contribute to the achievement of sustainable development by ensuring that its development policies and proposals will meet the needs of people living and working in the Parish, while at the same time helping to ensure that any adverse environmental impact is minimised. Consideration of the sustainability objectives of the Plan has enabled alternative options for the policies to be compared and evaluated.

Consultation

1.5 The production of the Neighbourhood Plan was supported by significant and extensive local consultation. The Consultation Statement, which supports the Ardingly Neighbourhood Plan, provides a comprehensive summary of who was consulted and how, along with evidence of how comments were considered and taken into account in the making of the Plan.

2. State of the Parish

An Introduction to the Parish of Ardingly

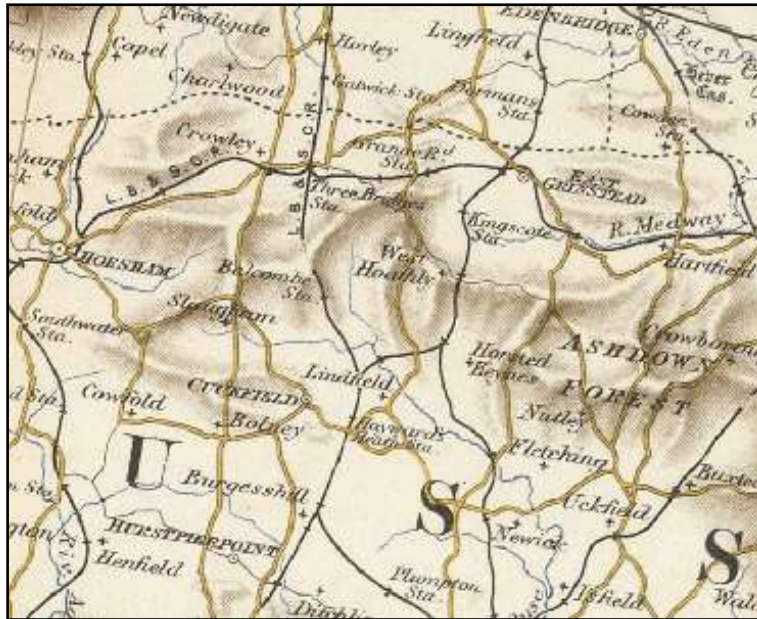
2.1 Ardingly Parish covers an area of around six square miles in the northern part of the district of Mid Sussex and the county of West Sussex. The whole of the parish is situated in the High Weald Area of Outstanding Natural Beauty, designated in 1983.

2.2 There are approximately 700 households in the parish with a population of 1910 in 2010.

2.3 It lies to the north of Haywards Heath, the south west of East Grinstead and the south-east of Crawley. The B2028 road runs through the village of the parish that covers ca. 1,608.2 ha

2.4 The Parish had its own toll-gate that has been marked by the village sign and dedicated to the memory of Viscountess Wolsley. To the west-end of the village is St Peter's Church dated from the 1330's. Further to the west is the Ardingly Reservoir, which is famous for its walking trails and its wild bird life. It also has a sailing club which provides many different watersports.

2.5 Wakehurst Place has been described as the most beautiful garden in England and is further known as "the Kew in the Country". It is the most visited National Trust property with over 400,000 visitors a year. Next to Wakehurst Place lies the Millennium Seed Bank which has botanists coming from all over the world to study this international seed conservation project which opened in 2000.



Old Map of Ardingly Parish

2.6 The public school, Ardingly College, has over 800 students and has around 380 employees. The School has been certified as one of the Top UK International Baccalaureate Independent Schools in the league tables.

2.7 The South of England Showground hosts a range of events over the year, ranging from crafts and antique shows to seasonal events such as the Game Fair, Spring Show, Autumn Show and the main South of England Show held in June.



Location of Ardingly

Selected Parish Statistics

2.8 The following statistics are drawn from a variety of sources, most especially work undertaken by the Neighbourhood Plan Demographics work group and the Ardingly Parish Rural Community Profile published by Action in rural Sussex in July 2012. Much of the data is derived from the 2011 Census and comparisons with data for England are shown (but note that the Household Survey summarised in Section 3.2 below relates to current households and population).

Demographics

- 1911- Population (961 male (50.3%), 950 female, (49.7%; 2010)
- 1.14 - People per hectare (4.0: England)
- 1103 -Working age adults (57.7%, Mid Sussex 58%, 65% England: 61.8%; 2010)
- 466 - Children under 16 (24.4%, Mid Sussex 20.3%, England: 18.7%)
- 342 - Older people over 65 (17.9%, Mid Sussex 21.7%, England: 19.5%)
- 40 - Employment benefit claimants (3.69% of 1155 people, Mid Sussex 18% , England: 26%; May 2011)
- 75 -People living in income deprivation (4% of 1875 people, England: 14%; 2010)
- 25 - Income deprived children (5.1% of 492 children, England: 21.7%; 2010)
- 40 - Pension credit claimants (13.8% of 290 people, England: 26.1%; May 2011)
- 875- Economically active residents (82% of 1067 people of working age, England: 76.7%; 2008-10)
- 130 - Self-employed (10.4% of 1244 people aged 16-74, England: 8.3 %; 2001)
- 120 -Working from home (14% of 815 people in employment, England: 9.2%; 2001)

Households

- 697 Households (2012 parish data, Mid Sussex 58,117; April 2012)
- 20 Lone parent households (10.2% of 196 households with dependent children, England: 21.8%; 2001)
- 75 Single pensioner households (48.1% of 155 pensioner households, England: 60.6%; 2001)
- No areas of the parish are in the most deprived 20% in England
- 75 Housing benefit claimants (12.1% of 622 people, England: 15.4%; 2005)
- 70 Households in fuel poverty (10.5% of 630 households, England: 15.6%; 2008)

Homes

- 220 Detached homes (34.1% of 650 dwellings, England: 22.5%; 2001)
- 230 Semi-detached (35.4% of 650 dwellings, England: 31.6%; 2001)
- 100 Terraced (15.1% of 650 dwellings, England: 25.8%; 2001)
- 60 Flats (purpose built) (9.6% of 650 dwellings, England: 14%; 2001)
- 40 Flats (other) (6.1% of 650 dwellings, England: 5.9%; 2001)
- 420 Owner-occupied (66.8% of 630 occupied dwellings, England: 68.7%; 2001)
- 100 Social rented (15.8% of 630 occupied dwellings, England: 19.3%; 2001)
- 55 Private rented (8.8% of 630 occupied dwellings, England: 8.8%; 2001)
- 55 Other rented accommodation (8.6% of 630 occupied dwellings, England: 3.2%; 2001)
- 25 Homes in Council Tax Band A (3.62% 695 dwellings, Mid Sussex 3.26%; 2011)

Transport

- 55 Households with no car (8.73% of 630 households, England: 28.8%; 2001)
- 255 Households with 1 car (40.47% of 630 households, England: 43.7%; 2001)

- 315 Households with 2 or more cars (50% of 630 households, England: 30%; 2001)
- 78 People travelling to work using public transport (6.26% of 1244 people aged 16-74, England: 15%; 2001)
- 5.4 km to nearest secondary school (County average 3km; 2010)
- 3.8 km to nearest GP (1.3km in West Sussex)
- 0.9 km to Post Office in village (1.1km West Sussex)

Health

- 85 People with limiting long term illness (5.5% of 1596 people aged under 65, England: 11.4%; 2001)
- 50 Disability allowance claimants (2.6% of 1911 people, England: 5% England; May 2011)

Skills & Employment

- 50 People with no qualifications (5.4% of 935 working age people, England: 13.4%; 2008-2010)
- 120 People with highest qualification Level 1 (12.8%, England: 15.1%; 2008-2010)
- 220 People with highest qualification Level 2 (23.5%, England: 7.6%; 2008-2010)
- 200 People with highest qualification Level 3 (21.5%, England: 21.2%; 2008-2010)
- 345 People with highest qualification Level 4 (37%, England: 32.7%; 2008-2010)
- 155 People work in managerial occupations (18.8% of 815 people, England: 17%; 2001)
- 270 People work in professional or assoc occupations (32.9%, England: 25.1%; 2001)
- 90 People work in administrative or secretarial occupations (11%, England: 13.4%; 2001)
- 80 People with skilled trades occupations (10%, England: 11.6%; 2001)
- 95 People in elementary occupations (12%, England: 11.8%; 2001)

Local employment

- Real Estate, renting & business activities: 120 employees (15% of people in employment, 2001)
- Education: 105 employees (13% of people in employment, 2001)
- Wholesale & Retail Trade, Motor repairs: 85 employees (11% of people in employment, 2001)

Biodiversity

- Sites of Special Scientific Interest: Wakehurst and Chiddingly Woods – 116.92Ha
- Local Nature Reserve: Ardingly Reservoir – 67.95Ha
- Registered Parks and Gardens: Wakehurst Place – 52.68Ha, Stonehurst – 16.87Ha
- Sites of Nature Conservation Interest: Grove, Threepoint and Green Woods – 14.98Ha, Bursteye
- Farm Meadow – 3.12Ha, Wickham Woods – 3.03Ha, Ardingly Reservoir and Loder Valley
- Nature Reserve – 128.55 Ha
- Strategic flood risk assessment: 255.11Ha
- Conservation Area: 24.68Ha
- Ancient Woodland: 571.36Ha
- Further land in Environmental Stewardship Schemes, Countryside Stewardship Scheme and Woodland Grant Scheme

Heritage

- Ardingly Conservation Area is divided into two parts centred around St Peter's Church and the High Street: 24.68Ha

- Registered Park & Gardens: Wakehurst Place – 52.68Ha, Stonehurst – 16.87Ha
- Listed buildings: 49 (including two that are Grade I listed: St Peter’s Church which dates from Norman times and the Mansion at Wakehurst Place)
- Buildings of local interest: History Society list

Local economy

- Wakehurst Place and the Millennium Seed Bank
- South of England Show ground
- Ardingly Reservoir, water supply, nature reserve and water activity centre
- Ardingly College, independent school
- Post Office, baker, hairdresser, and Chinese takeaway in the village centre.
- St Peter’s Primary School, Pre School and Montessori nursery school
- Three pubs and British Legion club
- Hanson asphalt plant
- Various business premises including National Union of Teachers and Bluebird Care

Community facilities

- Hapstead Hall
- Recreation ground
- Pavilion
- St Peter’s Church Centre
- Koorana Centre

Community Views

2.9 Since the launch of the Neighbourhood Plan, the Parish Council has established four work groups comprising parish councillors and residents to compile the baseline evidence for the Neighbourhood Plan including commissioning of new studies and engagement with the local community in further consultations. A village survey was distributed to all households in March 2012, consultations undertaken with local businesses, and a new Housing Needs Survey undertaken by Action in rural Sussex in May 2012. A series of exhibition/open days introducing the Neighbourhood Plan project were held in the village in June, July and November 2012.

2.10 A summary of the views expressed during 2012, including those identified in response to consultations on the Village Plan, is listed below. It can be seen that there are some differences of opinion.

- Problem of traffic speed, lack of pedestrian safety
- Need for affordable housing for people with local connections
- Support for provision of allotments and community orchard
- The protection of the AONB designated countryside from development
- Infrastructure improvements such as safe crossings, parking, school facilities
- An acceptance that some new housing may be needed
- Poor public transport services
- Need for activities and meeting place for teenagers
- The importance of maintaining the distinct, rural village identity
- Greater support and flexibility for local businesses
- Increase sense of safety and reduce anti-social behaviour

- Need for commitment to renewable energy projects
- Protect character of Conservation Area and its setting
- Support for village shops and services
- Protect and enhance historic fabric and environment
- Protect and enhance natural environment, wildlife networks and biodiversity
- Protect important views and sensitive landscape of AONB
- Return of a doctor's surgery
- Improvements needed to pavilion at recreation ground
- Opposition to any new housing in order to protect stunning countryside and village character
- Protection of valued green spaces
- Additional space at primary school needed
- The need to protect agricultural land
- The value of the components of the countryside and access to it
- Reuse of redundant farm buildings
- Improvements needed to overgrown footways
- Community value of Hapstead Hall, Church Centre and British Legion
- Aspirations of landowners
- Maintenance of roads and footpaths
- Support for Bluebell railway
- Need for central village community hub

Planning Policy Context

2.11 The Neighbourhood Plan must have regard to national policy and be in general conformity with the strategic policies of the Mid Sussex Local Plan (2004).

High Weald AONB

2.12 The Neighbourhood Area lies within the High Weald AONB. The High Weald AONB Management Plan was adopted by Mid Sussex District Council in March 2014 and it covers the period 2014-2019.

Ashdown Forest Special Area of Conservation (SAC) and Special Protection Area (SPA)

2.13 Ashdown Forest is located adjacent to the north-eastern boundary of Mid Sussex within Wealden District. It is designated as a Special Area of Conservation (SAC) due to the important heathland habitats present and classified as a Special Protection Area (SPA) due to the presence of breeding Nightjars and Dartford warbler. It is a site of European Nature Conservation Importance comprising heathland and woodland habitats of around 3,000Ha.

3. Vision & Objectives

Vision

3.1 The Neighbourhood Plan establishes a vision of the parish in 2031 and identifies a series of objectives through which the vision will be achieved by the Plan. The suggested vision takes account of the issues and objectives of the Village Plan and consultations on the Neighbourhood Plan:

'The vision for this Neighbourhood Plan is to put in place policies which help to conserve and improve Ardingly, encourage a greater sense of inclusion, safety and pride in the community, and promote sustainable and vibrant economic activity while protecting the outstanding landscape setting of the village.'

Objectives

3.2 The identification of objectives commenced through assessments of assets and issues during discussions of the Neighbourhood Plan Committee and work groups. This continued through debate at the focus group. The Ardingly Neighbourhood Plan Objectives are based upon the identified issues and other known data sources and set out what the community wants to achieve in order to help realise the vision.

3.3 The following objectives have been identified:

Environment

A. To protect the environment of the parish in terms of its:

- AONB designated landscape
- distinct rural identity and outstanding landscape setting
- key views and vistas
- biodiversity and wildlife networks
- local green space

B. To protect the historic fabric and environment, including the Conservation Area and its setting

C. To identify mitigation measures for the Ashdown Forest SPA.

Local economy

D. To support local businesses and employment opportunities, including home working

E. To help local business and scientific institutions to flourish unless development proposed by such institutions would have a significant detrimental effect on the environment or landscape.

Housing

F. To contribute to meeting the identified housing need for those with local connections to the parish

G. To maintain a mix of house types and integration of tenures

Transport

H. To reduce the negative impact of traffic and encourage safe walking and cycling

Community services

I. To support the village's key community services and facilities

J. To seek to enhance the village centre in terms of its shops, pubs, community facilities, parking and streetscape.

3.4 The objectives cover a range of economic, social and environmental issues that together provide a basis on which the sustainability performance of the Ardingly Neighbourhood Plan can be judged. They also accord with the strategic objectives of the Mid Sussex District Plan and of the High Weald AONB purposes as they relate to Ardingly Parish.

3.5 They reflect the nature of the parish and the direction the local community wants the Ardingly Neighbourhood Plan to take, especially in securing the long term future of those community and environmental assets most precious to local people. They also accept and welcome change that will enable the community to grow in a sustainable way.

Monitoring & Review

3.6 The Ardingly Neighbourhood Plan will be monitored by the local planning authorities and Ardingly Parish Council on an annual basis as part of the Mid Sussex Annual Monitoring Report. 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.

3.7 It is expected the Ardingly Neighbourhood Plan will be formally reviewed on a five-year cycle or to coincide with the review of the Mid Sussex District Plan if this cycle is different.

4. Policies & Proposals

4.1 It is not the purpose of the Ardingly Neighbourhood Plan to contain all land use and development planning policy relating to the parish. Rather, the Ardingly Neighbourhood Plan contains a series of policies and proposals, the successful delivery of which during the plan period will achieve the community's vision for the parish. In addition, the saved policies of the *Mid Sussex Local Plan 2004*, and those of the District Plan in due course, will be used by the local planning authority to consider and determine planning applications.

4.2 Each policy is numbered. There is also a short explanation and justification, including a reference to the relevant key evidence (which is listed in Appendix A). The evidence documentation is available either directly or via a link on the Parish Council's website.

General Policies

Policy ARD 1: The Presumption in Favour of Sustainable Development

Ardingly Parish Council will take a positive approach to its consideration of development proposals. The Parish Council will seek to work with applicants and other stakeholders to encourage the formulation of development proposals that can be approved.

4.3 This policy incorporates the key principle from the National Planning Policy Framework (NPPF) into the Ardingly Neighbourhood Plan. Where planning applications are to be considered against the policies of this plan then this policy will underpin the approach the Parish Council and local planning authorities will adopt in delivering sustainable development in the parish.



Sustainable housing at Priceholme

Policy ARD 2: A Spatial Plan for the Parish

The Neighbourhood Plan directs future housing, economic and community-related development within the parish to within the revised built-up area boundary shown on the Proposals Map of Ardingly village, to build and bolster its role as a resilient Parish community.

Development Proposals located outside the built-up area boundary will be required to demonstrate how they conserve the AONB. In this regard, proposals should seek to address the provisions of the High Weald AONB Management Plan.

Development for essential infrastructure will be supported where it can be demonstrated that there are no alternative sites available and that the benefit outweighs any harm or loss.



Ardingly from the air

4.4 This policy sets the strategic direction for all the policies in the Plan by steering new development into the existing village at the heart of the parish and by exerting strong control over proposals elsewhere in the AONB.

4.5 In doing so, the policy accords with the key principles of the National Planning Policy Framework (NPPF) and the development plan by protecting the open countryside from development and making the most effective use of land within the established settlement. Although Ardingly village is small, it is the only settlement in the parish and does meet some of the needs of the local community in terms of shops, services and employment. It should therefore be the focus of new development proposals in the parish.



Approach to Ardingly from the North

Housing Policies

Policy ARD 3: Housing Supply & Site Allocation

The Neighbourhood Plan provides for the development of at least 37 homes in the period 1 April 2013 to 31 March 2031 through a combination of a site allocation and of windfall sites.

A site at Standgrove Field is allocated for up to 37 homes in the period 2013-2018, of which 30% will be two and three bedroom affordable homes with 50% of the affordable homes being subject to a local lettings policy in perpetuity that ensures their availability for people with a local affordable housing need and a connection with the Parish.

An appropriate and detailed landscaping scheme is to be included as a material part to this allocation to ensure that in time the development is able to blend appropriately into its surroundings.

The Neighbourhood Plan will support proposals for windfall development defined as schemes of 6 or fewer dwellings within the built up area boundary, provided:

- the quantum of dwellings and their site coverage will not be an over-development of the plot in relation to neighbouring plot characteristics in respect of built form, massing and building line;*
- a satisfactory road access and off street car parking can be achieved; and*
- the scheme will not result in the loss of valuable trees, hedges or other natural features that form part of the character of the village*

All development proposals must demonstrate how they have taken into account the requirement to contribute to Suitable Alternative Natural Greenspace and a Strategic Access Management and Monitoring Strategy.

On the 22 May 2014 Appeal Reference APP/D3830/A/12/2173625 Standgrove Field, Ardingly, RH17 6SD was allowed and approval granted for a residential development comprising 37 residential dwellings in accordance with the terms of application 11/03417/OUT.

4.8 This policy responds to the Submission Mid Sussex District Plan requirement for at least 2,000 new homes to be allocated in Neighbourhood Plans across the District in the plan period. In the past, the Parish Council had indicated that approximately 30 homes may be identified in its Neighbourhood Plan in due course, although it had not commenced the Ardingly Neighbourhood Plan at that point and had undertaken no detailed assessment of potential sites.

4.9 Rather, the number reflected the Parish Council's view of what level of new housing development would help meet local housing need and demand and would be possible within the significant environmental constraints in the parish. This view has since been evidenced by the Ardingly Neighbourhood Plan community survey and the Housing Need Survey, which have also indicated a preference for delivering smaller dwelling (2-3 bed units, <100m²) within the parish.

4.10 Given there are a number of sites adjoining the built up area boundary of the village that have been proposed for housing development schemes (none of which were assessed in the 2013 SHLAA as being potentially suitable), the Parish Council has decided to use the Ardingly Neighbourhood Plan to make a specific allocation. It has assessed each of the SHLAA sites and has been mindful of the outstanding decisions on two of those sites, for which planning consent has been refused and on which appeals have been lodged. It has also been informed by the Ardingly Landscape Character Assessment. The accompanying Ardingly Neighbourhood Plan Site Assessments Report summarises the full assessment of each site.

4.11 As a result of the assessment, the policy allocates the Standgrove Field site for housing development. The application (11/03417/OUT) for a scheme for 37 dwellings was initially refused by MSDC on the grounds that the development of the site would fail to enhance or conserve the natural beauty of the High Weald. To the south of the site there is the Wealden landscape with its ancient woodland. The development would have negative impact on the landscape and the rural setting from the south. The proposed development would also be highly visible from the High Weald Landscape Trail and from College Road.

4.12 However, the site is currently a college playing field that is very rarely used. It adjoins the built up area boundary and lies within walking distance of the village with access to services and facilities. A smaller housing scheme of 27 homes, requiring a smaller proportion of the full site, will have less of a visual impact on the surrounding landscape. Further, it is essential that the site is suitably landscaped particularly at the north eastern, north western and south western site margins. The objective of the landscaping is to further reduce the impact of the proposed development and enhance the appearance of the AONB at the southern entrance to the village, an issue identified by a number of observations in the Pre-Submission responses.

4.12a On 22nd May 2014 the application for 37 dwellings was allowed with a number of stringent conditions including landscaping.

4.13 In association with this allocation Ardingly College have confirmed that they will work with the Parish Council to improve the network of publicly accessible paths that cross land under the control of the College with a view to enhancing links to the wider public footpath network and the reservoir.

4.14 The Parish Council also considers the College a vital employer in the parish and acknowledges that, as such, it needs to reinvest in its operations using, from time to time, the value generated

from the development of land deemed surplus to its requirements. Although not a primary consideration, nonetheless the Parish Council believes that this may be a factor in the site winning local community acceptance in the Ardingly Neighbourhood Plan referendum.



Field at Standgrove

Policy ARD 4: Suitable Alternative Natural Greenspace

The Neighbourhood Plan will support development proposals that will deliver one or more Suitable Alternative Natural Greenspaces that meet the requirements of the local planning authority.

4.15 The Ardingly Neighbourhood Plan area includes land within the 7km Zone of the Ashdown Forest Special Area for Conservation and Special Protection Area. Development proposals in the Ardingly Neighbourhood Plan must therefore have due regard to the Habitats Regulations. Suitable Alternative Natural Greenspaces (SANG) are sites that cater for the recreational needs of communities in order to reduce the likelihood of visitor pressure and disturbance on important nature conservation areas. Developer contributions will be required towards the provision of SANGs and the criteria for a site to be suitable as a SANG is set out on the Mid Sussex District Council website.

4.16 The proposed approach set out in the Mid Sussex District Plan includes providing Suitable Alternative Natural Greenspace sites (SANGs) and Strategic Access Management and Monitoring (SAMM) measures on Ashdown Forest itself. The preference of this policy of the Ardingly Neighbourhood Plan is for housing development proposals in the village to deliver this requirement in a way that meets the criteria set out by the District Council.

Policy ARD 5: Housing Design

The Neighbourhood Plan requires all developments, including alterations to existing buildings, to be sympathetic of the character and scale of surrounding buildings and landscape.

4.17 This policy sets a standard of design for all developments in the Parish to ensure proposals are well designed, reflect the distinctive character of the parish and create environments that are accessible to all members of the community. It accords with the criteria set out in the Mid Sussex District Plan and with the village policy aims of the 2004 Local Plan (para 14.11). The Design &

Access Statements of new development proposals will be expected to demonstrate how the provisions of this policy have been addressed.



Traditional architecture

Environmental Policies

Policy ARD 6: Local Green Spaces

The Neighbourhood Plan designates the following locations as Local Green Spaces, as shown on the Proposals Map:

- Butcher’s Field, Street Lane***
- Gower’s Pit, off Holmans***
- Oaklands Green***
- Recreation Ground, High Street***
- Land East of the High Street***
- Land at Standgrove Field***

Proposals for development on the land will be resisted except in very special circumstances.



The Recreation Ground

4.18 This policy identifies land that should be protected from future development by way of a Local Green Space designation, in accordance with the intent and criteria set out in paragraphs 76, 77 and 78 of the NPPF. The Ardingly Landscape Character Assessment identified the key landscape characteristics of the parish. It found that the majority of landscape surrounding Ardingly has substantial landscape sensitivity and low landscape capacity for development. The study highlights

key views, the gap between the west and east sides of the village, sites with inherent landscape quality and those that could have the capacity to accommodate further development.

4.19 For each of the proposed Local Green Spaces, the land is in close proximity to the village community it serves and does not form an extensive tract of land. The Recreation Ground and Gower's Pit are both popular community recreation areas and, with their enclosed character, offer tranquility in what is otherwise a dense village of few natural open spaces. Similarly, Oaklands Green is a small but important open space at the heart of the village that includes seating areas.

4.20 The Butcher's Field land is a distinct but integral part of a wider early-post medieval landscape and adjoins ancient woodland. In addition to its historic value it is considered special to the local community as it makes a significant contribution to the tranquil and peaceful character of this part of the village with far reaching views across the AONB. The area is demonstrably special to the local community as identified in the pre-submission consultation with the village and by the Inspector in Appeal Decision APP/D3830/A/12/2172335 (see Appendix A). The Land East of the High Street is popular with local walkers, is adjacent to a conservation area of the village, is significant to the community due to its tranquillity and has a special enclosed character.

Policy ARD 7: Allotments

The Neighbourhood Plan will support proposals for new allotments either within, adjoining or in close proximity to the built up area boundary of Ardingly, provided the land can be accessed and can accommodate adequate off-street car parking.

4.21 This policy encourages proposals to provide new allotments for the village. There has been a large increase in the demand for allotments in the past decade, with all sites in Mid Sussex oversubscribed. Ardingly has no public allotments, having lost those owned and run by the Wakehurst estate in the 1960s when the site was taken initially for council houses and latterly a new primary school.

4.22 However all local councils are obliged under law to seek to provide allotments when there is sufficient demand and there is currently a waiting list of 20 villagers wanting allotments. A working party was established by the Parish Council in 2008 and this recommended that a site of 0.4 ha would be suitable to accommodate 20 'half plots' and associated paths and parking. There may be land within the ownership of Ardingly College that may be suitable for this purpose and the Parish Council will discuss this with the College in due course.

Policy ARD 8: Biodiversity

The Neighbourhood Plan will support proposals that protect and enhance the rich natural features that are a key component of the High Weald cultural landscape which provide habitats for Ardingly's diverse species populations. Proposals that provide favourable conditions for biodiversity including maintenance and enhancement of habitat connectivity and landscape scale conservation will be supported. Mitigation measures will be sought where any loss would be unavoidable and cause significant harm.

4.23 Ardingly Parish has a diverse landscape, rich in natural features offering a range of habitats which give the parish its unique biodiversity. Nearly half of the natural land area of the parish has some form of statutory or non-statutory designation. To the north of the parish, on the southern

slopes of the Forest Ridge are Wakehurst Place and Chiddingly Woods. The wooded gills contain some of the richest sand rock exposures in England and are therefore of national biological and geological importance. They support a unique flora and fauna, including a rare crane fly and a diverse community of breeding birds.

4.24 The woods, which cover an area of 117 hectares, have Site of Special Scientific Interest (SSSI) status. Below these woods is the 56 hectare Loder Valley Nature Reserve which incorporates a 'leg' of the Ardingly Reservoir. The Loder Valley has a rich diversity of animal and plant species within its woodland, wetland and meadow habitats and is a Site of Nature Conservation Importance (SNCI). The Parish is home to three smaller SNCIs and the 72 hectare Ardingly Reservoir is also a well-known important Local Nature Reserve.

4.25 Numerous shaws (small groups of trees) and belts of ancient woodland cover over 35% of the Parish land area providing a key component of the High Weald cultural landscape, as well as valuable habitats for plants and animals. Much of the farmed landscape is managed under the stewardship scheme which rewards farmers for good environmental practice and helps to provide the connectivity between the woodland and other important wildlife areas. The Parish is home to many national and local Biodiversity Action Plan (BAP) priority species, for example dormouse, bat, barn owl, nightjar, great crested newt and pearl-bordered fritillary.

Policy ARD 9: Heritage Assets

The Neighbourhood Plan requires development proposals affecting a listed building or conservation area or their setting to conserve or enhance the special quality and distinctive character of Ardingly.

4.26 This policy complements the provisions of the NPPF and development plan by requiring development proposals to demonstrate how they will conserve and enhance the distinctive characteristics of the Ardingly Conservation Area and its listed buildings as outlined below.

4.27 Ardingly's character is defined by its two separate historic hamlets of Ardingly and Hapstead Green. These two parts of the village were designated as a Conservation Area in 1984. In 1990 the western section, centred on the junction of Church Lane and Street Lane, was extended to include the southern end of Church Lane. The eastern section, centred on the High Street, was extended to include Butchers Shaw, the area of woodland immediately south of Street Lane. The village is also framed by the College to the south, Showground to the north and the nearby Wakehurst estate.

4.28 The western section contains the 14th century church and 19th century school, which together with several buildings dating back to the 17th century or earlier are listed. This part of the village is residential with large dwellings set in spacious grounds. Church Lane is not a through road; it has a tranquil, secluded feel. The eastern section contains a number of buildings dating from the 17th century. However the area has expanded considerably and now forms the main centre of the village.

4.29 The following features, in particular, contribute to the character of the Conservation Area:

- the spacious secluded gardens which include an abundance of mature trees and hedgerows in Church Lane;
- the Listed Buildings in the western section;
- the views across the countryside;
- the significant presence of individual trees and tree groups in Street Lane, Butchers Shaw and Oaklands Green;

- groups of trees at the north end of the High Street; and
- sandstone walls, especially along the front boundaries of Hapstead Farm and Fairlight Cottages, Fairlight House and along to Hapstead House, High Street.

4.30 There are also 47 Listed buildings in the parish (1 Grade I, 1 Grade II* and 45 Grade II). These are mainly located within the Conservation Area and at several historic rural farmsteads.

4.31 St Peter’s Church is not mentioned in the Domesday book of 1086 but it is known that there was a church here in those days because it was given by William de Warrene to the Priory of Lewes before his death in 1088. The present church was built of sandstone between 1325 and 1340 and has a number of later additions.

4.32 Wakehurst Place is owned by the National Trust and is grade I listed. It dates back to 1200 though it was rebuilt by Sir Edward Culpeper in 1590. It originally formed a complete court-yard, but the south side of this was demolished before 1697. The Stables to the Mansion house are listed grade II * and the parkland landscape around the estate is also registered II*.

4.33 As recommended by English Heritage in its response to consultation on the Neighbourhood Plan, it is intended to carry out a review and appraisal of the Conservation Area in consultation with Mid Sussex District Council.

Community Asset Policies

Policy ARD 10: Primary School

The Neighbourhood Plan will support proposals for the development of a permanent extra classroom at St Peters Primary School, as shown on the Proposals Map. Proposals to create additional classrooms, space for play and / or car parking on the site of the Scout Hut will also be supported, provided the existing Scout Hut use has been satisfactorily relocated in the village and provided the proposals do not harm the amenity of residents of Holmans.

4.34 This policy encourages St Peter’s C of E Primary School, West Sussex County Council and the Ardingly Scout Group to resolve capacity issues at the school in respect of providing support for the key land use planning principles.

4.35 The school was opened at a new site in Holmans in 1987 to replace the Victorian school in Street Lane. While the school has good pedestrian access via the public footpath running through the recreation ground, there is a shortage of parking within the site which is a cause of concern for nearby residents. The school also lacks a grassed play and kickabout area. A temporary classroom needs to be replaced and another may be needed in the future. A scout hut occupies the north eastern part of the site.

4.36 In which case, the school requires land to expand to ensure its future success is not unnecessarily constrained and does not come at the cost of loss of amenity for local residents. The policy offers support for proposals that will address this issue but requires that the relocation of the Scout Hut is completed prior to its implementation. Policy 10 of the Ardingly Neighbourhood Plan makes provision for the relocation to enable this policy to be implemented.

Policy ARD 11: Scout Hut

The Neighbourhood Plan will support proposals for a new scout hut facility provided:

- the location is within, adjoining or in close proximity to the built up area boundary of Ardingly;***
- the location is suited to this use in respect of access, car parking and design; and***
- the new facility is provided before the existing facility is closed.***

4.37 The Scout Hut adjoins the Primary School and is a popular community facility. However, its location is constraining the improvement of the school, for which provision is made in Policy 10 of the Ardingly Neighbourhood Plan. This policy therefore encourages proposals for the relocation of this use to a new facility on a suitable site and requires that the new facility is provided before the existing facility is lost.

Policy ARD 12: Medical Services

The Neighbourhood Plan will support proposals for new development or a change of use of a building within the built up area boundary to deliver a D1 medical services facility, provided the proposals can demonstrate the site is suited to this purpose in terms of access, car parking and design will not lead to a loss of amenity for local residents.

4.38 This policy encourages a GP business to invest in establishing a new medical services facility in a suitable location in the built up area boundary of the village. The site for a new facility must be suitable for this purpose, given the likely car movements that will result.

4.39 Atlee Cottage in College Road was donated to the village by a Trust and it housed for many years a district nurse. It then became a local surgery for the Lindfield GP practice. When the building was no longer fit for purpose it was sold some years ago and the trustees continued to look for ways and means to replace the medical facility. The village survey in 2012 identified strong support for the reinstatement of this service.

Policy ARD 13: Recreation Ground Pavilion

The Neighbourhood Plan will support proposals to improve or extend the Pavilion, as shown on the Proposals Map.



The Pavilion

4.40 The policy encourages local community groups to bring forward proposals to improve and extend this popular community facility at the Recreation Ground. The current building requires modernisation and may benefit from extending to meet the needs of users.

Community Action: Assets of Community Value

The Parish Council will apply to designate the following buildings/sites as Assets of Community Value as a result of their acknowledged importance to the life and enjoyment of the local community:

*Hapstead Hall / .British Legion
Church Centre
Pavilion
Fellow's Bakery*

*Post Office
Primary School
Ardingly Station
Village Car Park*

Once designated, it is intended that 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 in 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.

The Parish Council seeks to include these sites on the local planning authority's register of Assets of Community Value in order to provide the Parish Council or other community organisations within the parish with an opportunity to bid to acquire the asset on behalf of the local community once placed for sale on the open market



The Post Office

4.41 This Community Action serves two purposes. Firstly, it is intended to require proposals to change the use of a designated asset to demonstrate clearly that all reasonable steps have been taken to retain its present use and its community value as a viable concern. Secondly, if that test has been met, then it is intended to provide an appropriate community organisation, including the Parish Council, with a right to submit a proposal to the land vendor to acquire the asset under the Community Right to Buy regulations.

4.42 The Localism Act 2011 defines an 'Asset of Community Value' as "a building or other land is an asset of community value if its main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future". The Localism Act states that "social interests" include cultural, recreational and sporting interests.

4.43 All the assets selected are considered to be buildings and land of some considerable longstanding in the local community and with which local people have a strong affinity (as evidenced by the Ardingly Village Survey).

Commercial Policies

Policy ARD 14: Village Shops

The Neighbourhood Plan will resist the loss of A1 shop units as a result of proposals for redevelopment or for a change of use. Proposals to create new A1 shop units within the built up area boundary will be supported.



Fellow's Bakery

4.44 This policy protects the existing A1 shop units from a change of use for another purpose, where planning consent is required, to ensure the vitality and viability of the village as a small service and tourism centre is maintained.

4.45 The village currently has a number of shops and other commercial premises:

- Fellow’s Bakery, Street Lane
- Vacant shops , Street Lane
- Post Office, High Street
- Bluebird Care agency, High Street
- Vacant shop (originally antiques shop), High Street
- National Union of Teachers (regional office) College Road
- Gift shop, Wakehurst
- Country Market, Hapstead Hall, Thursdays (local produce)
- Hairdressers, High Street
- Coffee Club, Hapstead Hall (Thursdays)

4.46 These shops and services are greatly valued by residents, highlighted in responses to the village survey, 2012 and Village Plan, 2010. This policy will protect and bolster the village centre, helping to build a strong community. It will support local employment and reduce the need to commute, especially in light of limited bus services.

Policy ARD 15: Cafes, Pubs & Restaurants

The Neighbourhood Plan will support proposals to create new A3 café and restaurant units and A4 drinking establishments in the built up area boundary, other than by a change of use of an A1 shop unit, and will resist the proposals for a change of use of existing A3 and A4 units to another use.



The Ardingly Inn

4.47 This policy protects (Use Class) A3 cafe, pub and restaurant uses from a change of use for another purpose, where planning consent is required, to ensure the vitality and viability of the

village as a small service and tourism centre is maintained.

4.48 The village is well served with pubs, cafes and restaurants, due in part to visitors to the Show ground and Wakehurst and the other significant employers in the parish:

- Ardingly Inn
- The Oak public house
- Gardeners Arms public house
- British Legion Club
- Chinese Takeaway, High Street
- Vacant café, Street Lane
- Wakehurst: café and restaurant (two separate outlets)

4.49 The facilities are popular and are a defined characteristic of the village. This policy will help to protect these services and encourage new ones where appropriate.

Policy ARD 16: Broadband

The Neighbourhood Plan will support proposals to provide access to a super-fast broadband network to serve the village and other properties in the countryside. In doing so, it will require the location and design of any above-ground network installations to be sympathetically chosen and designed to reflect the character of the local area.

4.50 This policy encourages proposals to install a superfast broadband network infrastructure to serve the whole parish and accords with the NPPF. Where the network requires above ground installations requiring planning consent, then the Plan requires their location and design to reflect the importance of heritage assets and sensitive landscapes.

Traffic Policies

Community Action: Traffic Management

The Neighbourhood Plan supports proposals of measures for traffic calming in the village of Ardingly.



Traffic in the High Street

4.51 The Parish Council considers that this Community Action would enable the implementation of measures proposed in the 2013 appraisal for the village of Ardingly, if approved. The Ardingly Traffic Appraisal published in May 2013, by Hamilton-Baillie Associates Ltd and Colin Davis Associates and

approved by Ardingly Parish Council for consultation, is the most recent evidence which supports the Ardingly Neighbourhood Plan's traffic management policy.

4.52 The appraisal identifies traffic management measures that respect Ardingly's distinctive rural qualities, to influence vehicle speeds, whilst continuing to promote the activities that are a core part of village life.

4.53 It further includes ways to balance pedestrian movement and safety and the quality of the village environment, together with driver behaviour, design speeds and the serious impact of through traffic including HGVs.

Community Action: Car Parking

The Neighbourhood Plan will support proposals to establish a new public car park in the village at a suitable location.

4.54 The policy seeks to address a problem affecting many residents of the village by encouraging proposals to establish a new public car park and by ensuring development proposals can demonstrate they will include adequate off-street car parking spaces within their schemes.

4.55 There is one public car park next to Hapstead Hall, administered by the District Council, allowing parking for 24 vehicles. This is generally full throughout the day. This factor, combined with the lack of adequate off-street car parking spaces for older dwellings, such as those to east of the High Street, and a number of businesses and community facilities such as the village hall and Koorana Centre, results in considerable parking on-street, particularly in the High Street.

4.56 This has one advantage in that it tends to slow down through traffic, although it can at times cause a hazard and inconvenience to other road users and pedestrians due to obstruction, restricted visibility and parking on the pavement. Although there is opportunity for some additional parking at the recreation ground, it is considered that the provision of further off-street parking is necessary. Such a facility must be conveniently located in order to encourage its use, but due to the closely built-up nature of the High Street opportunities are inevitably limited. The District Council will continue to explore various possibilities for the development of an additional off-street car park.

4.57 Car ownership in the parish is high, reflecting the rural location and limited availability of public transport. The Ardingly Neighbourhood Plan's objective to enhance the village centre in terms of parking reflects these local factors and seeks to ensure that new development does not add to congestion. The policy requires that all developments have enough car parking provision to meet current and future needs.

Site Specific Policies

Policy ARD 17: Ardingly Rail Depot

The Neighbourhood Plan will support proposals that secure the long term use of this site as a reinstated railway station and museum.

4.58 This depot is used for the storage, processing and distribution of aggregates and the production of asphalt. Materials are delivered to the site via a rail line that links the site to the national rail network to the north of Haywards Heath. Although located in the High Weald AONB, the Council accepts the importance of the continuation of access to this existing depot by rail. Policy 37 of the West Sussex Minerals Local Plan safeguards existing minerals railheads to ensure adequate facilities for the transportation of minerals by rail (see Map 1 of Appendix 4 to the plan). The Minerals Local Plan, in para 5.45 states that the railhead at Ardingly has poor road access.

4.59 The Neighbourhood Plan cannot seek to control 'excluded development', which includes minerals development. However, the Victorian station building is an attractive landmark and currently used as offices. In which case, if the minerals development use of the depot ceases, the long term alternative use for the site could be as a museum for early electric trains, proposed when the planning application for the replacement plant was proposed in 2010.



Ardingly Rail Depot (courtesy of Holmbush)

Policy ARD 18: Ardingly College

The Neighbourhood Plan supports development proposals within the central built core of the campus at Ardingly College, as shown on the Proposals Map, provided they:

- *Conserve or enhance the listed buildings and their setting;*
- *recognise any impact they may have on the AONB and are landscaped appropriately;*
and
- *enhance the College's position as a school and major local employer.*



Ardingly College

4.60 Ardingly College stands in open countryside about half a mile to the south west of the village. It comprises a group of substantial buildings, a number of which are listed, together with playing fields and grounds which extend to the reservoir in the south and to the edge of the village to the north. It is an imposing and prominent feature in the surrounding landscape, and a landmark when approaching the village from the south. The High Weald Landscape Trail passes through the centre of the campus.

4.61 As the College has grown, a number of additional buildings and facilities have been provided, some of which are unsightly and need replacing and further proposals may be forthcoming in the future. The College is long established and an important source of local employment. The policy seeks to accommodate the reasonable needs of the College as and when they arise, where possible enhancing the setting of the listed buildings. In view of its setting and prominence within the Area of Outstanding Natural Beauty, the policy provides for special scrutiny to future development proposals in order to ensure there is no damaging impact on the character and appearance of the site itself, nor on the landscape of the surrounding area. This policy therefore updates and replaces saved Policy AR3.

See Appendix C for detail of the central built core of the campus.

Policy ARD 19: South of England Showground

The Neighbourhood Plan supports proposals to allow the South of England Show ground to expand its range and style of operations to meet new and changing needs, provided that:

- *they adhere to the restrictions of the Legal Agreements within which the Society operates;*
- *the special character, appearance and landscape setting of site is conserved or enhanced;*
- *satisfactory access / transport is achieved;*
- *development is closely related to the existing campus / developed area;*
- *consideration is given to the ongoing development / replacement of existing buildings or construction of new buildings that are well sited and sympathetic to the rural landscape;*
- *proposals demonstrate the Showground's commitment to wildlife and biodiversity; and*
- *proposals which would increase the current range or intensity of activities will be subject to careful scrutiny, especially in relation to noise.*



South of England Showground

4.62 The Showground is located to the north of the village and covers an area of some 60ha within which there is an inner security fenced campus encompassing the building stock, displays and show rings, services infrastructure and most of the hard roads and tracks. Since its establishment in 1967 the use of the site has expanded to the extent that it is now one of the most significant land uses within the Mid Sussex area. It operates three main shows annually with other fairs and events throughout the year. The main show attracts some 70,000 to 90,000 visitors over three days and annually some 140,000 visitors attend the various shows and events including a specialised event for up to 2500 school pupils in July.

4.63 In the period since 1967 the range of events held and the number of days per year on which they may take place has increased through a series of planning permissions. The South of England Agricultural Society operates under a Section 52 Agreement and Premises Licence under the governance of Mid Sussex District Council which regulates the use of the Showground including the type of events that are permitted and environmental factors such as the use of public address systems and equipment.

4.64 In responding to changing public demand, matching the competition from other venues/ attractions and modernising buildings and infrastructure, the South of England Society believes it can improve the Showground offering in range, quality and visitor interest combining community

benefit (e.g. by reducing adverse impacts and exploring new neighbourhood synergies) as well as meeting wider policy objectives in terms of a green travel plan, wildlife corridors and landscape/visual enhancements, green technologies, and waste reduction. Together with a focus on local food and wine, and expanding the educational role with improved links to higher education, these will all contribute to the aim of making the Showground a showpiece and centre of excellence.

4.65 The policy seeks to accommodate the reasonable aspirations of the Society, while balancing these against the need to protect the rural environment of the Area of Outstanding Natural Beauty and the amenities of local residents. Proposals for additional activities at the Showground will be carefully examined, particularly in relation to the impact of activities on the surrounding area. The policy therefore updates and replaces saved Policy AR5.

Policy ARD 20: Wakehurst Place & Millennium Seed Bank

The Neighbourhood Plan will support development proposals which will enable Wakehurst Place and the Millennium Seed Bank to expand to meet new and changing needs as both a tourist destination and centre of research of international importance, provided that the design is sympathetic to the heritage assets and the important landscape setting.



Wakehurst Place

4.66 Wakehurst Place lies one and a half miles north of Ardingly. The mansion house is a Grade I Listed Building and is set in picturesque landscaped grounds which cover over 40ha and comprise a famous collection of trees and shrubs. Originally bequeathed to the National Trust, Wakehurst Place is managed by the Royal Botanic Gardens, Kew, and is listed in English Heritage's Register of Parks and Gardens of Special Historic Interest. Kew's mission is "to inspire and deliver science based plant conservation worldwide, enhancing the quality of life". An emerging Masterplan and vision for the wider Wakehurst Place estate will be the subject of consultations with the community in due course. The gardens are open throughout the year and are a significant tourist attraction and economic asset to the district, hosting over 400,000 visitors per annum.

4.67 The Millennium Seed Bank was opened by the Prince of Wales in 2000. This is a large prestigious development for seed research and conservation located just to the north of Wakehurst Place. The vaults hold samples of all the UK's native plants plus over 10% of the world's flora, with capacity to hold 50% of global seeds. The building is set into the slope of the ground with a significant element of floorspace including the vaults, located underground. The location and finished height of the building are designed to ensure that the views across the valley to the west are not interrupted. The building could be renewed a number of times over the 500 year life of the

vaults.

4.68 Having installed solar panels on the roof of the Seed Bank, the next project is to install a biomass boiler, partly sourced from the Wakehurst Estate. The policy requires future developments to protect the setting of the listed buildings, the character and quality of the site and of the surrounding landscape. Proposals for development should consider measures to encourage visitors to arrive by alternative modes of transport. This policy therefore updates and replaces saved Policy AR6.

Policy ARD 21: Ardingly Reservoir

The Neighbourhood Plan supports proposals for new recreational activities and events at Ardingly Reservoir to expand to meet new and changing needs, provided that:

- ***there is no adverse impact on rural environment and water quality, and***
- ***they do not include the use of regular amplified sound and motorised boats (other than safety boats), which will be resisted.***

Proposals for a replacement clubhouse and changing facilities will be supported subject to sympathetic design that respects the site's prominent location in the AONB.



Ardingly Reservoir

4.69 As well as fulfilling an important role for water supply, Ardingly Reservoir is also a significant attraction in its own right. It's beautiful setting within wooded valleys and its peaceful and tranquil atmosphere, make it a popular centre for quiet informal activities such as walking, riding, angling and bird watching.

4.70 Ardingly Reservoir has been declared a Local Nature Reserve (LNR). The Nature Reserve Agreement between West Sussex County Council and South East Water will ensure commitment to the management and use of the site. There are viewpoints, interpretive boards and footpaths which follow the perimeter on the eastern and northern sides.

4.71 The reservoir is also a venue for water sports. Many of the activities are associated with education and training and have become established and enjoyed over many years without adverse impact on the amenities of the locality. The Activity Centre is also an important source of employment and training for young people.

4.72 The policy will support the use of the reservoir for activities and events which would not

adversely affect the character or nature conservation value of this attractive part of the AONB, particularly in respect of noise, vehicular activity or disturbance. This policy therefore updates and replaces saved Policy AR4.

Policy ARD 22: Bluebell Railway

Proposals for the reinstatement of Ardingly Station will be supported subject to consideration of traffic, access and car parking. Demolition of the station building will be resisted.

Community Action: Bluebell Railway

The Neighbourhood Plan supports the safeguarding of the route of the former Ardingly branch line between Horsted Keynes and Haywards Heath within Ardingly Parish including Lywood tunnel for the future reinstatement of the railway link



Bluebell Railway

4.73 The Bluebell Railway has restored and operated steam train services since 1960. It is an important visitor attraction in Mid Sussex and the rail link to the national railway network at East Grinstead was reopened in 2013. An opportunity now exists for the reinstatement of the line from Horsted Keynes to Haywards Heath via Ardingly.

4.74 The railway is presently wholly outside the parish but the route from Horsted Keynes to Haywards Heath is planned to be connected via Ardingly. The Ardingly Neighbourhood Plan policy supports the safeguarding of the station and the extension of the Bluebell Railway on the condition that the traffic, access and car parking do not have detrimental effects on the congestion of the parish and to the surrounding natural environment and have been well considered.

Community Action: Ardingly – Wakehurst Place Cycle Route

The Neighbourhood Plan will support proposals to establish a new dedicated cycle route from the northern edge of the South of England Showground to the entrance to Wakehurst Place, as shown on the Proposals Map.

4.75 The Parish Council will encourage proposals to be developed to create a new dedicated cycle route between the two popular sites and to connect with the village to the south. The Parish Council in partnership with the National Trust and Kew / Wakehurst will investigate the creation of this new safe cycle route.



5. Delivery Principles & Policies

Introduction

5.1 The Ardingly Neighbourhood Plan will be implemented through a combination of the local planning authority's consideration and determination of planning applications for development in the parish and through steering public and private investment into a series of infrastructure projects contained in the plan.

Development Management

5.2 Most of the policies contained in the Ardingly Neighbourhood Plan will be delivered by landowners and developers responding to its proposals for encouraging and managing development. In preparing the Plan, care has been taken to ensure, as far as possible, that these proposals are achievable.

5.3 Whilst the local planning authority will be responsible for development management, the Parish Council will also use the Ardingly Neighbourhood Plan to frame its representations on submitted planning applications. It will also work with the authority to monitor the progress of sites coming forward for development.

Infrastructure Projects

Community Action: Infrastructure Investment

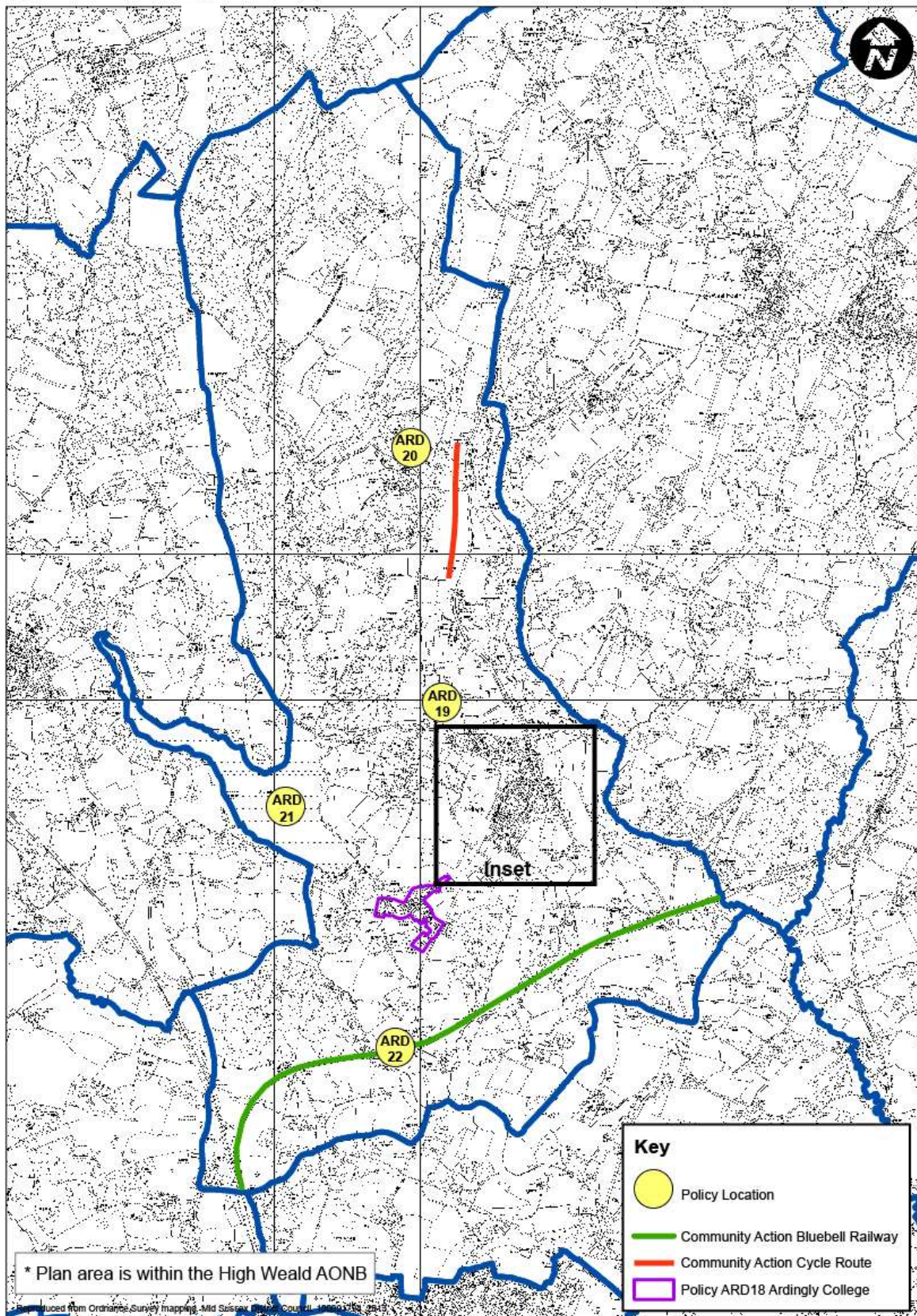
The Parish Council considers it sensible to seek to plan for the use of future Community Infrastructure Levy (CIL) monies ahead of such time that Mid Sussex District Council has adopted a CIL Policy. Once there is a CIL in place, the Parish Council proposes the following projects for investment of future CIL funding:

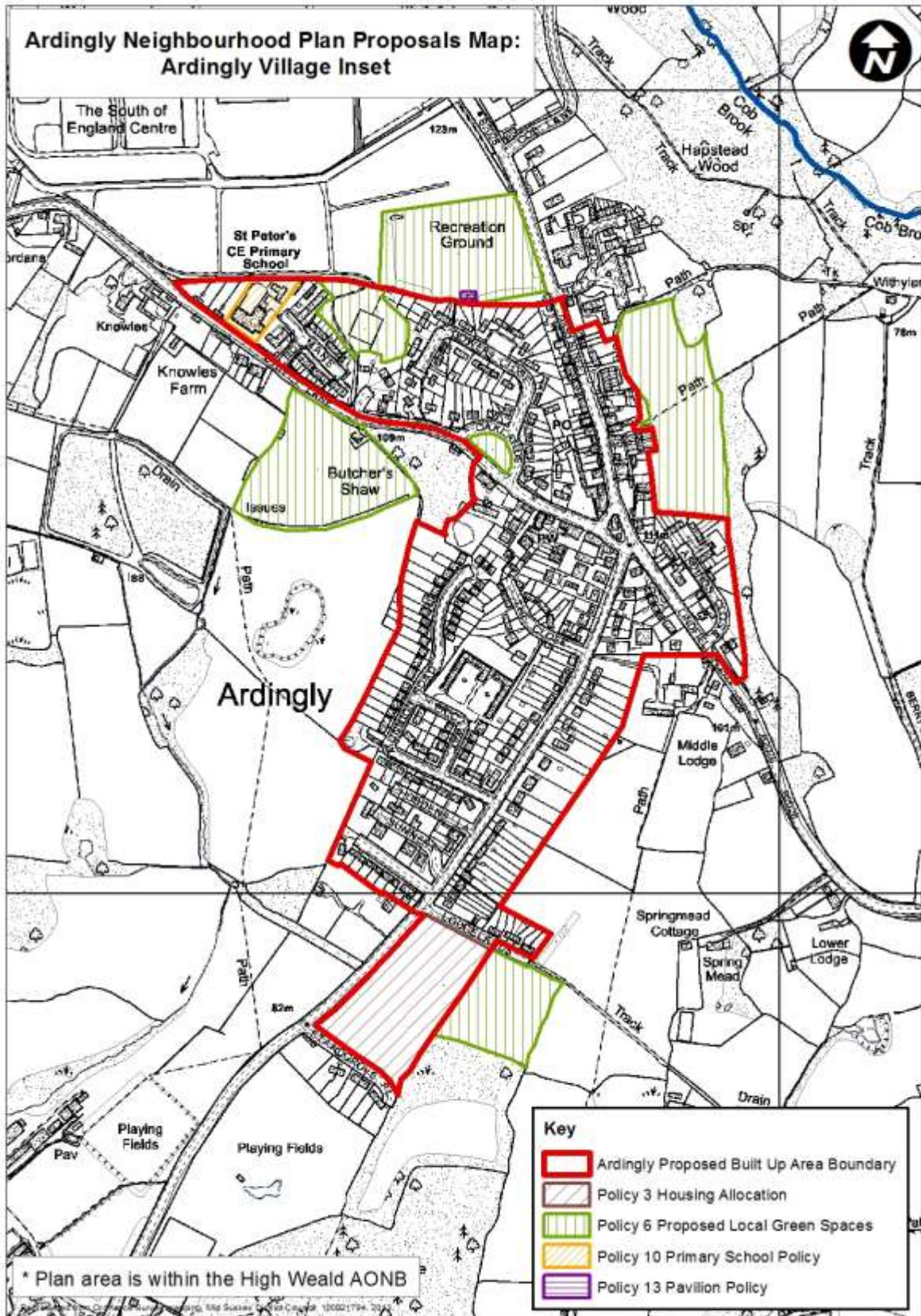
- i) traffic management, pedestrian safety and streetscape enhancement in the village,*
- ii) improvements to the primary school, as per Policy ARD 10*
- iii) the Pavilion, as per Policy ARD 13*
- iv) Car parking,*
- v) Allotments, as per Policy ARD 7*
- vi) Broadband, as per Policy ARD 16*

5.4 The policy identifies a series of local infrastructure projects that will be prioritised for investment from the forthcoming Mid Sussex Community Infrastructure Levy (CIL).

5.5 The CIL will replace the pooling of S106 agreement financial contributions in 2014, which will be charged on qualifying residential and commercial development. At least 25% of the levy collected from development in the Parish will be invested in the Parish.

Proposals map





Appendix A

Schedule of Evidence

Ancient Woodland Inventory for Mid Sussex, Mid Sussex District Council, Natural England, High Weald AONB Unit and The Forestry Commission, 2007

Appeal Decision APP/D3830/A/12/2173625, Standgrove Field, Ardingly

Appeal Decision APP/D3830/A/12/2172335, Butchers Field, Ardingly

Ardingly Housing Needs Studies, Action in Rural Sussex, 2007 and 2012

Ardingly Landscape Character Assessment, Hankinson Duckett Associates, July 2012

Ardingly Parish Housing Land Availability Assessment

Ardingly Neighbourhood Plan Site Assessment Report, Ardingly Parish Council 2013

Ardingly Village Plan, Ardingly Parish Council, 2010

Ardingly Village Survey, Ardingly Parish Council, April 2012

Biodiversity Action Plan for Sussex

Community Profile for Ardingly Parish, Action in Rural Sussex, July 2012

Desktop Biodiversity Report, Sussex Biodiversity Record Centre, May 2012

Draft National Planning Practice Guidance, DCLG, August 2013

Habitats Regulations Assessment for Mid Sussex District Plan, May 2013

High Weald AONB Management Plan, High Weald AONB Unit, 2009 (updated 2014-19)

Historic Environment Record, English Heritage

Housing Allocations Scheme, Choice-Based Lettings drafted and approved 2013 with effect from May 2014, MSDC

Housing Strategy background document, Ardingly Parish Council, June 2013

Local Distinctiveness Study, West Sussex County Council, 2012

Mid Sussex Community Infrastructure Levy: Draft Charging Schedule, Mid Sussex District Council, June 2013

Mid Sussex District Plan Sustainability Appraisal, Mid Sussex District Council, May 2013

Mid Sussex District Plan, Submission Document, Mid Sussex District Council, July 2013

Mid Sussex Draft Infrastructure Development Plan, Mid Sussex District Council, May 2013

Mid Sussex Economic Development Strategy, Mid Sussex District Council, 2010

Mid Sussex Landscape Capacity Study, Mid Sussex District Council, 2007

Mid Sussex Landscape Character Assessment, Mid Sussex District Council, 2005

Mid Sussex Local Plan, Mid Sussex District Council, 2004

Mid Sussex Rural Affordable Housing Strategy, Mid Sussex District Council, 2007

Mid Sussex SHLAA reports (various), Mid Sussex District Council,

NW Sussex Strategic Housing Market Assessment, 2012

National Planning Policy Framework, March 2012

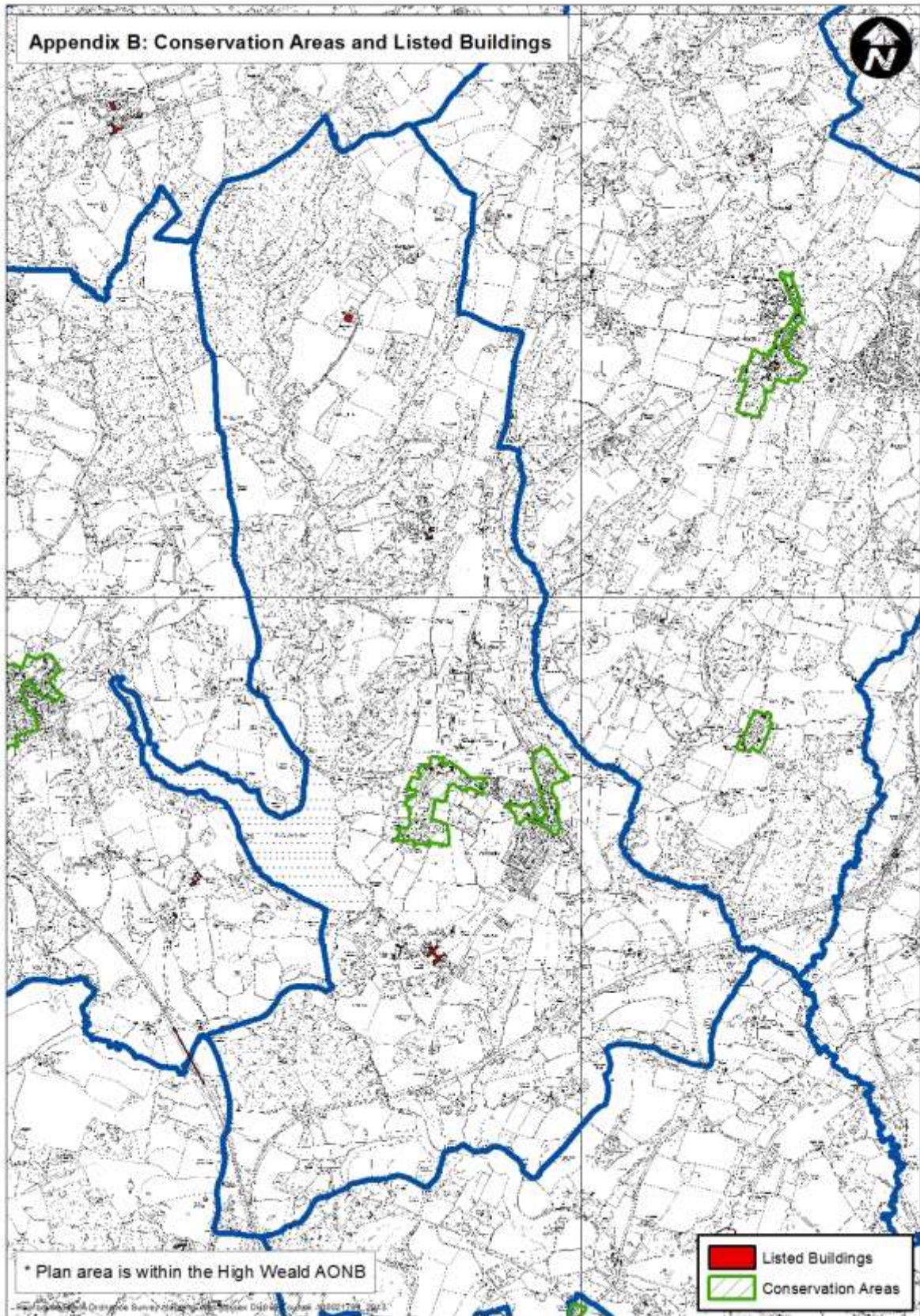
Scoping Report for Sustainability Appraisal, Ardingly Parish Council, April 2012

SE River Basin Management Plan, Environment Agency, 2009

Small Settlement Characterisation for Ardingly, High Weald AONB Unit, 2012

West Sussex Minerals Local Plan, West Sussex County Council, 2003

West Sussex Sites of Nature Conservation Importance Register, West Sussex County Council



Appendix C: Ardingly College site map relating to policy ARD18

