

Committee Manager: Carrie O'Connor (Ext 37614)

16 June 2016

LOCAL PLAN SUBCOMMITTEE

A meeting of the Local Plan Subcommittee will be held in Committee Room 1 at the Arun Civic Centre, Maltravers Road, Littlehampton on **Thursday 30 June 2016 at 6.00 p.m.** and you are requested to attend.

Members: Councillors Cooper (Chairman), R Bower (Vice-Chairman), Ambler, Mrs Bence, Bicknell, Brooks, Mrs Brown, Chapman, Charles, Elkins, Mrs Hall, Mrs Maconachie, Oppler and Mrs Stainton.

A G E N D A

1. APOLOGIES FOR ABSENCE
2. DECLARATIONS OF INTEREST

Members and Officers are reminded to make any declaration of personal and/or prejudicial/pecuniary interests that they may have in relation to items on this agenda.

You should declare your interest by stating:

- a) the item you have the interest in
- b) whether it is a personal interest and the nature of the interest
- c) whether it is also a prejudicial/pecuniary interest
- d) if it is a prejudicial/pecuniary interest, whether you will be exercising your right to speak under the normal procedure rules applicable to the Committee

You then need to re-declare your prejudicial/pecuniary interest at the commencement of the item or when the interest becomes apparent.

- 3 MINUTES

To approve as a correct record the Minutes of the meeting held on 1 March 2016 (attached).

4 ITEMS NOT ON THE AGENDA WHICH THE CHAIRMAN OF THE MEETING IS OF THE OPINION SHOULD BE CONSIDERED AS A MATTER OF URGENCY BY REASON OF SPECIAL CIRCUMSTANCES

5 START TIMES

To agree the start times of meetings for the remainder of 2016/17/

6 ARUN LOCAL PLAN - EVIDENCE BASE UPDATE

This report provides an update on the progress of evidence base studies, which have been commissioned to support the preparation of main modifications to the Arun Local Plan (2011-2031) Publication Version (October 2014), for noting by members of the Local Plan sub-committee.

7 GYPSY & TRAVELLER & TRAVELLING SHOW PEOPLE SITES ASSESSMENT METHODOLOGY

This report presents an update of the methodology for assessing potential Gypsy and Traveller and Travelling Show people sites which was approved at Local Plan Subcommittee of 1st March 2016, to meet the need for pitches as identified in the Gypsy and Traveller Accommodation Assessment study (Published in 2013 and updated in May 2015).

8 RESPONSE TO CONSULTATION ON DRAFT WEST SUSSEX JOINT MINERALS LOCAL PLAN (REGULATION 18)

This report presents the main points on Draft West Sussex Joint Minerals Local Plan (Regulation 18) being consulted on and the officer response.

9 FELPHAM CONSERVATION AREA CHARACTER APPRAISAL

The Felpham Conservation Area Character Appraisal has been prepared and published for a 6 week period of public consultation. A revised appraisal is attached and permission is sought to adopt the document for development control purposes (Appendix 1).

10 BRIGHTON & HOVE'S CITY PLAN (PART ONE)

This report informs the Local Plan sub-committee of the adoption of the Brighton and Hove City Plan (Part One) and is for noting.

11 RESPONSE ON CONSULTATION ON WORTHING BOROUGH COUNCIL'S ISSUES AND OPTIONS DOCUMENT

This report presents the main points from the document being consulted on and the officer response.

Note: *Indicates report is attached for all Members of the Subcommittee only and the press (excluding exempt items). Reports can be accessed through the Council's website at www.arun.gov.uk

Members are also reminded that if they have any detailed questions, would they please inform the Chairman and/or relevant Lead Officer in advance of the meeting.

LOCAL PLAN SUBCOMMITTEE

1 March 2016 at 6.00 p.m.

Present : Councillors Mrs Maconachie (Chairman), Bower (Vice-Chairman), Ambler, Mrs Ayres, Brooks, Mrs Hall, Haymes, Hughes and Oppler.

Councillors Elkins and Maconachie were also in attendance at the meeting.

34. Apologies for Absence

Apologies for absence had been received from Councillors Charles and Mrs Brown.

35. Declarations of Interest

The Monitoring Officer has advised Members of interim arrangements to follow when making declarations of interest. They have been advised that for the reasons explained below, they should make their declarations on the same basis as the former Code of Conduct using the descriptions of Personal and Prejudicial Interests.

Reasons

- The Council has adopted the government's example for a new local code of conduct, but new policies and procedures relating to the new local code are yet to be considered and adopted.
- Members have not yet been trained on the provisions of the new local code of conduct.
- The definition of Pecuniary Interests is narrower than the definition of Prejudicial Interests so, by declaring a matter as a Prejudicial Interest, that will cover the requirement to declare a Pecuniary Interest in the same matter.

There were no declarations of interest made.

36. Minutes

The Minutes of the meeting held on 19 January 2016 were approved by the Subcommittee and signed by the Chairman as a correct record.

37. Planning Inspectors' Conclusions on Objectively Assessed Housing Needs

The Interim Planning Policy Team Leader presented this report which detailed the Planning Inspectors' conclusion on the appropriate Objectively Assessed Need (OAN) for market and affordable housing to be incorporated into the preparation of the draft Main Modifications to the submitted Arun Local Plan. An additional paper had been published and circulated at the meeting which outlined the views of officers on the way forward, taking account of the higher OAN figure of 845 dwellings per annum (dpa). That paper also set out a further recommendation relating to the Sustainability Appraisal for Members' consideration.

The Interim Planning Policy Team Leader emphasised that the OAN figure was theoretical and was not the final recommendation on the housing target the Council would have to meet. It was quite clear that the first stage was to establish an OAN for discussion with other neighbouring authorities under the Duty to Co-operate and that Scenario 4 (1,000 dpa) would be the practical figure to use for the evidence base testing and sustainability appraisal (SA) work, based on the Inspector's revised findings.

With the agreement of the Subcommittee, Councillor Elkins asked a question with regard to the sustainability appraisal and outline plans attached to the locations. He asked whether it would be possible to attach plans so that the public could identify clearly the sites under discussion. The Interim Planning Policy Team Leader advised that more detailed work was required to be carried out on the locations to make them more specific.

In the course of discussion, Members accepted that Scenario 4 - 1,000 dpa – was a reasonable figure to work with. Comment was also made with respect to the fact that Brighton had been identified as having special conditions and it was felt that that could be cited as a precedent for other Coastal West Sussex Authorities' Local Plans.

Having taken account of the additional recommendation detailed in the paper circulated at the meeting, the Subcommittee

RESOLVED – That

(1) the Inspectors' conclusions be noted; and

(2) the work that has been progressed on the Sustainability Appraisal so far that is intended to feed into the further work required during the suspension of the Arun Local Plan Examination to work towards meeting the requirements of the identified higher Objectively Assessed Needs (OAN) figure of 845 dwellings per annum, be noted.

38. Arun Housing and Employment Land Availability Assessment

In presenting this report, the Interim Planning Policy Team Leader advised that the Strategic Land Availability Assessment (SHLAA) had now been superseded by the Housing and Employment Land Availability Assessment (HELAA) to include employment sites as well as housing sites. He further advised that, as Government guidance was lacking, the Planning Advisory Services (PAS) was endeavouring to provide more information. Agreement between the authorities was also being sought as to how these matters should proceed and a meeting was scheduled to take place with the Town and Parish Councils to see how the Neighbourhood Plans would integrate with the HELAA. Landowners and developers would need to be engaged with the process and all the information gathered would then be collated and passed to the Inspector to support the work that was being undertaken.

In discussing the matter, questions were asked relating to resource issues and the possible use of consultants and the Interim Planning Policy Team Leader responded by stating that he did not foresee any major issues with the timescales, although resources might prove to be insufficient if more information on the viability questions was required.

Following further general comments, the Subcommittee

RESOLVED

That the assessment of submission sites to be added to the Housing and Economic Land Availability Assessment (HELAA) be noted, together with the process for undertaking further updates to the HELAA.

39. Consultation Responses to Other Local Authority Local Plans (Duty to Co-operate)

The Interim Planning Policy Team Leader presented this report which set out the officer responses to the following consultations:-

- Chichester District Council: Site Allocation: Preferred Approach – Development |Plan Document 2014-2019
- Chichester District Council: Proposed Amendment to Planning Obligations and Affordable Housing Supplementary Planning Document (SPD)

He updated the Subcommittee on the meeting that had been held between officers of this Council and those of Chichester District Council. As it was a Duty to Co-operate meeting, officers were not making any specific objections but were rather asking for clarification and for more specific details on certain matters. Clarification had been particularly sought that, amongst other issues, there was no confusion that Chichester's housing target would not be achieved.

With regard to the SPD, Chichester was proposing that, to help fund infrastructure and specifically junctions on the A27, there would be an additional requirement for a tariff to be paid to improve the traffic on that road. Arun's officers felt that that was an innovative approach and asked if soundings had been made to see if it would work. Chichester had been in touch with the DCLG (Department of Communities and Local Government) and the Transport Department, both of which had given some encouragement for that approach to be tested. Of course, that approach might well be challenged and a report back would be given in due course. Comment was made at the meeting that this could well have an impact on the future of CIL (Community Infrastructure Levy).

The Subcommittee then

RESOLVED

That the officer responses to the consultations, as sent and set out in the report, be noted.

40. Gypsy & Traveller and Travelling Showpeople Sites Assessment Methodolgy

The Head of Planning Policy & Strategic Development presented this report which detailed the proposed methodology for assessing potential Gypsy and Traveller and Travelling Showpeople sites to meet the need for pitches as identified in the Gypsy and Traveller Accommodation Assessment study (Published in 2013 and updated in May 2015).

Following consideration, the Subcommittee

RESOLVED

That the proposed methodology for use by officers in the assessment of potential sites for Gypsy and Traveller and Travelling Showpeople be approved.

(The meeting concluded at 6.50 pm)

ARUN DISTRICT COUNCIL

LOCAL PLAN SUB-COMMITTEE – 30 June 2016

Subject : Arun Local Plan – Evidence Base Update

Report by : David Coleman – Interim Planning Policy and Conservation Team Leader

Report date : 30th June 2016

EXECUTIVE SUMMARY

This report provides an update on the progress of evidence base studies, which have been commissioned to support the preparation of main modifications to the Arun Local Plan (2011-2031) Publication Version (October 2014), for noting by members of the Local Plan sub-committee.

RECOMMENDATION

The following actions are recommended:

1. That the Local Plan Sub-Committee note the update provided on the progress of evidence base studies commissioned to support the preparation of main modifications to the Arun Local Plan (2011-2031) Publication Version (October 2014).

1. BACKGROUND

- 1.1 Following the suspension of the Local Plan Examination-in-Public Officers' have been working to update the evidence base which informs and supports the Plan. The evidence base requires updating in several respects in order to enable the Council to make modifications to the Local Plan in response to concerns identified by the Inspector, and to respond to the uplift in the level of objectively assessed needs for housing.
- 1.2 On 28 July 2015 the appointed Planning Inspector for the Local Plan Examination (Roy Foster) wrote to the Council outlining his interim conclusions following the Procedural Meeting which had taken place on 16 July 2015. This letter provided a range of observations in relation to matters associated with the Local Plan, and identified a range of issues which the Council needed to address in taking forward the Plan. The letter also provided a suggested future way forward for the Council to consider in relation to the Examination-in-Public.

- 1.3 On 10 September 2015 the Council responded to the Inspector agreeing to the suspension of the Plan, and providing an indicative timetable for the suspension period (ADCED07 & ADCED08), which the Inspector subsequently agreed to.
- 1.4 A Hearing session took place on 14 January 2016 to specifically consider the objectively assessed needs (OAN) for housing. On 2 February 2016 Inspector Roy Foster and Inspector Jonathan Bore provided their conclusions on OAN to the Council (IDED18). They concluded that OAN was likely to be 845 dwellings per annum. At the same time the Examination was formally suspended in order to enable the Council to undertake the further work required, and to publish main modifications to the Plan accordingly for consultation, prior to the resumption of the Examination-in-Public in early 2017.
- 1.5 A Briefing Session is to be held for Members on 21st June 2016 at Chichester University where presentations will be provided on key evidence base studies completed to date.
- 1.6 The updated and new evidence base studies will be central to informing and determining the main modifications required to the Local Plan in order to make it 'sound', and to respond to the significant uplift required in OAN. A number of studies, such as the Transport Assessment, Infrastructure Delivery Plan, Local Plan Viability Study and Habitat Regulations work, are iterative and being completed in stages. The first stages will help to determine and inform changes required to the growth strategy. The final reports will then help to fully inform the implications of proposed changes to the strategy, and the details of the main modifications required. For instance, the Local Plan Viability Study will determine the level of affordable housing contributions expected for each of the allocations in the Plan. However, this cannot be completed until the Council has a thorough understanding of the costs associated with specific infrastructure requirements for each site.
- 1.7 This report provides an update on progress associated with the evidence base work required which will in due course inform the main modifications required to the Plan.

<p>1.8 Where available, copies of each evidence base report can be viewed in the Members' Room, or by viewing the Local Plan Examination page at http://www.arun.gov.uk/local-plan-examination.</p>
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2. Littlehampton Economic Growth Area Development Delivery Study

- 2.1 The Littlehampton Economic Growth Area (LEGA) Development Delivery Study is intended to set out a clear vision for the Littlehampton Economic Growth Area and provide guidance for its future

development and to support the emerging Arun Local Plan and to investigate the delivery of beneficial development to the area. LEGA includes the Harbour, large parts of the East Bank, the West Bank and the Town Centre. Littlehampton Harbour is a valuable asset for Littlehampton and the surrounding area. The Harbour area includes both the East and West Banks. The Railway Wharf on the East Bank is safeguarded for the importation of minerals in the adopted West Sussex Minerals Local Plan and has been identified as a key opportunity for regeneration within LEGA. The West Bank area comprises commercial, associated marine engineering and storage, as well as residential communities and is also identified as a key opportunity for regeneration within LEGA.

- 2.2 The vision for the regeneration of the West Bank is for a comprehensive, mixed use regeneration scheme which provides the area and Littlehampton Harbour with a sustainable long term future. Development proposals will protect and enhance the marine and estuarine heritage, existing businesses and residences and the surrounding environment and habitats, whilst providing opportunities for new businesses, residents and visitor attractions, improving accessibility and links with Littlehampton town centre and contributing to the town's regeneration.
- 2.3 A consultant team comprising GL Hearn, BACA Architects and JBA Consulting was commissioned by Arun District Council in February 2016 to produce a Development Delivery Study for the Littlehampton Economic Growth Area (LEGA). The LEGA is identified within the emerging Arun District Local Plan as a key location to deliver in the region of a 1,000 homes, together with supporting employment uses.
- 2.4 This 2016 report by the consultancy team is the third report to be produced in recent years, following the 2010 West Bank Regeneration Study led by BACA Architects and the 2012 West Bank Development Delivery Study led by GL Hearn. The aim of the current report is to address the issues raised by the Inspector and provide robust evidence that can enable the LEGA policy to be found sound at the resumed Local Plan Examination.
- 2.5 The study comprises the following main elements:
- Identification of site constraints;
 - A review of the planning policy context;
 - An assessment of sites in relation to capacity to deliver housing and supporting commercial uses;
 - A review of the flood risk position and strategy for protecting development at West Bank;
 - Testing the viability of the proposed scheme at West Bank, including the major infrastructure costs;

- Outlining the delivery mechanisms to bring forward development at West Bank, and within the East Bank/Town Centre area, together with a timetable for delivery for the West Bank proposals; and
- Revised Local Plan policy wording.

2.6 The conclusions and recommendations are set out in detail in Section 8 of the report and include the following key elements:

- Delivery Mechanism
- Flood Risk Protection Strategy
- Major Infrastructure Requirements and Costs
- Evidence on Viability
- Revised LEGA Policy Boundary:
- Revised Planning Policy

In conclusion, West Bank is a major brownfield redevelopment, with the prospect of delivering a significant quantum of housing and supporting commercial uses to meet the requirements of the Local Plan, especially the revised housing numbers. The consultancy team are of the opinion that the West Bank strategic allocation of 1,000 homes as part of the wider LEGA allocation of 1,100 homes represents a suitable location for development, is available for development and is likely to be viable at the point at which it starts to be implemented in around 5 years' time. Moreover, the proposed allocation has considerable regenerative benefits to protect existing residents and businesses and support the growth of the Littlehampton economy.

2.7 The following key implications should be noted:

- **Some key changes to the existing planning policies, particularly Policy H SP1.**
- **A revised LEGA boundary is needed.** With the need to deliver 1,000 homes at the West Bank, the site capacity work has shown that it is necessary to widen the boundary of the LEGA to include agricultural land to the west of the Littlehampton Marina and Rope Walk area and land to the north of the A259. Without the changes to the boundary and the inclusion of this land, it is not feasible to deliver the full 1,000 homes within the current boundary.
- **The LEGA site is no longer within Flood Zone 3b.** The inspector identified the unresolved opposition to the allocation expressed by the Environment Agency as a major concern and advised that allocation would not be found sound without an endorsement from the Environment Agency. In ensuring a continued consultation with the EA throughout this study the project team has sought to address their concerns directly and their acceptance that none of the LEGA site is within Flood Zone 3b is a significant step.

3. Arun Employment Land Needs Update

3.1 The Arun Employment Land Needs Update has been undertaken by Nathaniel Lichfield and Partners (NLP). This update has reviewed

various employment demand scenarios and the current land supply position (based on planning commitments and sites allocated in the submission Arun Local Plan, 2015). This study forms a partial update of the Arun Local Plan Validation Study: Economy and Enterprise which was prepared by NLP on behalf of the Council in October 2014, and is to be read in conjunction with other evidence base documents.

- 3.2 The report considers the economic implications of planning for a higher level of housing delivery as well as any broader implications for economic/ employment land policies within the Local Plan.
- 3.3 Five different scenarios of future employment space requirements have been considered, based on a number of approaches which reflect latest economic growth forecasts, past development trends and potential housing supply (labour supply) factors.
- 3.4 All of these approaches reflect assumptions of higher future economic growth (in terms of job growth) in Arun than the District has achieved over the past two decades. Nevertheless, the net change in the number B Class job is forecast to decline or record marginal increases over the Local Plan period to 2031.
- 3.5 The overall space requirements related to different scenarios range from 31,750sq.m to 123,360sq.m of all types of B Class employment space to 2031, implying in broad terms a need for between 6.9ha and 28.6ha of employment land. The majority of this spatial requirement relates to industrial (B1c/B2/B8) uses as a result of lower employment densities associated with these activities.
- 3.6 Scenario 5 is closely aligned with the OAN conclusions from the Inspectors' of 845 dwellings per annum. The resulting requirements equate to 49,405sqm which implies a need for 10.9ha over the period to 2031.
- 3.7 Officers are considering the findings of the study in association with other evidence base studies in order to inform the proposed main modifications. Where necessary, further work will be undertaken to inform the economic strategy and any amendments required.

4. Habitat Regulations Assessment

- 4.1 Habitat Regulations Assessment is the full process of assessing the likely significant effects to a site designated for their nature conservation. Though this had been undertaken for the submitted Local Plan, it is necessary for this to be reassessed if there is any alteration to the spatial strategy.
- 4.2 Stage 1 of this work was a report that set out the baseline situation relating to nature conservation and ecology for the 13 areas being assessed.

- 4.3 During Stage 2 of this work a screening exercise has been carried out of the likely significant impacts that may be expected to designated sites. This has included consideration of individual impacts from sites/locations, as well as cumulative impacts and any caused in-combination with other plans.
- 4.4 Chapter 5 of this Stage 2 report is split by the various topic areas of effects that may occur and, where relevant, recommends that some go forward for more detailed assessment in the Appropriate Assessment. Chapter 6 then includes the overall summary and conclusions.
- 4.5 Findings to date include:
- All the current sites mentioned in the submitted Arun Local Plan 2011-2031 have a high suitability for allocation;
 - The Pagham locations have the lowest suitability;
 - In-combination impacts would be expected for Pagham North; Pagham South and West Bersted; and
 - Ford and LEGA also have some potential in-combination impacts due to falling within the impact risk zone of Arun Valley. This means that detailed information has to be considered in terms of their value and use by particular species.
- 4.6 On the basis of the Parish allocations in the submitted Arun Local Plan 2011-2031 remaining the following is concluded regarding the 5 alternatives being considered for testing through this evidence and sustainability appraisal:
1. 650 dwellings per annum would not have any significant or adverse effect;
 2. 758 dwellings per annum would not have any significant or detrimental effects alone, however it could when taken in combination;
 3. 845 spread through larger sites supported by smaller would be likely to have impacts both alone and in-combination;
 4. 845 spread by smaller amounts across a wider range of sites could possibly have impacts alone but would definitely have in-combination impacts;
 5. 1,000 dwellings per annum spread as suggested would likely have significant or adverse effects both alone and in-combination. The scale of this would have to be considered through the next stage of this work if taken forward; and
 6. The greater number of housing allocated a greater distance from Pagham Harbour, the lesser impact and greater likelihood that the current mitigation approach will mean no adverse effects to Pagham Harbour's site integrity.
- 4.7 The next part of this work will be a more detailed assessment of the effects of the spatial strategy. The outcome of this will be an

Addendum covering the exact likely effects expected from the spatial strategy. This report will be presented to the Committee in due course. This would then be made available during the consultation on the proposed modifications.

5. Transport Assessment Study

5.1 Systra Ltd was commissioned in December 2015 to undertake the Arun Transport Study to assess the impact of the 5 development alternatives being considered as part of the main modifications process.

5.2 The study was commissioned to be undertaken in three stages as follows:

- Stage 1 – Local revalidation of the West Sussex County Transport Model (WSCTM) for the Arun area to create AM and PM peak flow models applicable to local traffic flows. This was to address concerns raised by Highway England that the current transport model did not include PM peak traffic flows.
- Stage 2 – Test a range of development scenarios using a range of model runs to inform the preparation of main modifications to the Arun Local Plan from a transport viewpoint.
- Stage 2a – A level crossing assessment focusing upon three bridging options at Ford and Yapton level crossings to run alongside Stage 2.
- Stage 3 – Test the development options identified as potential main modifications, including the identification of suitable mitigation measures which would reduce the impact of development upon the highway network. This stage requires environmental impact testing; scheme costings; select link analysis and a Stage 1 Safety Audit of mitigation designs to be undertaken by a certified person.

5.3 The consultants have completed the Local Model Revalidation Report, as part of Stage 1. This has been agreed by West Sussex County Council and Highways England as a basis for undertaking the Stage 2 modelling work.

5.4 As a result, work has commenced on Stage 2. This involves modelling the impact of each potential development option upon the local and strategic network. Stage 2 is currently in draft format and is currently under review by WSCC, Highways England and Network Rail and is due to be complete, subject to the level of comments received, by the end of June/early July.

5.5 Stage 2 also incorporates the feasibility assessment of three bridging options at Ford and Yapton as follows:

1. Bridging the level crossing at Yapton, including the closure of the level crossing at Yapton;
 2. Bridging the level crossing at Ford, including the closure of the level crossing at Ford and;
 3. A single central bridge between Ford and Yapton including an east-west route connecting between Yapton Lane, Ford Road and Ford Lane. This option would bypass both level crossings with only one railway bridge.
- 5.6 This element of the study incorporates both a feasibility assessment covering costs and the review of a range of constraints, as well as a transport assessment considering the impacts of the routes upon the local highway network.
- 5.7 Stage 2a of study is linked with the main strategic modelling work and is therefore also due to be complete by the end of June/early July.
- 5.8 Stage 3 of the study is dependent upon the identification of a shortlist of development options and is due to be complete by mid-September 2016.

6. Housing and Economic Land Availability Assessment (HELAA)

- 6.1 The Housing and Employment Land Availability Assessment (HELAA) is a technical assessment of potential sites for housing and economic development within the District.
- 6.2 The National Planning Policy Framework (NPPF) requires Local Planning Authorities to: 'prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.' The Planning Practice Guidance (PPG) recommends that housing and economic evidence should be undertaken as part of the same exercise.
- 6.3 Therefore, in 2014 officers merged the database of sites from the 2012 SHLAA and the 2010 Employment and Economic Land Assessment to create the HELAA.
- 6.4 The HELAA is an important part of the Council's housing evidence base for the identification of a sufficient supply of sites to provide five years' worth of deliverable housing and suitable developable sites or broad locations for years 6-10 and 11-15 where possible, as required by paragraph 47 of the NPPF. The Council must identify how smaller sites across the district can contribute towards the five-year supply of deliverable housing sites. As such it is important that the information contained within it is up to date and accurate.

- 6.5 With such a significant increase in the housing requirement in the district, the Council has no option but to look at every possible site/location for additional housing – the requirement is to 'leave no stone unturned' in this process. Therefore, sites throughout the whole of the district (including those with made Neighbourhood Plans) will be considered.
- 6.6 The Council is currently in the process of updating the HELAA, the results of which will inform the proposed modifications to the Arun Local Plan. A period of consultation has been undertaken (3 May to 3 June, 2016). The consultation consisted of two elements:
- A call for sites exercise
 - The opportunity to provide information related to sites already contained within the HELAA.
- 6.7 A number of submissions were received, and the policy team is currently in the process of reviewing and adding these to the HELAA. Once this has been completed, every site (both existing and new) within the HELAA will be assessed. This assessment will consider environmental and policy constraints as well as economic viability issues.
- 6.8 Consultants have been appointed to assist with the assessment of the economic viability of the individual sites to ensure that a robust methodology is followed (see Local Plan Viability Study section below).
- 6.9 A draft version of the HELAA will be prepared by mid-July for the economic viability work to be undertaken.
- 6.10 It should be noted that the assessment of sites in the HELAA does not mean that planning permission will be granted or the site allocated for development in any future plans. Any planning proposals on sites identified in the HELAA will be judged on their merits against relevant planning policies and any other material considerations.

7. Infrastructure Delivery Plan

- 7.1 The Infrastructure Delivery Plan has two functions:
- To set out the current infrastructure capacity within the district – a baseline and;
 - To identify the key infrastructure requirements for each potential development option being considered through the main modification process. This is an iterative process because as the development options become more refined, more detailed infrastructure requirements and costs will become available for the report.

- 7.2 Hampshire County Council were commissioned to undertake the IDP on behalf of Arun District Council in February 2016. To date, the consultants have completed the preparation of an infrastructure baseline for the district and have identified key infrastructure requirements for each of the 5 development alternatives being considered as part of the main modifications process.
- 7.3 The report will be further refined as more detail emerges from evidence base documents such as the Arun Transport Study, Habitats Regulations Assessment, Strategic Flood Risk Assessment and the Landscape Study for example. A final report is programmed to be available by early October. This is dependent upon receipt of all final evidence base reports. It should also be noted that the findings of the IDP will also be important to feed into the whole plan viability work which is reported under section 11 below.

8. Strategic Flood Risk Assessment

- 8.1 This work is being carried out by JBA Consulting to update the existing SFRA that dates from 2008. This will provide up to date maps of flooding from all sources, plus detailed information relating to the sites/locations being considered and suggest potential mitigation as necessary.
- 8.2 Level 1 of this work involves reviewing and where needed amending technical models of the main rivers and rifies (named fluvial) and also ones of the coastline (named coastal). In addition, mapping of existing defences are incorporated, as well as sources such as groundwater. The main outcome of this is the production of maps showing the areas affected from the differing sources at a District level, along with an accompanying report. Within this level, is the need to show the difference that will occur in the future with climate change. Work on this has been slowed due to technical issues connected with new guidance around climate change issued part way through this project.
- 8.3 Level 2 of this work will then do a more focused look at the sites/locations that are being assessed through the sustainability appraisal. This will detail the pathways that the site/location can become flooded; which source this is from; provide the detail as to the expected depth and velocity involved and potential mitigation that could be applied.
- 8.4 The Level 1 part of this work is in its final stages, with the final Level 1 report due in July 2016. Following this the Level 2 stage will commence.

9. Strategic Surface Water Management

- 9.1 This work is being done by Mott MacDonald and is focusing on what strategic and site level solutions can be incorporated to address

surface water issues, for the strategic sites included within the Sustainability Appraisal work, that fall within the catchments of Barnham, Aldingbourne and Lidsey Rifes .

- 9.2 The Environment Agency and the County Council are partners to this work. The first stage of this work has been completed, which identified all the issues of relevance for each site, and outputs from the second stage are currently emerging.
- 9.3 The next steps for this work are for review and sign off of the current and next stage reports throughout July and then there will be a presentation to Members at the Briefing on 11th August.

10. Playing Pitch Strategy, Built Sports Facilities Study & Open Space Study

- 10.1 Knight, Kavanagh & Page have been appointed to undertake three studies that will inform one another. These aim to establish the quality, quantity and value of playing pitches, built sports facilities and open spaces to help develop a strategy which reflects local needs.
- 10.2 Site assessments of all playing pitches, built sport facilities and open spaces have been conducted. Sports clubs have been contacted and provided feedback on facilities. The public has also had their say by completing a survey, of which over 600 responses were received.
- 10.3 A Draft Indoor & Built Needs Assessment Report has recently been produced, while draft assessment reports for playing pitches and open space are due imminently. A Steering Group consisting of Arun employees, National Governing Bodies for sports and local parties including Inspire Leisure and University of Chichester will provide feedback on these. Recommendations and strategy documents will then be formed.

11. Local Plan Viability Study

- 11.1 HDH Planning and Development has recently been commissioned to undertake the Local Plan Viability Study. This commission will relate to informing and fulfilling the viability elements of the HELAA work, modelling and testing the Local Plan policy requirements in order to determine any revisions required to affordable housing policy, and assessing the viability of key strategic sites.
- 11.2 This study will link closely with other key evidence base studies (particularly the HELAA and the Infrastructure Delivery Plan), and therefore provides a key element of the work programme over the next few months. As part of the commission the consultant will be working closely with Officers of the Council, and undertaking consultation with local site promoters and agents as required. The study will carefully consider the implications of recent changes introduced through the

Housing and Planning Act including in relation to requirements for Starter Homes. The study will also consider implications arising from the latest case law.

12. Sustainability Appraisal

- 12.1 Land Use Consultants have been appointed to undertake the update of the Sustainability Appraisal of the Local Plan. As part of the commission the consultants will be reviewing the existing Sustainability Appraisal in light of comments made by the Inspector through the Examination-in-Public to date. In addition, they will be informing and appraising the modifications being made to the Plan. This will include a consideration of the District's potential to accommodate unmet needs arising from neighbouring authorities, in accordance with the comments raised by the Inspector in association with Objectively Assessed Needs for Housing.

13. Retail Study

- 13.1 The existing Retail Study was undertaken by DPDS Consulting Group in 2013. Officers are currently in discussions DPDS with a view to producing an update of the existing study to take into account changing circumstances, including the latest Experian data, population projections, and proposed changes to the Local Plan growth strategy (notably the required uplift in OAN).

14. Housing Needs

- 14.1 In March 2015 GL Hearn provided the Council with updated advice on the OAN for housing in the District, taking into account the release of 2012-base Household Projections, in order to ensure compliance with National Planning Policy. This provided evidence to support the identification of OAN, which subsequently informed the Council's position at the Examination in Public.
- 14.2 Discussions have recently taken place with GL Hearn in relation to further updating the evidence available to the Council to reflect changing circumstances, including the introduction of the Housing and Planning Act, changes to national planning policy and guidance (the Government is due to publish revisions to the National Planning Policy Framework in summer 2016), and the latest population and household projections. If required, any updates will be commissioned as near to the submission of main modification to the Planning Inspector as possible in order to ensure that the latest information and data is taken into account (and reduce the likelihood of any further subsequent changes).

15. Landscape Study

- 15.1 Hankinson Duckett Associates have been appointed to prepare a new Arun Landscape Study. The information will replace a previous study prepared in 2006 by the same consultants.
- 15.2 The study will help the Council to understand the landscape context (landscape character, visual amenity, and settlement pattern and character) when considering the development potential of sites in relation to landscape features. As part of the work, the consultants will undertake an extensive assessment including:
- An assessment of the landscape character and sensitivity/capacity across the Local Plan Authority Area (LPAA);
 - The potential for housing development on each of the Greenfield Site Opportunities Areas as identified in the emerging Arun Local Plan Sustainability Appraisal. This will include an assessment of landscape and visual sensitivity of each site to potential housing development, as well as identification of potentially suitable area(s) within each site, if any, for housing development. Further, it will include the required, or recommended, landscape and visual mitigation and/or enhancement principles which would enable that housing development to be accommodated whilst minimising adverse landscape and visual effects;
- 15.3 The consultants are currently in the process of undertaking their detailed assessment of the individual Greenfield Site Opportunities along with other work related to settlement pattern and character.

16. Next Steps

- 16.1 A further Briefing Session will be held for Members at 5pm on 11th August 2016 to provide presentations on further evidence base studies being completed, prior to the next meeting of the Sub-Committee on 1st September 2016. Where possible, relevant consultants will be in attendance to explain the work that they have undertaken, outline their recommendations, and answer questions.
- 16.2 As highlighted above, there are a small number of other aspects of the evidence base supporting the Plan which may require an element of updating and / or further work in order to provide a robust basis for modifications required. Officers are in discussions with relevant consultants to consider how and when it may be necessary to supplement evidence associated with changing circumstances over time, such as the release of new population and household projections, and changes to national policy and / or guidance.
- 16.3 Over the coming months ongoing discussions will be taking place with neighbouring local planning authorities and other relevant bodies in relation to the work being undertaken by the Council and potential

cross-boundary issues associated with proposed modifications to the Plan. This will include the findings of the emerging evidence base, and the further work being undertaken to examine the potential of the District to accommodate unmet needs in the future.

- 16.4 Further briefings will take place for Members in the Autumn in relation to the work associated with establishing the required modifications to the Local Plan, together with meetings of the Local Plan Sub-Committee. It is anticipated that the proposed main modifications will be reported to Full Council before the end of 2016 for approval, following which the modifications will be published accordingly for public consultation.

Background Papers:

Habitat Regulations Assessment Stage 1 Ecology – Baseline
Habitat Regulations Assessment Stage 2 Ecology – Screening for likely significant effect
Littlehampton Economic Growth Area Development Delivery Study
Arun Employment Land Needs Update

Contact: David Coleman ext. 37789 david.coleman@arun.gov.uk

ARUN DISTRICT COUNCIL

LOCAL PLAN SUB-COMMITTEE – 30 JUNE 2016

Subject : Gypsy and Traveller and Travelling Show people Sites
Assessment Methodology

Report by : Donna Moles – Senior Planning Officer

Report date : 8th June 2016

EXECUTIVE SUMMARY

This report presents an update of the methodology for assessing potential Gypsy and Traveller and Travelling Show people sites which was approved at Local Plan sub-committee of 1st March 2016, to meet the need for pitches as identified in the Gypsy and Traveller Accommodation Assessment study (Published in 2013 and updated in May 2015).

RECOMMENDATION

It is recommended that the Local Plan Sub-committee approves the update of the methodology for use by officers in the assessment of potential sites for Gypsy and Traveller and Travelling Show people.

1. BACKGROUND

- 1.1 A revised Planning Policy for Traveller Sites (PPTS) was published by the government in August 2015 and requires that local planning authorities set pitch targets for gypsies and travellers and plot targets for travelling show people which address the likely permanent and transit site accommodation needs of travellers in their area. Working collaboratively with neighbouring local planning authorities and using the target figures, the PPTS requires that local planning authorities identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of sites.
- 1.2 The Gypsy and Traveller and Travelling Show people Accommodation Assessment (GTAA) was commissioned jointly by Arun District Council, Adur District and Worthing Borough Councils, Chichester District Council and the South Downs National Park Authority. The GTAA was published in April 2013. However, a number of errors were identified in the report and a change to the methodology used to determine needs (using waiting list data) has resulted in amendments to the document. An updated report was published in May 2015. It should be noted that

this report only provides amendments to Gypsy and Traveller data because there was no requirement to update Travelling Showpeople figures.

- 1.3 The sites study was undertaken in 2013 to commence work required to identify suitable sites to meet the need and the submitted ALP makes a commitment to allocate sufficient pitches to meet identified needs by 2017. The Local Development Scheme (LDS) currently sets out a timetable for this work. This timetable has not been met due to LP commitments. However, it is important that work on the preparation of a site DPD commences, in order to meet local needs and national policy requirements.
- 1.4 A clear site assessment methodology has been developed in order to appraise the relative suitability of sites and to inform the identification of preferred sites which will then progress into The Gypsy, Traveller and Travelling Show people Site Allocation Document (DPD).
- 1.5 The DPD will identify land for permanent pitches to meet the need identified to 2027. The need for the sites results from the Coastal West Sussex Gypsy, Traveller and Travelling Show people Assessment (GTTA) (phase 1), which identified a need in Arun District for 9 pitches for Gypsy and Travellers and no plots for Travelling Show people in the plan period because the need has been met through planning applications (This can be found in the AMR).
- 1.6 Policy H SP5 Traveller and Travelling Show people accommodation in the emerging Arun District Council Local Plan outlines the policy approach for the Council to provide for adequate Traveller accommodation at appropriate locations throughout the District and sets out a range of criteria against which sites can be assessed.
- 1.7 The methodology was approved at Local Plan sub-committee of 1st March 2016.

2. PROPOSAL

- 2.1 In order to be transparent in the assessment of potential Gypsy, Traveller and Travelling Show people sites a site assessment methodology is proposed which is consistent with the approach taken by Chichester District Council. This was shared as an example of best practice at the Coastal West Sussex Authority Officers group meeting.
- 2.2 The Appendix sets out the methodology to identify sites and includes detailed criteria against which proposed sites will be assessed and compared.
- 2.3 The criteria for assessing sites are based on deliverability, accessibility viability and a range of criteria set out in the Table 1 of the Proposed

Methodology document. The site selection criteria are based on national policy and good practice guidance.

2.4 As part of the site selection and assessment process, a Sustainability Appraisal will be undertaken and an Equality Impact Assessment will also be carried out as part of the process.

2.5 The update has been done to amend table 1 as well as any typographical errors.

The following amendments have been made:

- 1) Paragraph 2.2 updated to remove incorrect references.
- 2) Table 1 key altered to show very positive and very negative.
- 3) Criterion numbers in table 1 updated.
- 4) Criteria Description from Local Plan 2011-2031 Publication Version October 2014 Policy H SP5 added below Table 1.

3. OUTCOMES TO BE ACHIEVED

3.1 The Gypsy, Traveller and Travelling Show people Site Allocation Document (DPD) will identify land for permanent sites. In order to prepare this DPD, a clear methodology is therefore required to appraise the relative suitability of sites and to inform the identification of preferred sites.

4. TIMESCALE

4.1 The preparation of the The Gypsy, Traveller and Travelling Show people Site Allocation Document (DPD) will include 2 consultation stages. A detailed timetable for this work will be published in the Local Development Scheme (LDS).

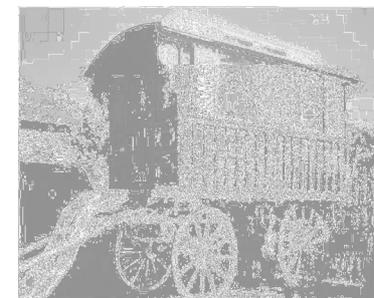
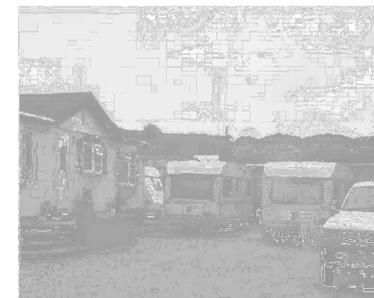
5. APPENDIX A:

Proposed methodology for assessing permanent sites for Gypsy and Traveller and Travelling Show people. Rev A: June 2016

Contact: **Donna Moles, Senior Planning Officer**

Telephone ext. 37697, donna.moles@arun.gov.uk

Proposed methodology for assessing permanent sites for Gypsy and Traveller and Travelling Showpeople



The criteria for assessing sites are based around deliverability, accessibility to the site, access to local services, health and safety, and the provision of an acceptable living environment for the site's residents, the potential impact on the surrounding area, and the likelihood that necessary utilities (mains water, electricity etc.) can be provided.

January 2016
Rev A: June 2016

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1.0 INTRODUCTION

- 1.1 The Gypsy and Traveller and Travelling Showpeople Site Allocations document (DPD) will identify land for permanent pitches to meet the need identified to 2027. The need for sites stems from the Coastal West Sussex Gypsy and Traveller and Travelling Showpeople Assessment (GTTA) (phase 1) which identified a need in Arun District for 9 pitches for Gypsy and Travellers and no plots for Travelling Showpeople in the plan period because the need has been met through planning applications
- 1.2 A clear methodology is therefore required to appraise the relative suitability of various sites and to help inform the identification of preferred sites. This paper sets out the methodology to identify and assess potential sites and includes detailed criteria against which proposed sites can be assessed and compared. There are three stages in the process:
- Identifying a long list of potential sites
 - Initial sieve of sites (first sieve)
 - Detailed assessment of sites (second sieve)
- 1.3 In addition, a sustainability appraisal of the sites will be undertaken which will involve appraising potential sites against a series of social, economic and environmental objectives. The criteria for assessing sites are based around deliverability, accessibility to the site, access to local services, health and safety, and the provision of an acceptable living environment for the site's residents, the potential impact on the surrounding area, and the likelihood that necessary utilities (mains water, electricity etc.) can be provided. The site selection criteria are based on national policy and good practice guidance.
- 1.4 **The National Planning Policy Framework (NPPF)**
The Government states that the Planning Policy for Traveller Sites (PPTS) should be read in conjunction with the NPPF so far as relevant. The Government's National Planning Policy Framework (NPPF) was published on 27th March 2012. It is a key part of Government reforms to make the planning system less complex and more accessible, and to protect the environment while promoting sustainable growth.
- 1.5 A revised Planning Policy for Traveller Sites (PPTS) was published in August 2015 and requires that local planning authorities set pitch targets for gypsies and travellers and plot targets for travelling showpeople which address the likely permanent and transit site accommodation needs of travellers in their area, working collaboratively with neighbouring local planning authorities. Using the target figures, the PPTS requires that local planning authorities identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of sites.
- 1.9 Policy H SP5 Traveller and Travelling Showpeople accommodation in the emerging Arun District Council Local Plan outlines the policy approach for the Council to

provide for adequate Traveller accommodation at appropriate locations throughout the District and sets out a range of criteria against which sites can be assessed.

The purpose of this report is therefore to provide an assessment of potential sites to accommodate the Gypsies and Travellers community and to develop a shortlist of potential sites which will meet the identified needs. The results will inform the development of relevant Gypsy and Traveller policies for inclusion within the Local Plan.

2.0 BACKGROUND

- 2.1 The Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA) was commissioned jointly by Arun District Council, Adur District and Worthing Borough Councils, Chichester District Council and the South Downs National Park Authority. The GTAA was published in April 2013. However, a number of errors were identified in the report and a change to the methodology used to determine needs (using waiting list data) has resulted in amendments to the document. An updated report was published in May 2015. It should be noted that this report only provides amendments to Gypsy and Traveller data because there was no requirement to update Travelling Showpeople figures.
- 2.2 The targets for Gypsies and Travellers are separated into public and private in order to ensure that the range of accommodation needs for that community can be met through the planning process. It should be noted that there have been no planning permissions granted for Gypsy and Traveller and Traveller Showpeople sites since the AMR 2013/14 was published.
- 2.3 A review of the data shows that, since April 2013, the plot targets for Travelling Showpeople have been met for the next 15 years. This is due to the fact that 3 temporary permissions have been made permanent AL/10/14 and 4 plots were permitted on 2nd September 2014.
- 2.4 The pitch targets for private Gypsy and Travellers pitches between 2012 and 2017 have been met, with an overall net gain of one private pitch since April 2013. However, a further four pitches are required up to 2027. There has been no gain in public pitch provision since April 2013.

3.0 METHODOLOGY

3.1 Stage 1: Identifying a long list of sites

- Take all the sites which were looked at in the GTTA study – i.e. all including those rejected at a later stage
- Any sites forwarded for G&T sites as part of the Strategic Housing Land Availability Assessment (SHLAA)
- Any sites which the enforcement team may have come across i.e. existing unauthorised sites
- Any sites which have permanent planning permission which may be intensified
- Any sites which have temporary permission

3.2 Stage 2: Initial sieve of sites - first sieve

All sites will be considered, if any sites are covered by the broad criteria below the sites will be excluded from further investigation:

- The site is unavailable and/or has ownership constraints
- Located in Flood Zones 3a, 3b and 2 – if there is no prospect of altering the flood risk
- Former waste tips or other contaminated land
- Potential impact on international or national designation
- The site is steeply sloping

3.3 Stage 3: Detailed assessment of sites – second sieve

All sites which have not been excluded in the first sieve will be assessed against the criteria in the table 1. This is in order for transparency in the site assessments. The methodology for the scoring is to identify, where possible, positive, neutral and negative effects through the assessment matrices where possible.

The assessment will lead to the sites being appraised and ordered into suitable and not suitable.

Table 1: Proposed Assessment Criteria and Scoring

(✓ POSITIVE ✓✓ VERY POSITIVE ~ NEUTRAL ✗ NEGATIVE ✗✗ VERY NEGATIVE)

Assessment Topic	Assessment Criteria	Scoring	Method of assessment	Compatible with the principles for allocation
Access to Services				
Distance from primary school	The site is located up to 2 km from a primary school	✓✓	GIS / Settlement Capacity Profile	Criterion c
	The site is located between 2 - 4km from a primary school	~		
	The site is located over 4 km from a primary school	✗		
Distance to local / village shops	The site is located up to 2 km from local / village shops	✓✓	GIS / Settlement Capacity Profile	Criterion c
	The site is located between 2 - 4km from local / village shops	~		
	The site is located over 4 km from local / village shops	✗		
Distance to health centre / doctors surgery	The site is located up to 2 km from a health centre / doctors surgery	✓✓	GIS / Settlement Capacity Profile	Criterion c
	The site is located between 2 - 4km from a health centre / doctors surgery	~		
	The site is located over 4 km from a health centre / doctors surgery	✗		
Distance from nearest A road	The site lies within 0.5 km of an A road	✓✓	GIS	Criterion c
	The site lies between 0.5 and 1km of an A road	~		
	The site is further than 1km from an A road	✗✗		
Community				
Impact on surrounding community	The site does not dominate the nearest settlement	✓	Site visit / GIS	Criterion a
	The site dominates the nearest	✗		

	settlement			
Liveability				
Impact of noise or odour (main road, railway etc)	Development would not be affected by noise or odour	✓✓	Site visit / consult environmental health	Criterion c
	Development is likely to be affected by noise or odour	~		
	Development is likely to be significantly affected by noise and impact could not be mitigated.	✗		
Storage for Travelling Showpeople	There is room for the storage of equipment	✓✓	GIS / site visit	Criterion f
	There is no room for the storage of equipment	✗✗		
Biodiversity				
Impact on a local site of biodiversity or geological value or affect legally protected species	Site would not impact on a nationally, regional or local site of biodiversity or geological value or affect legally protected species	✓✓	Site visit / GIS	Criterion d
	Site would impact on a nationally, regional or local site of biodiversity or geological value or affect legally protected species but could be satisfactorily mitigated	✓		
	Site would impact on a nationally, regional or local site of biodiversity or geological value or affect legally protected species and could not be satisfactorily mitigated	✗		
Other ecological features (including BAP priority habitats and species, trees, woodland etc)	Development of the site is likely to enable the retention and enhancement of existing features	✓✓	GIS / Consultation with English Nature and Wildlife Trust	Criterion d
	Development of the	✓		

	site would impact on the ecological quality of the site but impact could be mitigated or compensated			
	Development of the site would impact on the ecological quality of the site but impact could not be mitigated or compensated	x		
Landscape				
Landscape designation	Landscape has low sensitivity to development (not visible, existing landscape is poor quality, existing features could be retained) or no impact (e.g. in built up area)	✓✓	GIS and landscape study	Criterion g
	Landscape has low sensitivity to development	✓		
	Site has medium to high sensitivity to development (Development likely to detract from landscape, existing features unlikely to be retained in entirety)	~		
	High sensitivity to development (Development would significantly detract from the landscape features unlikely to be retained and mitigation not possible)	x		
Visual Impact	The site is visually contained	✓	Site visit / advice from landscape section	Criterion g
	The site mainly contained however additional planting	~		

	would enhance the setting			
	The site is in open countryside where additional planting would be out of character	x		
Coalescence	Development does not lead to the perception of coalescence of villages / settlements	✓	Site visit / GIS	Criterion g
	Development leads to the perception of coalescence of villages / settlements	x		
Cultural Heritage				
Heritage and Archaeology (Heritage Assets including conservation areas, SAM's)	Development has the potential to enhance the historic or cultural environment	✓✓	GIS	Criterion i
	Site unlikely to impact on the historic or cultural environment	✓		
	Development is likely to have a negative impact on the historic environment or cultural but this impact could be mitigated	~		
	Development is likely to have a significant negative impact on the historic or cultural environment	x		
Infrastructure				
Suitable access for level of use	Satisfactory access can be gained to the site	✓✓	Site visit and consultation with WSCC as highway authority	Criterion c
	Satisfactory access cannot be gained to the site	xx		
Capacity of the highway network	Sufficient capacity no constraints	✓✓	Consultation with WSCC highways	Criterion c
	Capacity limited or insufficient capacity but constraints can be overcome	~		
	Insufficient capacity and constraints	xx		

	cannot be overcome			
Capacity of existing infrastructure and services (water, sewage, electricity and/or gas)	Sufficient capacity	✓✓	Consultation with Infrastructure providers	Criterion h
	Capacity limited or insufficient but constraints can be overcome	~		
	Insufficient capacity and constraints cannot be overcome	xx		
Drainage infrastructure	Extensive new drainage infrastructure would be required	xx	Consultation with EA and WSCC drainage board	Criterion h
	Extensive new drainage infrastructure would not be required	✓✓		
Deliverability				
What is the likely timescale for delivery of the site?	Developable within 5 years	✓✓	Site assessment and speaking with the land owner	
	Developable in 6-10 years	✓		
	Developable in 11-15 years	~		
	Developable beyond 15 years	x		
Other information				
Relevant planning history				
Summary of Assessment				

Criteria Description from Local Plan 2011-2031 Publication Version October 2014 Policy H SP5

- a. Be of a scale appropriate to their setting, having regard to the scale and form of nearby residential development.
- b. Be located in areas not prone to flooding and or near refuse sites, industrial sites or similar. Where satisfactory mitigation measures are being proposed to address flooding issues, however, development may be considered. This shall not be on sloping exposed sites, unstable sites or on contaminated land. Where land has been appropriately decontaminated, however, development may be considered.

- c. easy and safe access to sustainable settlements with a range of local services including schools, shops and healthcare facilities either by foot, cycle, public transport or car. Notwithstanding this, residential sites shall not be located immediately adjacent to major transport corridors unless noise, safety and air quality impacts can be mitigated.
- d. Be located in areas that are not within an international, national or local nature conservation designation or where they will have a significant effect upon any designation.
- e. Where possible, make effective use of previously developed or derelict land.
- f. Be located so that sites, including any on-site business uses, shall not negatively impact on the safety, amenity and privacy of the occupants of the site and neighbouring residents and land uses. Adequate space for the storage of equipment for business uses shall be provided on site. Such areas shall be visually pleasing and not impinge on amenity areas.
- g. Incorporate appropriate landscaping and boundary treatment, including existing natural landscape features such as trees (particularly mature trees and hedging). Planning conditions or planning obligations shall be used in this regard. Where new boundary treatment is proposed, it shall be sympathetic to and in keeping with the surrounding area.
- h. Be served (or be capable of being served) by an adequate water supply and appropriate means of sewage disposal. In circumstances where this is not possible, suitable alternative arrangements may be made with the agreement of the Planning Authority.
- i. Be located to ensure there is no adverse impact on the historic environment or individual heritage assets therein or their setting.

4.0 OUTCOME

- 4.1 Following site appraisal the preferred strategy for allocating sites may be a combination of:
1. Allocation of new sites
 2. Extensions to existing authorised sites
 3. Increasing capacity at existing authorised sites i.e. within the existing site
 4. Examining whether existing, well established sites, which have a temporary permission rather than full planning permission are suitable to be regularised.
- 4.2 The assessment will eventually provide:
- a) A list of sites considered for potential allocation as a permanent Gypsy and Traveller or Travelling Showpeople accommodation and maps showing locations and boundaries of specific sites;
 - b) An assessment of deliverability / developability of each identified site (i.e. in terms of its suitability, availability and achievability) to determine when and how an identified site could realistically be expected to be delivered.
 - c) The potential quantity of accommodation that could be delivered; and
 - d) Any recommendation on how any identified constraints can be overcome on shortlisted sites.

ARUN DISTRICT COUNCIL

LOCAL PLAN SUB-COMMITTEE – 30 JUNE 2016

Subject : Response to Consultation on Draft West Sussex Joint Minerals Local Plan (Regulation 18)

Report by : Donna Moles – Senior Planning Officer

Report date : 8th June 2016

EXECUTIVE SUMMARY

This report presents the main points on Draft West Sussex Joint Minerals Local Plan (Regulation 18) being consulted on and the officer response.

RECOMMENDATION

It is recommended that the Local Plan Sub-Committee notes the main points of the consultation document and the officer response sent as set out in this report.

1.0 BACKGROUND

- 1.1 The Council is consulted as a statutory consultee on the various stages of the production of The Minerals Local Plan. West Sussex County Council and the South Downs National Park Authority (SDNPA) (the “Authorities”) have worked in partnership on the preparation of the West Sussex Joint Minerals Local Plan. The draft Plan covers the period to 2033 and is the most up-to-date statement of the Authorities’ land-use planning policy for minerals. It will provide the basis for making consistent land-use planning decisions about planning applications for minerals production facilities including quarries.
- 1.2 This version of the Plan is the first draft and it indicates the latest 'thinking' about the vision, objectives, strategy, and policies. In the Draft Plan, the Authorities have sought to address the points raised following the consultation on the Minerals Sites Studies published in August 2014 and March 2015 and Background Papers published in June and December 2014, and points raised in engagement with consultees and others since then.
- 1.3 The draft Plan has four key areas:

- **A vision and ‘strategic objectives’** which set out the direction of travel as to how and where mineral development will take place up to 2033;
- **Ten ‘use-specific’ policies** which will achieve the strategic objectives for the management of different types of minerals (policies M1-M10);
- **Fifteen ‘development management’ policies** which will ensure that there would be no unacceptable harm to the environment and communities of West Sussex (M12-M26) and
- **Two proposed site allocations** which will contribute towards meeting the need for minerals
 - Ham Farm, Steyning (soft sand)
 - Land adjacent to West Hoathly Brickworks, West Hoathly (brick clay)

2.0 CONSULTATION

- 2.1 The consultation the Council has responded to is:
- Draft West Sussex Joint Minerals Local Plan (Regulation 18) April 2016
- 2.2 This consultation ran for a nine-week period between Thursday 14 April and Friday 17 June 2016.
- 2.3 The draft is subject to public consultation before the final draft (the Proposed Submission Draft) is prepared and submitted to the Government for examination. As such, this draft of the Plan must be seen as 'work in progress' pending further technical work and informal public consultation on its contents.
- 2.4 Once the West Sussex Joint Minerals Local Plan is adopted, it will provide a basis for consistent land-use planning decisions on planning applications for minerals activities.
- 2.5 The key concern for Arun District Council is Policy M10 which seeks to safeguard the Littlehampton Railway Wharf.
- 2.6 An officer response has been sent that concludes the following:

It is requested that the supporting text for Policy M10 acknowledges the current proposal in the Arun District Council Local Plan which potentially impacts on the Littlehampton Railway Wharf, and that Policy M10 and the supporting text is reviewed to ensure that it is consistent with policies set out within the Arun District Local Plan.

3. APPENDIX A:

Consultation response letter on Draft West Sussex Joint Minerals Local Plan (Regulation 18)

You can also view the consultation documents, the draft Plan online at www.westsussex.gov.uk/mwdf.

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31 May 2016

Please ask for:
 Donna Moles
 Strategic and Environmental
 Direct Line: (01903) 737697

Planning and Transport Policy Team
 Strategic Planning
 West Sussex County Council
 County Hall
 Chichester
 PO19 1RH

Your Ref:

Our Ref:

Dear Sir / Madam

RE: Draft West Sussex Joint Minerals Local Plan Regulation 18

Thank you for consulting Arun District Council on the Draft West Sussex Joint Minerals Local Plan Regulation 18.

The document has been reviewed and Arun District Council's response is set out below. In order to meet your consultation deadline, of 17th June 2016, the response has been made at officer level. A report will be made to the Council's Local Plan Sub Committee, on 30th June 2016, in order to confirm the response made by the Council's officers.

In principle, Arun District Council (ADC) welcomes this positive commitment by the County Council to deliver the Vision and Strategic Objectives of the Plan to 2033.

The Arun Local Plan is currently at Examination stage and includes a Strategic Policy H SP1 which includes the Littlehampton Economic Growth Area including the West Bank. The Railway Wharf is included within that boundary and as such Policy M10 of the Draft West Sussex Joint Minerals Local Plan Regulation 18 poses various implications to this allocation for ADC.

The detail in the Plan requires adjustment to help ensure that the intentions of the County's proposals are clearer in relation to Policy M10 and the future intentions for the Railway Wharf in Littlehampton. Further details are set out in the following response.

Policy M10: Safeguarding Minerals Infrastructure.

In Background Paper 4 (June 2014) on Safeguarding Minerals Infrastructure (V2), maintaining current capacity was included under Scenarios W1 but W3-5 all included reduced capacity through not safeguarding Railway Wharf. The Background Paper mentions 'active mineral wharf at Littlehampton' but then says 'inactive areas of the wharf will no longer be safeguarded'. However, the options that were then included in the SA work all included Railway Wharf, there was no option of not doing so. No justification or further evidence appears to be provided either in the SA or the Background Document (April 2016), as to the exclusion of the safeguarding of Railway Wharf.

The closest explanation within the documents, at least, for the approach in the JMLP may be at the end of the Engagement event on 13th August 2014, towards the end on page 10 which include 3 points connected to infrastructure in Littlehampton. However, none of these would be strong enough to justify the change on their own as they all contain caveats. They suggest support for the

original scenarios considered in the Background Paper 4 (V2). In the actual document there is the suggestion that the change is linked to the importation of marine dredged aggregates but it is not clear.

The Arun Local Plan is at examination and includes Policy H SP1 which is an allocation that has a boundary which includes Railway Wharf, Littlehampton. **To this effect, it is recommended that paragraph 6.10.10 (see extract below) is revised.**

6.10.10. The Local Planning Authorities will consult the Minerals Planning Authority and take account of its views before making a planning decision (in terms of both a planning application and an allocation in a local plan) for non-mineral related development proposed at, or within 150m of, safeguarded sites described in Policy M10.

The way the policy is currently worded it would seem to need to be a very strong case to be able to satisfy the requirements of (a)(ii). Additionally, the content of para 6.10.13 would equally place a burden on Arun District Council to find another location of the same size, either within the District or through Coastal West Sussex. This could well become the most significant constraint to aspirations for any contribution, apart from employment, to the Littlehampton Economic Growth Area being proposed in the Arun District Council Local Plan. **To this effect, it is recommended that paragraph 6.10.13 (see extract below) is revised.**

6.10.13. Proposals for non-minerals development at a safeguarded site will be considered against the ongoing need for the safeguarded minerals facility and whether adequate compensatory capacity can be provided elsewhere. Replacement capacity must be at least equivalent in terms of tonnage, accessibility, location in relation to the market, suitability, availability of land for processing and stockpiling of minerals, and, in the case of wharves, the size of the berth for dredgers, barges or ships.

It is requested that the supporting text for Policy M10 acknowledges the current proposal in the Arun District Council Local Plan which potentially impacts on the Littlehampton Railway Wharf, and that Policy M10 and the supporting text is reviewed to ensure that it is consistent with policies set out within the Arun District Local Plan.

We hope that our position on the matter is clear but are happy to discuss this further should you wish.

Yours sincerely,

DM

Donna Moles BSc (Hons) Dip ARCH RIBA
Senior Planning Officer

ARUN DISTRICT COUNCIL

LOCAL PLAN SUB-COMMITTEE – 30 JUNE 2016

Subject : Felpham Conservation Area Character Appraisal
 Report by : Martyn White
 Report date : June 2016

EXECUTIVE SUMMARY

A conservation area is defined as ‘an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’. While subject to normal planning controls a range of additional powers and considerations also apply.

In order to be able to fully protect and enhance its conservation areas, the Council is preparing a character appraisal for each. These appraisals define what is special, and therefore worthy of protection, as well as what detracts and could be enhanced.

The Felpham Conservation Area Character Appraisal has been prepared and published for a 6 week period of public consultation. A revised appraisal is attached and permission is sought to adopt the document for development control purposes (Appendix 1).

RECOMMENDATIONS

The following actions are recommended:

1. That the Local Plan Sub-Committee resolves to recommend that Full Council agrees that the Felpham Conservation Area Character Appraisal is adopted by the Council for use in the planning process.

1.0 BACKGROUND

Conservation Area Character Appraisals

- 1.1 In order to fully protect a conservation area, the local planning authority should demonstrate an in-depth understanding of what makes its conservation areas special. This derives from an assessment of those elements that contribute or detract from it. This assessment is known as a conservation area character appraisal.

- 1.2 Conservation area character appraisals:

- Define what it is about the character or appearance of the area which should be preserved or enhanced
- Make a clear assessment of any negative features, and identify areas for enhancement
- Include a review of the boundary
- Assess the need for any additional planning controls to restrict permitted development
- Improve understanding of the area

- 1.3 Conservation area character appraisals sit independently of the Arun Local Plan. However, as such documents identify the distinctive character of the most important parts of the district, they link with an objective of the emerging Arun Local Plan which is to “Protect and enhance Arun’s outstanding landscape, coastline, historic, built and archaeological environment thereby reinforcing local character and identity”.

Wider benefits of appraisals

- 1.4 Whilst Conservation Area Character Appraisals help to define the character of an individual conservation area, the process for preparing one can be extended to the wider urban areas within the district. Such an appraisal would provide a comprehensive and objective ‘evidence based’ document. This can provide a starting point for how future developments might positively contribute to meeting the housing objectives of the district whilst respecting the character and identity of the district’s distinctive places.

Conservation Area Supplementary Planning Guidance Note

- 1.5 A description identifying some of the key characteristics of each conservation area is contained within the Conservation Areas Supplementary Planning Guidance Note which was adopted in October 2000. These descriptions will be superseded by an appraisal when approved by the Council.

Felpham Conservation Area Character Appraisal

- 1.6 The Felpham Conservation Area Character Appraisal (Appendix 1) is the first to be prepared within the Arun LPA area, and has been prepared as part of a rolling programme of work.

Public Consultation

- 1.7 As part of the preparation of the appraisal, the Council undertook a six week period of public consultation. This included:
- Writing to all properties within or deemed to be affected by the appraisal;

- Writing to both the Felpham Village Conservation Society and Parish Council;
 - Undertaking a presentation to the Parish Council in which members of the public were present;
 - Undertaking a public meeting organised with the Felpham Village Conservation Society, which a substantial number of local people attended.
- 1.8 The key concern related to the appraisal was the potential to include an additional road within the conservation area under the section related to boundary review. The majority of the responses received were related to this.
- 1.9 The final version of the appraisal is included in appendix 1 (in a track changed version), and a summary of the responses received are contained in appendix 2. Permission is sought to adopt the document for planning purposes.

Key Change to the Document

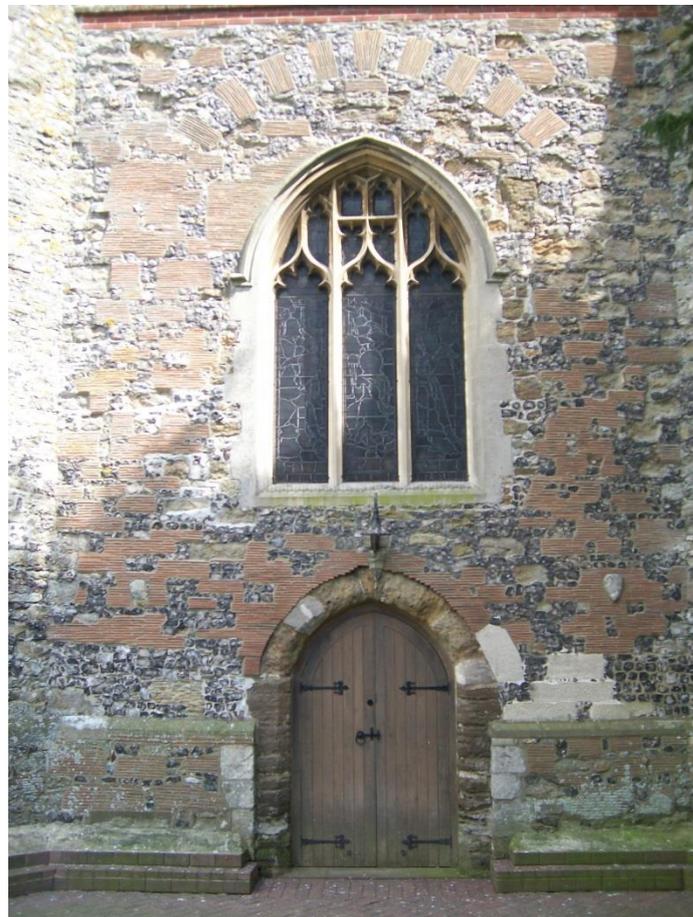
- 1.10 Based on the nature of the comments received, the only significant change to the appraisal is located within the chapter related to the boundary review. Following detailed consideration, the recommendation to include Manor Close has been removed. It is considered that, on balance, the area would not enhance the character or appearance of the Conservation Area. As a result, the road will not be considered for inclusion within the Conservation Area when the boundary is reviewed. All of the other recommendations remain.

Background Documents

- 1.11 National Planning Policy Framework (Paragraphs 126-141)
- 1.12 Planning Policy Guidance
- 1.13 Understanding Place: Conservation Area Designation, Appraisal and Management

Contact: Martyn White. Ext: 37785. Martyn.white@arun.gov.uk

Draft Felpham Conservation Area Character Appraisal



Arun District Council
December 2015

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Introduction

Conservation Areas

Conservation areas were introduced in 1967 as a consequence of the Civic Amenities Act and are now an established and valued element of the planning process. A conservation area is an area of “special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance” (Planning (Listed Building & Conservation Area) Act 1990, S.69 (1))

More recent legislation has expanded on these early principles, and Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 obliges local planning authorities to determine which parts of their areas are of special architectural or historic interest and to designate them as conservation areas. Each authority has its own criteria for designation. The criteria used by Arun District Council are contained within appendix 2. Section 72 of the same Act also specifies that it is the general duty of local planning authorities, in the exercise of their planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of these conservation areas.

Each conservation area has its own unique character and appearance. This character derives not simply from the quality of individual buildings, but also depends on issues such as the historic layout of property boundaries and thoroughfares; a particular “mix” of uses; on characteristic materials; street furniture and hard and soft surfaces; and on vistas along streets and between buildings. Thus it is ordinary buildings, and the spaces between them, which it is important to preserve and enhance if conservation areas are to retain their special character.

Conservation Area Status

Conservation Area status provides the opportunity to promote the protection and enhancement of the areas defined special character. Conservation Area status confers a general control over development that could damage the area’s character through the provision of strengthened controls covering the demolition of buildings, minor development and the protection of trees.

Change is inevitable in most conservation areas, and it is not the intention of the designation to prevent the continued evolution of a place. In fact, the challenge is to manage this change in such a way that it maintains, reinforces and enhances its special qualities.

Under the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Planning Authorities are required to designate conservation areas and to keep them under review. Ultimately, designation is the principal means by which local planning authorities can apply conservation policies to a particular area, as well as attract potential heritage-led regeneration funding.

Implications of Designation

Designation as a conservation area has a number of implications. In all cases "special" consideration must be given to the impact that development would have on the character and appearance of the area.

Designation of an area as a Conservation Area is not intended to preserve places exactly as they are and prevent development from taking place. Rather, they are designed to manage change controlling the way new development and other investment reflects the character of its surroundings.

Designation of a conservation area extends planning controls over certain types of development, principally the demolition of unlisted buildings and works to trees. Further, increased standards are required for repairs, alterations or construction of new buildings.

Arun District Council will also formulate policies in its Local Plan to preserve the character and appearance of its Conservation Areas.

Conservation Areas in Arun District Council

There are currently 29 conservation areas within Arun District Council (Local Planning Authority area), covering town centres to country villages. Further information regarding all of these Conservation Areas, including a Map and a basic description can be found on the Council's website www.arun.gov.uk/planning

What is a Conservation Area Character Appraisal?

The protection of an area does not end with conservation area designation. Local Planning Authorities (LPA) should prepare detailed assessments of the special interest, character and appearance of their conservation areas.

The purpose of a conservation area character appraisal is to define the 'special architectural and historic interest' that warrants its designation and to identify what it is about the character or appearance of the area that should be preserved or enhanced.

Appraisals define the features of interest that give each conservation area its special architectural and historic character as well as any features that detract from the character of the area. It should be noted that an appraisal does not represent an exhaustive record of every building, feature or space within the conservation area and an omission should not be taken to imply that an element is of no interest.

However, the more clearly the special architectural or historic interest that justifies designation is defined and recorded, the sounder the basis for Development Management decisions, as well as the formulation of proposals for the preservation and enhancement of the character or appearance of the area. Character appraisals should therefore provide a framework against which development proposals can be assessed for their appropriateness in the historic environment.

Given the period of time since designation, the appraisal will also assist the Council in deciding whether the conservation area or certain parts of it still retain sufficient special interest to warrant inclusion, by recording and evaluating the special interest as it exists today, taking account of how events since designation have affected the character of the area. It will also allow the opportunity to consider whether areas previously omitted should now be included, as conservation theory and practice has evolved since the time of designation. Townscape once deemed to be of no significance may now be considered to have a special character worthy of designation, or it may warrant consideration in terms of how it influences the existing conservation area (such as affecting its setting).

Appraisals therefore examine the existing boundaries of the conservation area and consider the potential for other areas to be included, and if appropriate, where existing areas should be excluded.

Whilst this appraisal seeks to assess the area's special architectural and historic interest as comprehensively as possible, it cannot cover the minutiae of all issues. Consequently, any omission of a particular building, feature or space should not be taken to imply that it has no value or interest. The appraisal is the starting point; any development proposals within or in proximity to the conservation area should fully consider the implications upon it, having regard to national and local policies and the wider objectives of the character appraisal and management plan. Such proposals should be informed by a level of conservation assessment commensurate with the scale of the project.

The appraisal is also an important snapshot in time, which in due course will inform future assessment and management as a record of the issues that affected and shaped the conservation area in the early 21st century.

The information within the appraisal will comprise of descriptive text supported by photographs, Maps and other graphical material. It will also identify opportunities for future enhancement and preservation of elements of significance within the conservation area, which will provide a basis for its positive management.

How will the Appraisal be used?

The information contained in this document is aimed at advising householders, property owners and developers when considering proposals in the conservation area. The Council on the other hand will use it to assist it in its development management function i.e. in the determination of planning, advertisement, listed building and conservation area consent applications. Further, it will also be used as part of the Councils Pre-application service.

An appraisal can be used to assess the impact of proposed development on a Conservation Areas and its setting. It can also assist in planning appeals, the development of planning policy and community led initiatives.

An appraisal can identify opportunities for change and elements that would benefit from enhancement. This information could be used by local communities, individuals,

the authority and other agencies to develop initiatives that aim to protect or sympathetically enhance an area.

An appraisal can promote understanding and awareness of an area. Further, it can be used as a starting point for interpretive materials such as information boards and local guides. It also provides a social and historical record of a place at a specific point in time, helping to create, maintain or enhance a sense of place. Appraisals can help attract funding for improvements in an area. They can act as a catalyst for further enhancement work and community projects, encouraging partnership between local communities, organisations and the Council.

Management Plans

Local Authorities are under a duty from time to time to "formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas" (Planning (Listed Buildings and Conservation Areas (LBCA)) Act 1990, s. 71). English Heritage guidance on the management of conservation areas advises that such proposals should take the form of a mid-to-long term strategy, setting objectives for addressing the issues and recommendations for actions arising from character appraisals, and identifying any further and more detailed work needed for their implementation.

The Management Plans include a number of suggestions that are aimed at either protecting the special architectural and historic character of the area where it is seen to be under threat, or enhancing the character of the area where there are opportunities to do so. A character appraisal used in conjunction with planning policies and other guidance will assist the on-going management of a conservation area, including development management decisions.

A Management Plan has been prepared which deals with the significant issues that affect all Conservation Areas within the District. This is known as the Conservation Areas Management Plan and was adopted by the Council on the 16th July, 2014.

Community Involvement

The Council has undertaken informal community involvement with the Arun Conservation Area Advisory Committee, members of the Parish Council and Officers from Arun District Council Development Management Department.

Further, wider consultation is now taking place with all residents and businesses within, and immediately adjoining, the Conservation Area boundary. Consultation runs from 28 January 2016 to 10 March 2016 and employs the following methods of community involvement:

- All resident/occupiers within and adjoining the conservation area will be contacted to inform them of the period of public consultation and where to view the document
- Copies of the document and associated information made available on the councils website
- Copies of the document passed to the parish Council

- Public display and surgery workshop held in the village hall

The results of the consultation will be analysed and fed into the final version of the Conservation Area character Appraisal. Once amended, the final version of the Appraisal will be presented to Members for adoption as a material consideration in the planning process.

A report on how community involvement and public consultation has been undertaken, along with an explanation of how the results were evaluated and taken into account in the production of the final appraisal which will be published under separate cover.

The Planning Policy Context

The legal basis for conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990.

National and Local Planning Policy and Guidance

This appraisal should be read in conjunction with the wider national and local planning policy and guidance

National Policy Guidance

The National Planning Policy Framework (NPPF) was adopted by the Government in March 2012. All the policies in the NPPF constitute Government's view of what sustainable development in England means in practice. One of the key dimensions of sustainability is protecting and enhancing our historic environment. Development that fails to adhere to the historic environment policies is therefore not considered sustainable development.

The NPPF sets out how the Government intends to deliver sustainable development through the planning process. It expressly states that sustainable development is about achieving positive growth, balancing economic, environmental and social considerations. There is little doubt that the NPPF is pro-development, with a strong presumption in favour of sustainable development. However, the framework also recognises the finite nature and value of our built heritage and the need for this to be properly assessed and where appropriate protected in a manner commensurate with the sensitivity of the heritage asset. Conservation areas are termed designated heritage assets in the Framework. Consequently their importance is elevated by this designation.

Sections 7 and 12 of the NPPF set out the main policies in respect to the historic environment and achieving high quality design. The key messages are:

- Local planning authorities should set out in the Local Plan a positive strategy for the conservation and enjoyment of the historic environment
- The value of the historic environment in creating sustainable and viable communities, including the benefits to the local economy

- When considering the designation of conservation areas, the area's special architectural or historic interest should justify designation, otherwise the concept is de-valued
- When considering the impact of proposals on a designated heritage asset great weight should be given to the asset's conservation. Substantial harm should be exceptional, whilst less than substantial harm should be weighed against the public benefits of the development
- In conservation areas and within their setting, there are opportunities for new development to enhance or better reveal their significance (such as by replacing inappropriate development or enhancing key spaces and views)
- Not all parts of the conservation area will necessarily contribute to its significance. However, loss of a building or structure that contributes to the significance of the conservation area will amount to substantial or less than substantial harm, taking into account the impact upon significance of the conservation area as a whole
- Design mediocrity has reduced confidence in new development
- Good design is a key aspect of sustainable development and is indivisible from good planning
- Securing high quality and inclusive design goes beyond aesthetic considerations
- Permission should be refused for development of poor design that fails to take the opportunities presented by a site
- Where a degree of special protection to protect amenity is required then an Area of Special Control Order may be approved (there is a requirement to consult with local trade and amenity organisations)
- Planning policies and decisions should not seek to impose architectural styles or particular tastes and should not stifle innovation, originality or initiative, but it is appropriate to seek to promote or reinforce local distinctiveness
- Poorly placed advertisements can have a negative impact on the appearance of the built and natural environment

The Localism Act 2011 introduces the right for communities to shape their local areas by creating their own Neighbourhood Development Plan (NDP). A NDP for the Parish was made on 16 July 2014.

Local Level

The Arun District Local Plan, 2003 is due to be replaced by the new emerging Arun Local Plan 2011-2031.

Until it is replaced, the saved policies of the Arun District Council Local Plan (adopted 2003) will remain part of the statutory development plan. Appendix 3 contains both the saved 2003 Local Plan policy as well as the current version contained within the emerging Local Plan.

The Draft Local Plan will translate the policy requirements of the NPPF at the local level. Specific sections will set out the policy requirements in relation to both design

and the conservation of the built historic environment. Key policy messages in relation to built heritage and design are:

- That conservation area designation does not mean ‘preserve in aspic’, as there is scope for positive development to preserve or enhance the conservation area
- That high quality design is fundamental
- Good conservation practice does not stifle design innovation but it should be shaped by the local context

This Conservation Area Appraisal will be used to support the conservation policies that will form part of the emerging plan.

Further information regarding the emerging Local Plan can be found on the Arun District Council website (www.arun.gov.uk).

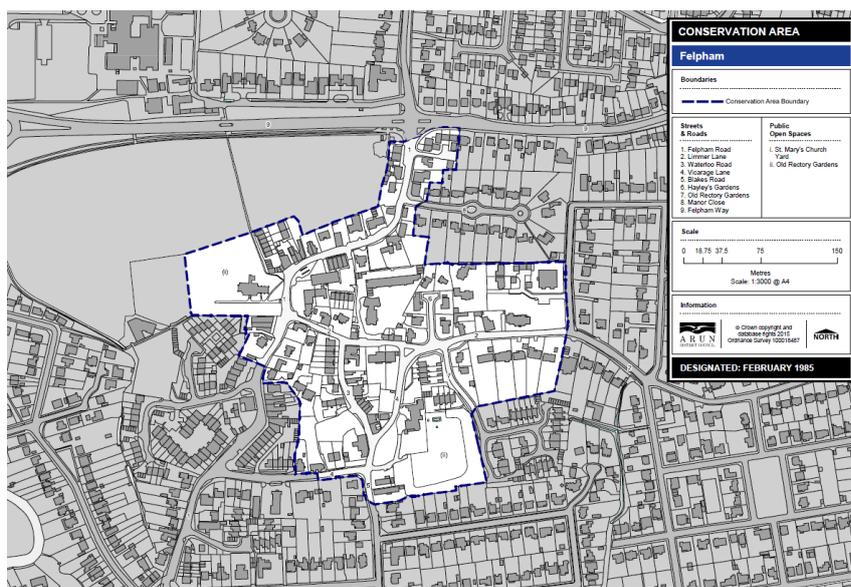
Structure of the document

The document is divided up into two parts as follows:

- Part 1, the character appraisal, identifies and assesses those characteristics and features that give the area its special architectural and historic interest. It also considers the current issues which threaten its unique quality.
- Part 2 of the document consists of all of the appendices along with a glossary.

The Felpham Conservation Area

The Felpham Conservation Area (Map 1) was designated in February 1985. A conservation area statement was prepared which describes the area. This is included in a conservation area Supplementary Planning Guidance Note which was adopted in 2000. This statement will be superceded by this appraisal.



Map 1 The Felpham Conservation Area (2014)

Date of survey:

The Conservation Area was surveyed and assessed in August 2014.

Definition (or summary) of special Interest

Felpham conservation area is a compact historic area, developed at the core of the village. The village developed slowly until the early 20th century where development grew exponentially.

The area contains an informal street layout with unfolding views, with the majority of properties being located close to the carriage way which creates a sense of enclosure. This is especially true of the area surrounding St Mary's Church.

A number of landmark buildings prevail, including St Mary's church and 94 Felpham Road.

Whilst there are a number of traditional materials within the conservation area (flint, tile and render), the most prevalent is flint. This appears in properties, out buildings and boundary treatment. Some fine examples exist within the conservation area. These buildings and walls form attractive structures within the street-scape.

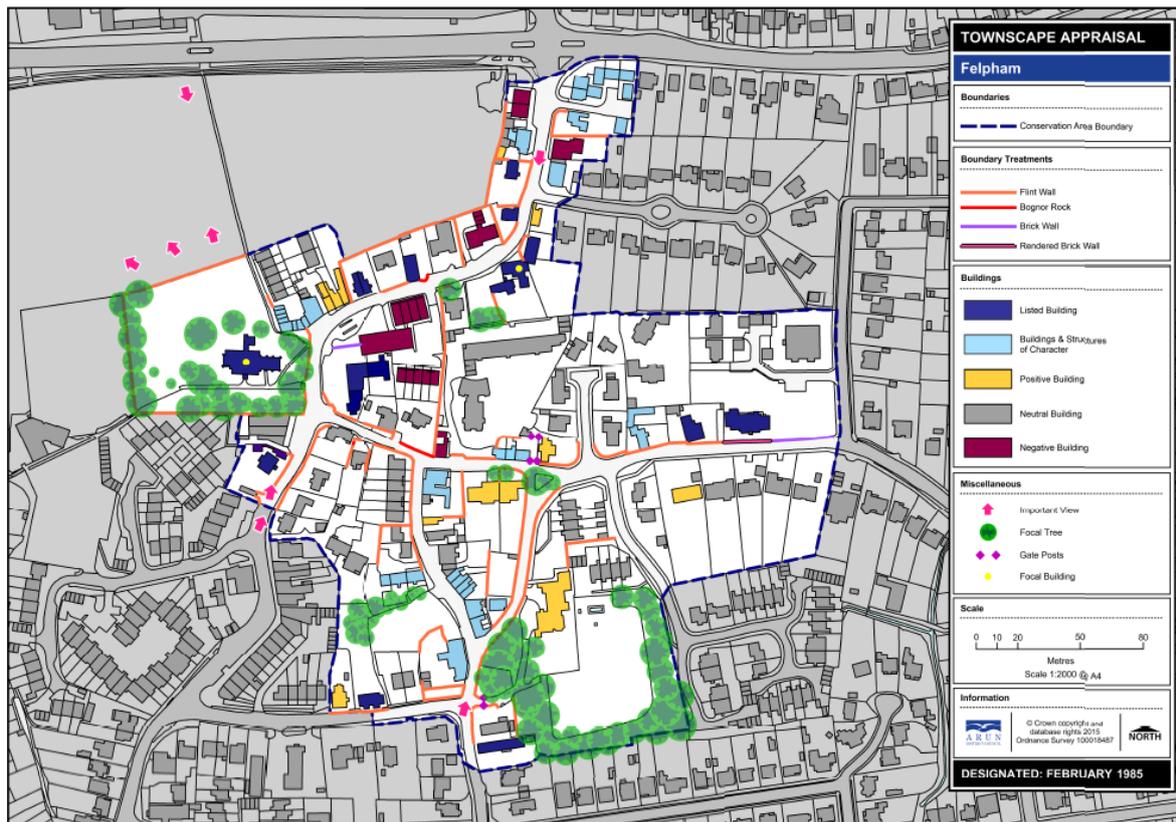
Public open space within the conservation area is limited; Old Rectory Gardens and the graveyard. However, the setting of the conservation area is significantly enhanced through the direct relationship with Church Field. This field is considered to provide the setting of both the conservation area and the church. Further, it also provides an agricultural setting to the conservation area; it is the last remaining agricultural field in the parish.

The area is of high quality with nearly all buildings are well looked after and maintained.

There has been some recent development in parts but development on the whole is sympathetic. Opportunities for future development are limited.

Finally, there is a strong association with William Blake who resided in the village for a period of three years. The property he resided in is still within the village, and is of great significance.

This information, along with other key issues is contained within the Felpham Conservation Area Character Appraisal Townscape Appraisal Map (Map 2).



Map 2 Felpham Conservation Area Character Appraisal Townscape Appraisal Map

Assessing Special Interest

Location and Context

The Felpham Conservation Area is situated in the village of Felpham and covers an area of 9 hectares. Felpham is located on the West Sussex Coast, and forms part of the Greater Bognor Regis Urban Area. The Conservation Area is located approximately $\frac{1}{4}$ mile inland from the beach and 1 mile to the east of Bognor Regis.

The village is situated to the west of the parish and is focused around the historic church. In total there are 261 properties in the Conservation Area of which 18 are Statutorily Listed and 18 Locally Listed as Buildings or Structures of Character.

General Character and Plan Form

Felpham is characterised by a wide variety of architectural styles which are underpinned by a core of flint and brick buildings dating from the 18th, 19th and early 20th century. The conservation area contains a number of different property types ranging from cottages to modern terraced housing and flatted development. The majority of the properties have fairly small plots and therefore the density of the area is relatively high. The density stands at 28.7 dwellings a hectare. However, some larger properties and associated plots are to be found to the south and east of the Conservation Area.

The local traditional materials of coursed flint cobbles (originally sourced from the beach and laid in tight even courses), orange/red clay bricks, orange/red clay tile for roofs, and painted timber joinery (where present) characterize the pallet of materials in the Conservation Area. Modern materials such as uPVC windows and doors supplement these where traditional joinery has been replaced.

The area is characterised by the use of flint walls which form important boundaries. This is especially seen along Vicarage Lane, parts of Limmer Land and Felpham Road around the Parish Church.

A number of small, narrow, meandering, minor roads dissect the area, further emphasising the village atmosphere. The largest of the roads, Felpham Road, used to be the main road to Bognor Regis. However, this changed when a new road was constructed which diverts traffic around the Conservation Area. Nevertheless, this road can at times, still be very busy. The other roads Limmer Lane and Vicarage Lane dissect the Conservation Area. Both lanes are rural in character; neither having paths nor run in straight lanes.

Landscape Setting

The village is set amongst the built up development of Felpham, which is part of the Greater Bognor Regis Urban Area. The surrounding uses are primarily residential, developed from the turn of the century onwards. There is a small retail area almost immediately to the south of the Conservation Area as well as some allotments and a small agricultural field to the immediate north. This field forming the last remaining remnants of the village's agricultural past.

The land in the Conservation Area and the wider Village is located on the Bognor Regis/Felpham Coastal Plain, and is therefore mostly flat.

Historic Development and Archaeology

Historical Development

The parish of Felpham (pronounced 'Felfam') lies on the south coast, east of Bognor Regis, west of Middleton-upon-Sea and within sight of the South Downs¹. It is 426 ha in size with a current population of 9,864². The parish boundary that is known today was defined in 1985, previous to 1933 the parish was much larger including 932 a. of Bognor Regis, 449 a. of Flansham to Yapton and 522 a. of land in Ancton to Middleton. Records between 1642 – 1724 indicate a small resident population initially of 199 inhabitants raising to 255³. The more recent and accurate Census statistics show the population steadily increase to 306 in 1801CE, 536 in 1811CE then raising steeply during the 19th and early 20th centuries - 744 by 1901CE, and 2,827 by 1931CE⁴. This rise is undoubtedly due to the increased popularity of the parish as a holiday and retirement destination.

Felpham's history extends further back than that of Bognor Regis. The earliest mention of Felpham - pronounced 'Felfam', was in 880CE when it was known as Felhamme⁵, and in the Domesday book it was recorded as Falcheham (Felpham). It is not clear whether the 'ham' indicates village, estate, homestead, but it is most likely to mean 'low-lying meadow by a stream'⁶. Archaeological investigations have revealed Bronze and Mesolithic discoveries at a "burnt mound" north-west of the Church of St. Mary, a Roman settlement is thought to have existed at the west end of Limmer Lane and Roman pottery has been found at Outerwicke Farmhouse (the latter discoveries being outside of the Conservation Area)⁷. Historic records show that an estate was devised at Felpham by King Alfred in 899CE to a relative - Osferth, a 953CE entry says that this Anglo-Saxon estate included both houses and common woodland pasture⁸. By 1066CE Felpham belonged to the nuns of Shaftesbury Abbey in Dorset, the manor was in their ownership until the Dissolution of Monasteries in the 16th Century⁹.

Up to the mid 18th century Felpham's economy was based on agriculture and maritime activities. After that date it developed a new character as a holiday resort. The poet William Hayley enjoyed sea bathing there as a child in the 1750s, and in 1770CE he and others from Chichester visited Felpham for 'a little party of pleasure'¹⁰. There were bathing machines by 1781CE; and by 1799CE houses to let for the season. At the time adverts in newspapers extolled the virtues of Felpham as having a dry and healthy soil, opportunities for sailing, and a 'genteel' clientele. It

¹ From: 'Felpham', A History of the County of Sussex: Volume 5 Part 1: Arundel Rape: south-western part, including Arundel (1997), pp. 160-182. URL: <http://www.british-history.ac.uk/report.aspx?compid=22943> Date accessed: 29 October 2013

² Census 2011 - mid_2011_ward_2011_quinary.xls

³ The Protestation returns (1642CE), Compton Census (1676CE), Bishop Brewers' Visitation (1724CE)

⁴ Felpham by the Sea. Aspects of History in a Sussex Parish. Edited by Tim and Ann Hudson

⁵ <http://www.stmarys-felpham.co.uk/history.asp>

⁶ From: 'Felpham', A History of the County of Sussex: Volume 5 Part 1: Arundel Rape: south-western part, including Arundel (1997), pp. 160-182. URL: <http://www.british-history.ac.uk/report.aspx?compid=22943> Date accessed: 29 October 2013

⁷ William Blake and Felpham By Norah Owens, Bognor Regis Local History Society./ British History On line – The Victoria History of the Counties of England, Felpham / Felpham Village Project – William Searle

⁸ <http://www.british-history.ac.uk/report.aspx?compid=22943>

⁹ Felpham by the Sea. Aspects of History in a Sussex Parish. Edited by Tim and Ann Hudson

¹⁰ From: 'Felpham', A History of the County of Sussex: Volume 5 Part 1: Arundel Rape: south-western part, including Arundel (1997), pp. 160-182. URL: <http://www.british-history.ac.uk/report.aspx?compid=22943> Date accessed: 29 October 2013

may have been because of Felpham's evident success as a resort, albeit small, that Sir Richard Hotham chose Bognor Regis c. 1785CE for his much larger projected undertaking of the same kind¹¹.

In the mid-19th century more moneyed or retired people moved into the parish to live permanently. From the early 20th century Felpham maintained its dual character of a seaside resort and a place for permanent residence, by its relative seclusion, the mild, sunny, and healthy climate, the nearness of Bognor with its services and entertainments, and easy access from London. Felpham also retained its lack of conventionality in contrast to larger resorts; unlike Bognor there were no rules or bylaws about access to the sea, and at least one boarding house 1922 allowed 'bathing from house'¹².

The most famous resident of Felpham would be the poet, painter, and print maker William Blake. Residing for most of his life in London, a well-known literary gentleman - William Hayley of Earham was recommended Blakes engraving skills for a commission at Chichester cathedral. Hayley persuaded William Blake and his wife Catherine to spend the years 1800-3 in a cottage close to the Old Rectory now called Blake's cottage. William spent his time here writing, engraving, and painting portraits chiefly of poets for Hayley's library and also became his companion for shortly before Blake arrived to Felpham, Hayley experienced the death of a close friend and his son¹³. Though Blake left Felpham in disillusion after his relationship with Hayley soured as he felt Hayley was more preoccupied with business than Blake's artistic endeavors. Blake was at first happy here, describing it as 'the sweetest spot on earth', 'a dwelling for immortals', and the villagers as 'polite and modest', the men 'the mildest of the human race'.¹⁴

Settlement:

Settlement before the 18th century seems to have been chiefly nucleated. Felpham village occupies slightly rising ground in the extreme south-west corner of the parish close to the Aldingbourne rife. The road through the village had no importance before the 19th century; hence perhaps the village's hotchpotch street pattern¹⁵.

In the late 18th century and early 19th there were 25-30 dwellings, not all aligned to the roads and with much open land between them; among the larger were Church House, the Old Rectory, Turret House, and the Manor House in Limmer Lane. With the growth of the resort here had been some infilling by the 1870s (map 1), including two terraces in Waterloo Road, of which one incorporates a converted farm building faced with beach pebbles. After 1914 a large house, the Forest, later the Gateways school, was built south of the church in grounds of c. 2 a. which included specimen

¹¹ From: 'Felpham', A History of the County of Sussex: Volume 5 Part 1: Arundel Rape: south-western part, including Arundel (1997), pp. 160-182. URL: <http://www.british-history.ac.uk/report.aspx?compid=22943> Date accessed: 29 October 2013

¹² From: 'Felpham', A History of the County of Sussex: Volume 5 Part 1: Arundel Rape: south-western part, including Arundel (1997), pp. 160-182. URL: <http://www.british-history.ac.uk/report.aspx?compid=22943> Date accessed: 29 October 2013

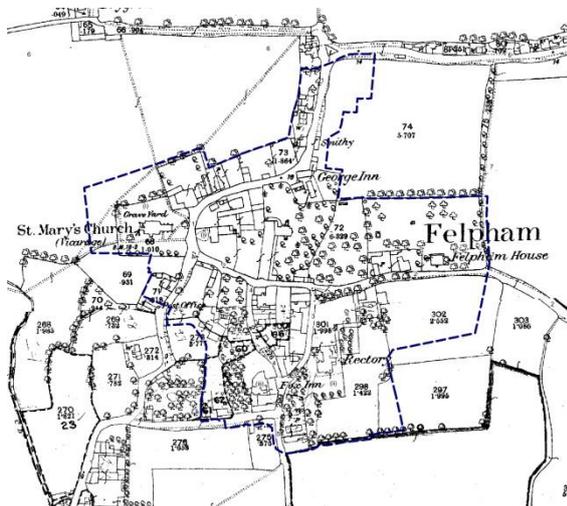
¹³ William Blake and Felpham 1800-1803, by Norah Owens, published by Bognor Regis Local History Society.

¹⁴ From: 'Felpham', A History of the County of Sussex: Volume 5 Part 1: Arundel Rape: south-western part, including Arundel (1997), pp. 160-182. URL: <http://www.british-history.ac.uk/report.aspx?compid=22943> Date accessed: 29 October 2013.

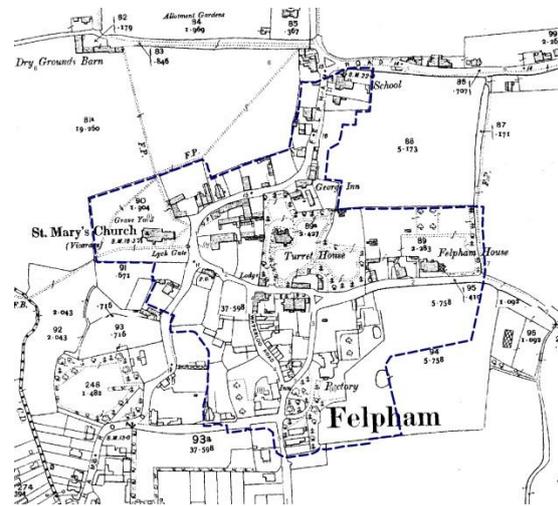
¹⁵ From: 'Felpham', A History of the County of Sussex: Volume 5 Part 1: Arundel Rape: south-western part, including Arundel (1997), pp. 160-182. URL: <http://www.british-history.ac.uk/report.aspx?compid=22943> Date accessed: 29 October 2013.

trees. Until the 20th century the village was separated from the sea by fields, so that houses on its southern edge had uninterrupted coastal views (map 2)¹⁶.

Felpham's rural character, still unspoilt c. 1917, when farms continued to abut the main street, was gradually eroded during the next 40 years, as the parish shared in Bognor Regis's growth: already by 1930 one visitor considered that the village had become like other outlying parts of that town, though in 1992 the combination of old buildings, high flint walls, trees, and the picturesque arrangement of roads, retained an old-fashioned air. Farm buildings northeast and east of the church were demolished after c. 1920 (fn. 97) and replaced by shops and a garage, while a large flat-roofed block of shops with flats above, more appropriate to a London suburb, was built on a prominent site to the south. (fn. 98) Turret House was demolished in 1961 (fn. 99) and the former Gateway school in or after 1978, but the Old Rectory and Church House were converted respectively into flats for the elderly and offices. Further houses, shops, and flats, some also for the elderly were built in the same period. Many residents at that time nevertheless strongly wished to preserve the village's separate identity as being independent from Bognor.¹⁷



Map 3: Felpham circa 1870



Map 4: Felpham circa 1930

¹⁶ From: 'Felpham', A History of the County of Sussex: Volume 5 Part 1: Arundel Rape: south-western part, including Arundel (1997), pp. 160-182. URL: <http://www.british-history.ac.uk/report.aspx?compid=22943> Date accessed: 29 October 2013.

¹⁷ From: 'Felpham', A History of the County of Sussex: Volume 5 Part 1: Arundel Rape: south-western part, including Arundel (1997), pp. 160-182. URL: <http://www.british-history.ac.uk/report.aspx?compid=22943> Date accessed: 29 October 2013.

SPATIAL ANALYSIS

The character and interrelationship of (open) spaces within the area

The nature of the conservation area is such that it is heavily influenced by the road-scape; provision of boundary treatment and enclosure provided by the close proximity of properties to the carriageway result in a limited amount of open space being visible from the public highway.



Figure 1 Old Rectory Gardens



Figure 2 St. Mary's Churchyard

There are two areas of public open space within the Conservation Area; Old Rectory Gardens (Figure 1) and the graveyard to St. Marys Church (Figure 2, see Map 5). Old Rectory Gardens retain its relationship with the former (adjoining) rectory. As such, the proximity implies a strong relationship. This is partly emphasised by the location and layout of the formal pond and planting immediately to the rear (eastern) boundary of the property. This area serves the local resident population and provides a link between Vicarage Lane and the Old Rectory Gardens development. The remainder of the open space is laid to grass with a large area of shrubs to the western and southern boundaries. The resultant area has an informal appearance to it.

An additional area of this is contained within an area of land between the access road to the Old Rectory and Vicarage Lane. As elsewhere, it is divided from the carriageway by an attractive flint wall. As it currently stands, the area is covered by mature trees and shrubs in a rustic manner and provides an attractive focal point along the street. However, the general condition of the area could be improved.

The church yard to St Mary's Church also plays an important role not only in the provision of green space but in terms of its impact on the street scene. The boundary to Felpham Road contains a number of trees which green the street.

Private spaces are contained behind boundary walling, most of which is flint. This walling demarks the public and private spaces. Limited private space is visible from the public domain through the provision of limited front garden amenity space

Church Field forms an important area of open space immediately adjoining the conservation area to its north (Figures 3, 5 and 6). This is supplemented by the neighbouring allotments (Figure 4). This area provides the setting to the northern part of the Conservation Area as well as St Mary’s church which is a listed building.



Figure 3 Church Field



Figure 4 Allotments

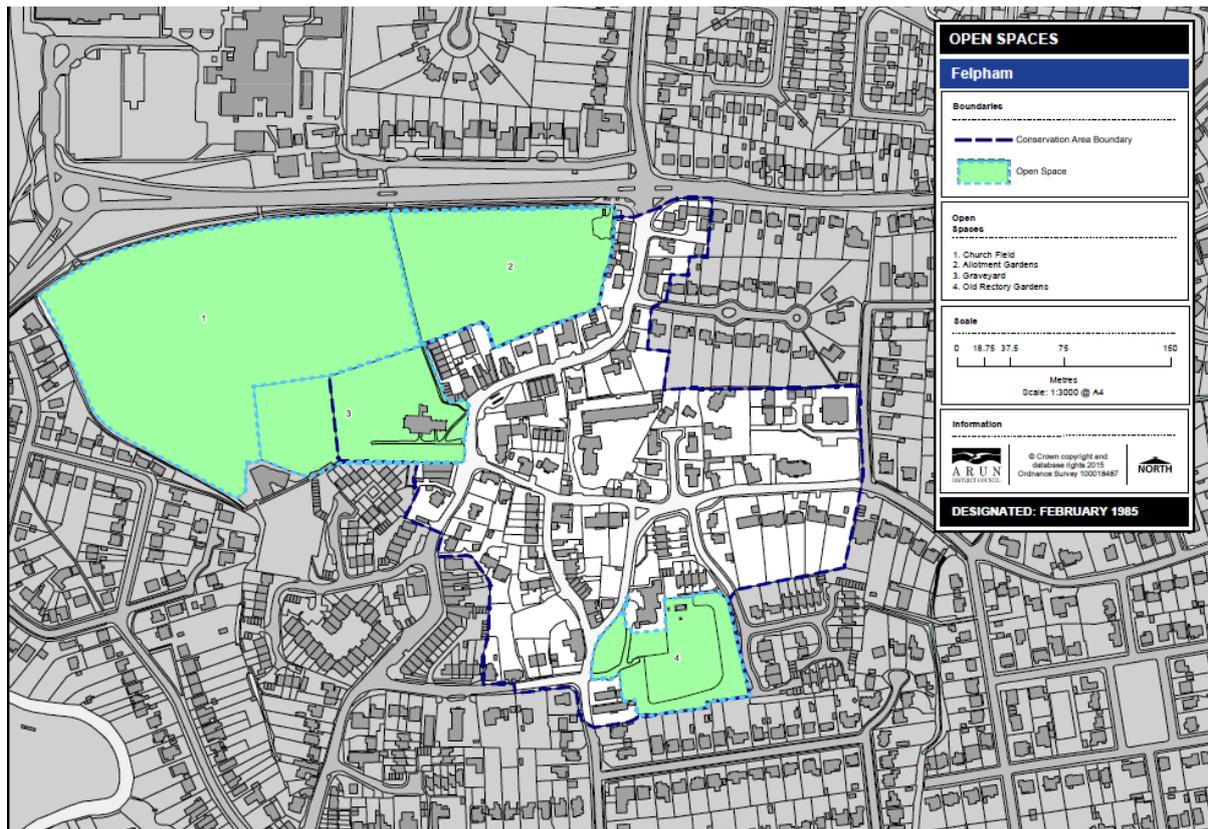


Figure 5 St Mary’s from Church Field



Figure 6 Church Field

There are small pockets of hard-scaped areas (car parks) within the conservation area that are visible from the public domain; the George Inn Public House, Milestones garage, Church House and the Fox Inn Public House. Some of these provide opportunities to enhance the area.



Map 5 Open Spaces

Key views and vistas

Views

Within the conservation area a combination of narrow, bending streets and the relationship of this with the buildings/boundary treatment, creates a very strong sense of enclosure.

Within this area there are also a number of attractive views towards focal buildings or points in the townscape, of which St. Mary's church is the best example.

Three areas which contain important views into and out of the Conservation Area are identified as:

The tower of St Marys Church is a key landmark site of which may be viewed from numerous vantage points either within or adjoining the Conservation Area. When viewed from Felpham Road (looking northwards), the tower, along with the absence of development behind it is important. It is worth noting that this view is negatively impacted partly through the Grassmere development (Figure 7).



Figure 7 St. Marys tower viewed from the south

The view from the north into the Conservation Area from Church Field and the neighbouring allotments is shown in Figure 8. Neither the field nor the allotments are part of the Conservation area but are very important in defining the setting of the area. This area was itself defined when the new road to Bognor Regis was constructed in in the 20th century and affords views of the church and its churchyard. This provides the rural setting and edge to the village and forms an important view from the church.



Figure 8 The view from the north into the Conservation Area from Church Field

The view southwards from the Downview Road light cross roads is shown in figure 9. This provides a view of the George Inn public House, and a cluster of historic buildings that surround it.

INSERT PICTURE HERE

Figure 9 The view southwards from the Downview Road light cross roads

The view from the east into the Conservation Area from Old Rectory Gardens (Road). Old Rectory Gardens is an area of open space which was developed when the grounds of the Rectory were redeveloped for housing in the 1950/60's. What remains of the former garden not only provides a setting to Old Rectory House but also this part of the Conservation Area.



Figure 10 The view from the east into the Conservation Area from Old Rectory Gardens (Road)

Key vistas

All of the key vistas tend to be in line with the route of the local roads which are defined by original/older walling or properties

Due to the nature of the road network (short straight sections followed by a bend) only a short section of the roads are visible at any one time. This system of only viewing the immediate surroundings (streetscape and properties) is seen in the following roads:

- Vicarage Lane (between junction with Limmer Lane and Blake Cottage)
- Waterloo Road
- Limmer Lane
- Felpham Road

Entrance points

In addition, the layout of the streets and properties is such that a number of 'entrance points' are created. These entrance points create the idea of entrance. This can be identified at the following two points:

- Junction of Limmer Lane with Vicarage Lane – the extensive use of flint walling creates a sense of enclosure and therefore transition from the more open part of Limmer Lane to the east.
- Felpham Road (101/106) where the properties elevation and end gable form a gate way to the rest of the conservation area with The George Inn directly in front forming a focal point.

Unfolding views within the area

The roads running through the village are comparatively narrow, enclosed by a variety of building styles, building positions, and boundary walls.

The winding nature of the lanes often creates a series of gradually unfolding views, slowly revealing the character of the village.

Each corner provides the opportunity to view (part of) the Conservation Area from a different perspective.



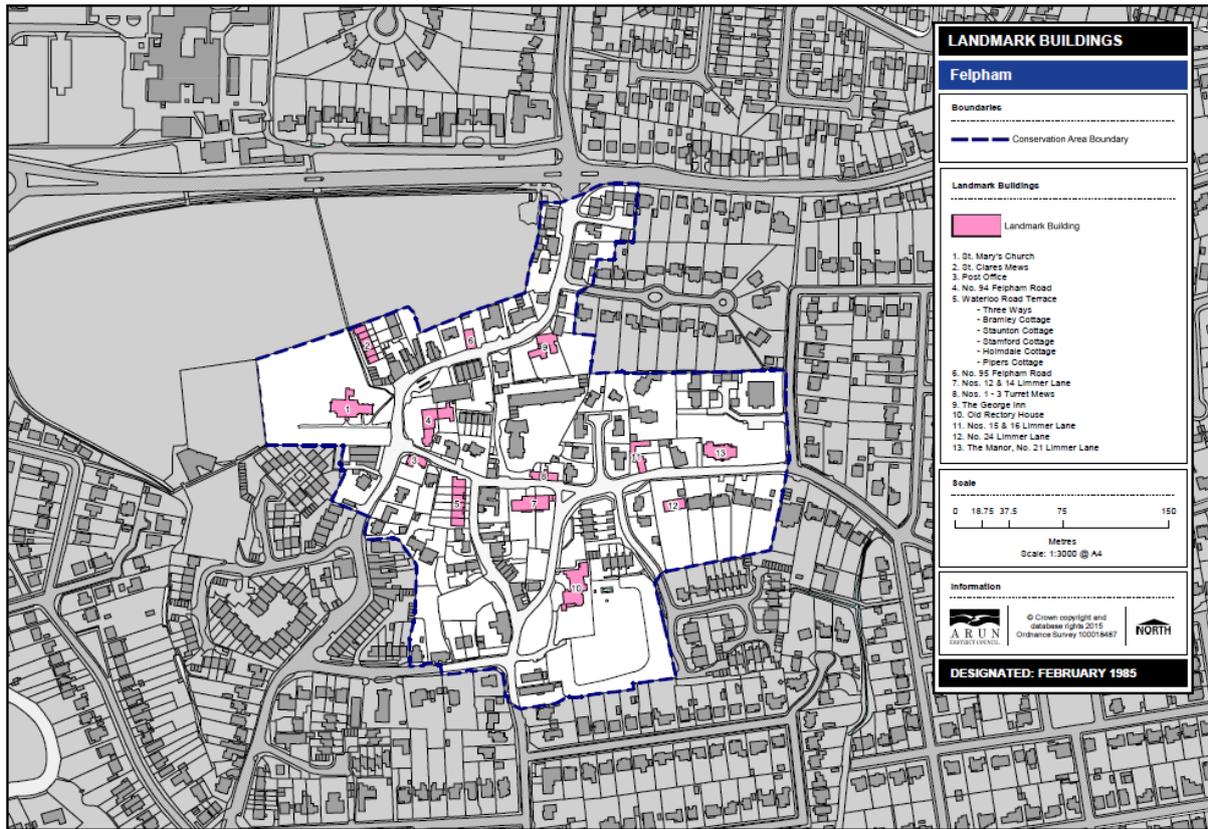
Figure 11 An example of the unfolding views

Landmark buildings

There are a number of landmark buildings within the Conservation Area. These buildings provide a focal point within the Conservation Area and are of distinctive architectural quality. The landmark properties are:

- The Parish Church and Lych gate - Listed
- The Post Office
- 94 Felpham Road
- 95 Felpham Road
- The George Inn
- The Barn, 104 Felpham Road – Listed?
- The Manor, 21 Limmer Lane - Listed
- 15 + 17 Limmer Lane? – 17 Listed?
- St. Clares Mews – modern development
- 24 Limmer Lane
- 1, 2, 3 Turret Mews
- 12 and 14 Limmer Lane
- Terrace: 6 Limmer Lane, Bramley Cottage, Staunton Cottage, Stamford Cottage, Holmdale Cottage and Pipers Cottage. All Waterloo Road
- Old Rectory House

All of the properties are identified on the Map below.



Map 6 Landmark properties

CHARACTER ANALYSIS

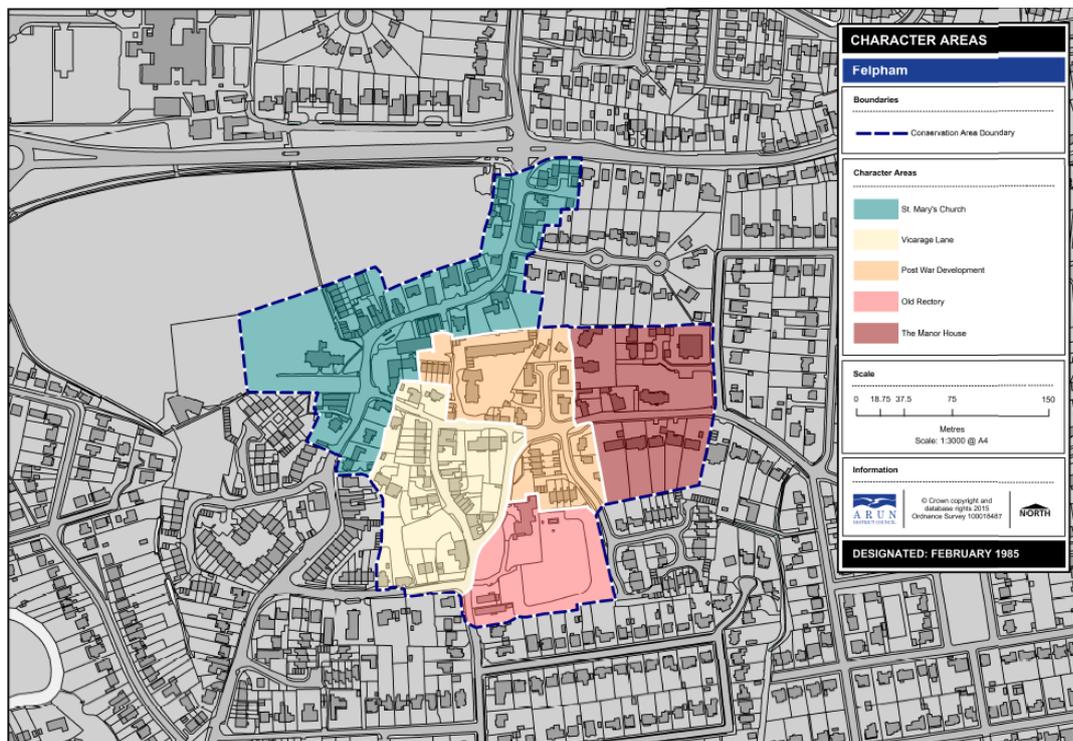
Definition of Character Areas or Zones

The character of the conservation area varies from one part to another. Therefore, for the purposes of this assessment, the conservation area has been divided up into five different character areas. Each character area has its own characteristics and features unique to that area. Character areas are identified by issues such as layout, materials, design, age of the properties and the uses that have historically taken place. The five character areas (which can be identified on Map 7) are:

- Character Area 1 – St. Mary's Church
- Character Area 2 – Manor House (Limmer Lane)
- Character Area 3 – Old Rectory (Public Gardens)
- Character Area 4 – Vicarage Lane
- Character Area 5 – Post war Development (mainly 1950's/1960's)

The character area boundaries in a complex and layered area such as Felpham are inevitably subjective in places, and based not just on architectural or historical characteristics, but on a dynamic experience of the area; how it is perceived when walking or driving through it, and when boundaries of experience are crossed. This includes sensations such as awareness of enclosure or openness, and degrees of noise or activity, which provide edges to areas just as much as Map based boundaries, or changes of use. The boundaries to the areas are therefore not exact, in fact they may overlap or have blurred edges.

Each of the character areas shall be analysed and discussed in the chapters that follow, and can be viewed on the Map below (Map 7).



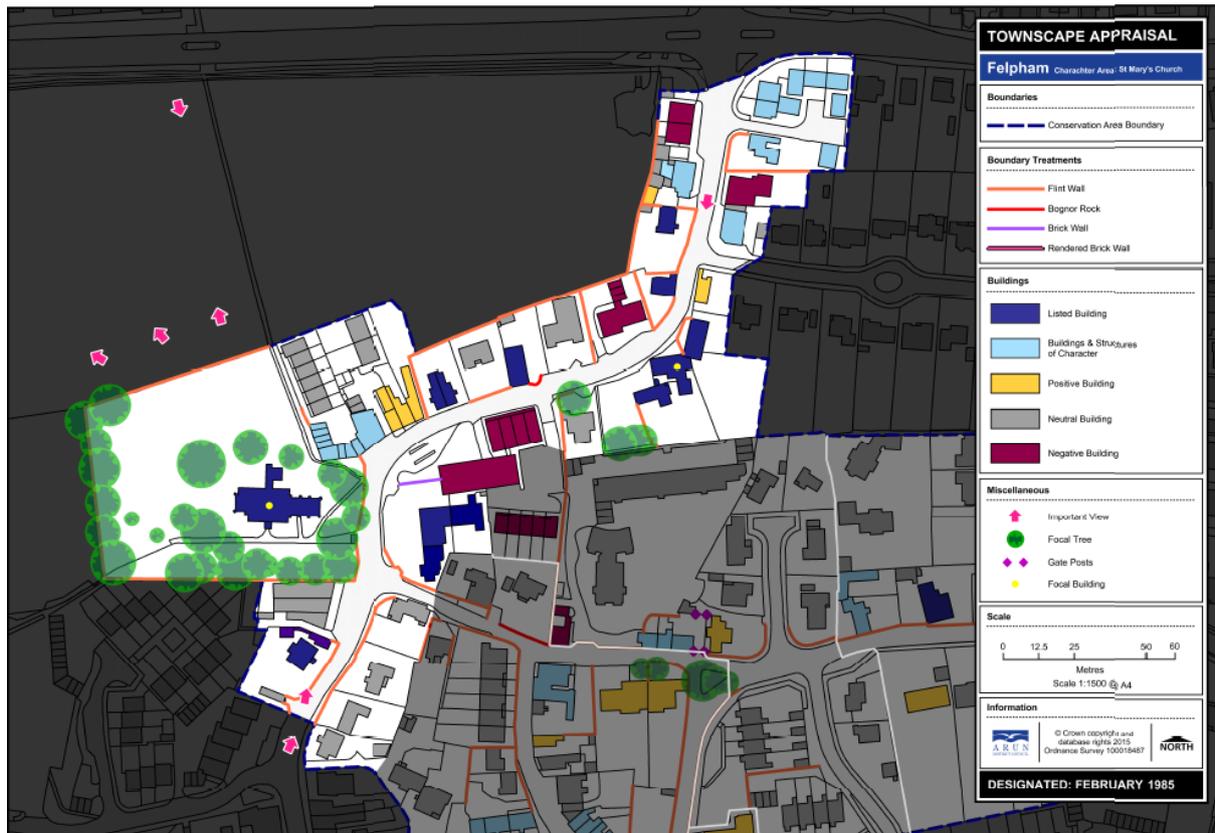
Map 7 Felpham Conservation Area – Character Areas Map

The information derived from the character areas will then be drawn together in order to consider the quality, significance and condition of the conservation area overall

Character Area 1 –St. Mary’s Church

Introduction

The character area is located within the heart of the village and focuses on the parish church. Map 8 identifies the character area with the townscape appraisal features inserted.



Map 8 St Mary's Church character area with townscape appraisal features

Activity and Prevailing or Former Uses and Their Influence on the Plan Form and Buildings

Historically, Felpham Road appears to have been the main road to Bognor Regis. It contains the grade II* listed church and former rectory. Felpham Road runs through this character area and forms the focus for the majority of the built development.

A junction of note is the Downview Road Cross Roads where Felpham Road joins Felpham Way, (it has been suggested that this is the location of the former pound). A former school is located on the junction with Felpham Way which has been converted to residential accommodation for the over 55's.

The road has now been by-passed to the north. Nearly all of the properties front on to the road which still provides access to the village centre and beyond. Uses consist of a mixture of residential and retail/commercial uses.

Retail/office uses are distributed throughout the character area with the commercial core of the village lying outside of the conservation area/character area, to its south. Commercial activities within the character area include a butcher, post office, wine shop, estate agents and office floor space.

The Qualities of the Buildings and Their Contribution to the Area

Properties are small scale, mostly two storey properties which typically front on to the road with the exception of a few properties which either run at right angles to it, or are located behind road fronted development. Properties are mostly detached and terraced with a limited number of semi-detached.



Figure 12 Properties fronting onto Felpham Road



Figure 13 The detached Post Office Building

Those properties which front on to the road are located in close proximity to it, with some having small areas of private front garden spaces. There are some exceptions to this, with 91 Felpham Road, being the most extreme example where the property sits closer to the rear boundary.

The relationship of the properties to the road and the provision of boundary walling mean that the development creates a feeling of enclosure when travelling along the road.

Listed Buildings

Ten of the properties/structures are Statutorily Listed, and therefore protected by law (identified dark blue on Map 8, page 37). These are:

1. 101 Felpham Road: 101 (Thatched Roof) 2 storey, flint cottage with brick quoins. Hipped thatched roof. Casement windows. Gabled porch.
2. 102 Felpham Road (The George inn): 2 storeys, stuccoed with a half-hipped tiled roof. Casement windows. Two storey, painted flint building with sliding sash windows. Car park to side.

3. 103 Felpham Road: 2 storey cottage. Flint and rubble walls with red brick dressings and stone quoins. Thatched roof with casement windows.
4. 104 Felpham Road (The Barn) Next to The George Inn and at right-angles to it, on the bend in Felpham road. 2 storeys, flints and rubble now painted. Thatched roof. Casement windows.
5. Saint Mary's Church (II*)
6. Churchyard wall of Saint Mary's Church (II)
7. Church Cottage (II)
8. Church House 94 Felpham Road and Wall to number 94 (II)
9. 87 and 89 (II) Felpham Road
10. Lavenham Cottage (II)

Locally Listed Buildings

The Council has identified six of the properties as Locally Listed Buildings or Structures of Character (identified as light blue on Map 8, page 37). There being:

1. 79 Felpham Road: two story mock Tudor property. Shop front on the ground floor which services and estate agents. Clay tiled roof.
2. Former Barn, now garages to St Mary's Mews: single storey former barn structure. Flint walls with clay tiled roof. Open facing elevation to court yard.
3. 105 Felpham Road: two storey, three bays, detached property. Mixture of flint and brick walls with clay tiled roof. Large glazed windows to the ground floor to accommodate commercial premises. Top hung uPVC windows to first floor.
4. 110 Felpham Road: two and a half storey mock Tudor property. Two retail units on the ground floor. Original wooden shop windows. Replacement UPVC windows on the remaining floors.
5. 114 Felpham Road: two storey flint and brick detached former head masters house. Clay tiles with replacement UPVC windows.
6. The Old School Mews Felpham Road: one and a half storey former school. Flint with brick quoining. Tiled roof with dormers and velux windows.

Unlisted Buildings

Positive properties

Five properties have been identified as being positive which enhance the character or appearance of the area. These are identified as yellow on Map 8 (the character area and townscape appraisal Map). These are:

- 106 Felpham Road: Two storey detached property. Clay tiled roof with a rough cast render. Wooden casement windows. The property was the former smithy which has subsequently been altered to provide a second floor. It is an attractive property that complements the surrounding listed and locally listed properties.

- 83, 85 Felpham Road and 3 and 4 St Clares Mews: The properties form a terrace of what appears to be three units from the street. All units are two storied, rendered with a bay window. The windows consist of a mixture of wooden and uPVC windows. There is a low boundary wall to the front which encloses a small area of private amenity space, and separates the property from the carriage way.

Negative properties

There are two buildings and one open area that are considered to have a negative impact on the character area, and therefore the character and appearance of the conservation area. These are identified as maroon in the Character Area Townscape Appraisal Map (Map 8), and are:

- 109-111 Felpham Road. Two storey, terraced retail property with residential use above. Large, modern casement windows. Retail windows blocks to screen internal shop fittings. This property was constructed in the 20th century and has been decorated with some bright colours as a form of signage advertising for the business within it. The garish colours along with the excessive signage have a negative impact on the street-scene.
- 112 Felpham Road. The property appears to be constructed in the 1930's and is out of character with the majority of other properties in the locality. Further, the introduction of extensive glazing has commercialised the property, and exposed the interior of the property to the wider street. The use of modern materials in the windows does not sit comfortably with the majority of the local properties.
- Courtyard area to Milestones Garage, Felpham Road. Whilst the property is of an age and style that does not necessarily reflect the conservation area, it is well maintained and necessary for the operation of the well-known, local business. It is however, considered that the property's forecourt is the feature which most detracts from the conservation area and street-scene. Currently, the area consists of a large area of concrete which is exposed to the street. It is considered that this large open area is in conflict with the established character of the street, where such spaces are contained by some form of walling. This is an area for enhancement.

Neutral properties

The remainder of the properties within the character area are considered to be 'neutral'. That is to say that their design and appearance neither enhance nor detract from the conservation area within the character area. These are identified as grey on the character area townscape appraisal Map (Map 8).

Local details

One local detail is the use of, and reliance on the use of coursed flint in the majority of buildings and boundary treatments. This is even evident on the properties in Petworth Court on both side elevations.

Prevalent and Traditional Building Materials

There is a clear, distinctive pattern of materials in the character area. These consist of:

- Walls: flint, render and brick
- Roofs: tile and thatch
- Ground surfaces – tarmac, gravel and concrete

A number of key properties are constructed from flint with brick detailing. The majority of these properties are treated in the local vernacular. In contrast to the majority of the historic properties, number 104 Felpham Road (the Barn) has painted flint elevations. The flint work is mostly un-knapped, coursed with brick/stone quoining and brick coping. The notable exception to this being Church Cottage (67 Felpham Road) where the flint is treated in a very deliberate and decorative way; it is coursed, squared, knapped. That is to say it has the appearance of 'flint bricks'. This is even evident in the porch columns.

The other prevalent materials used on the majority of the remaining properties are render and brick. Rendered properties are painted and consist of a mixture of smooth and rough renders. One property of note using these materials is 108-110 Felpham Road. This property uses brick, render and wood to create mock Tudor elevations.

Boundary Treatment

Boundary treatment is an important feature within the conservation area as a whole. This particular character area is dominated by its presence, both to the front of a number of the properties along the public highway as well as to the side and rear. This is most evident along 101, 103, 105, 107, 109, 111 Felpham Road and viewed from the allotments.

The walling is generally very attractive, coursed, un-knapped beach flints, of varying heights with brick detailing. The extent of this is evident on the character area townscape appraisal Map (Map 8).

There is one small area of 'Bognor Rock' to the front wall of 95 Felpham Road. This is an important feature which requires protection.

The public realm

The public realm is dominated by the presence of mostly tarmac surfaces, be that road or pavement. Other surfaces include block paviors and slabs. There is a pavement along the entire eastern side of the road, with limited or no prescience, the other side.

The public realm is also very car dominated with provision of both on and off street parking and cars waiting at the traffic light junction.



Figure 14 Waterloo Road. Note the dominance of the parked cars Figure 15 another location where tarmac and concrete dominate the street

The lack of consistent paving along with the winding nature of the road mean that the area maintains a village feel/character to it. Further, the character and layout acts, to some degree, as a natural speed calmer in this particular part of the village.

Properties front on to the road and, in some cases, are within a few feet of it. This relationship between the carriageway and those properties that front on to it creates a feeling of enclosure.

There are four street lights of note; one is located in front of the opticians shop and is in a modern, heritage style. Another is located on the eastern side of Felpham Road with the junction with Manor Close. Two historic styled street lights are located to the front of numbers 91 and 95 Felpham Road.

The Contribution Made to the Character of the Area by Green Spaces; and Its Biodiversity Value

The character area is predominantly urban in nature as identified by a number of characteristics such as the location of properties close to the road line and the general absence of much greenery. This is further enhanced by the various uses which require easy pedestrian/vehicular access.

There are two exceptions to this, these being Old School Mews and 103 Felpham Road.

Old School Mews is exposed on to the junction with the traffic lights. The area of grassed lawns is exposed to the road/junction and raised with some matures shrubs and trees. The raised bank is created through the provision of attractive brick and flint walling.

The private garden to 103 Felpham Road is contained by a flint and brick wall and tall hedging. The hedging is prominent on the street scene. This provides a visual greening to a streetscape characterised by the built form.



Figure 16 exposed open space at Old School Mews



Figure 17 103 Felpham Road

The extent of intrusion or damage (negative factors)/ Areas for Enhancement

Whilst generally positive, there are always features and properties that will have some form of negative intrusion into the Conservation area. This is always subjective in nature. However, the following areas are either considered to be negative or areas for enhancement.

One property detracts from the special character of the area – 109-111 Felpham Road and associated parking bay in front of the property. This property is a retail unit with residential accommodation above. The nature of the business in the commercial unit is such that it has been decorated in vibrant, modern, colours. This is to attract attention to the business, but has the effect of creating an eyesore in this part of the conservation area (a key entrance point into the conservation area). It is acknowledged that attempts are being made to reduce the negative impact that such a property is having upon the local area.

Whilst not a large feature, the car park to the George Inn is an obvious feature on the streetscape, and an opportunity for enhancement. As it currently stands, the car park is a large area of tarmac that is directly exposed to the street. This is, it is considered could be improved, building upon attractive features such as the various flint boundary treatments.

The Milestones complex is another area for enhancement. The property is well maintained and forms the basis for an important key employer. A key area is the forecourt to the front of the property which has a negative impact on the street scene, but also the setting of the church and a number of listed buildings, especially Church House.

Felpham Road forms the 'main road' through the village. Whilst, the A259 provides for through traffic, there is still a relatively high traffic flow into the village. This reflects the number of businesses and residential properties within the village. However, the number of vehicles travelling through the area, along with the provision of parked cars, means that the roads can be very busy at times. One key example of this being all of the parked cars around the junction along with those waiting at the traffic lights.

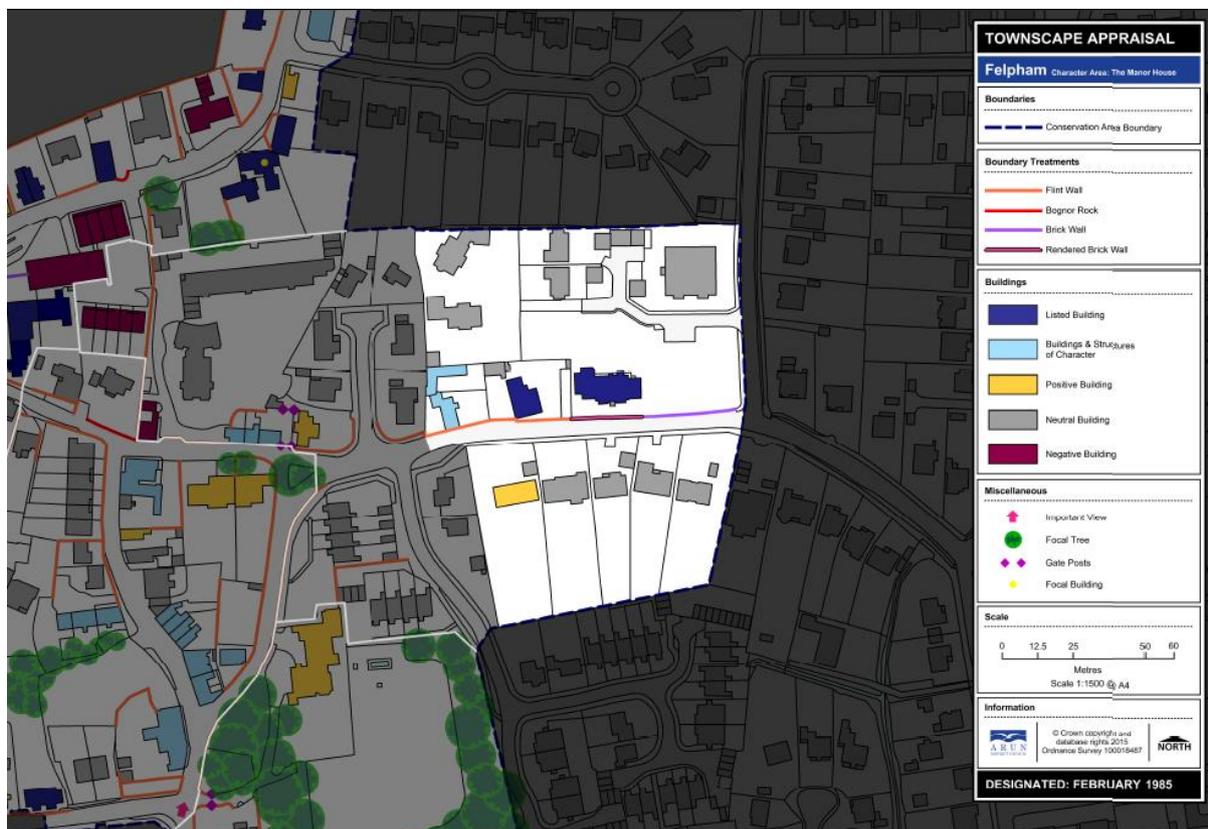
Further, the parking bays to the front of number 71, 73, 75 and 79 Felpham road are currently constructed from a number of different, unsympathetic materials.

The existence of any neutral areas

All of those properties not identified by a specific colour on the character area townscape appraisal Map (Map 8) are considered to be neutral; that is to say they maintain the established character of the area.

Character Area 2 – The Manor House, Limmer Lane

The character area is located to the eastern part of the conservation area and is focused around a limited number of properties. The main property which attracts the most attention is the Manor, an imposing four storied property. The character area, along with the qualities that contribute towards its character are identified on Map 9.



Map 9 The Manor House character area with townscape appraisal features

Activity and Prevailing or Former Uses and Their Influence on the Plan Form and Buildings

The area is defined by the lane that runs through the centre of it, dividing it in to two sub areas. The area to the north contains the manor house and associated grounds (which has been redeveloped recently) whilst development to the south has developed in a piecemeal fashion.

Historically, the manor house once occupied a substantial amount of land which has incrementally been re-developed. However, the manor is still the most dominant property in the area.

One of the properties on the southern side of the lane is the current rectory.

The Qualities of the Buildings and Their Contribution to the Area

The properties within this character area share a number of essential characteristics, these being that they are large; two storied, and detached properties. The exception to this is the manor house itself which is a substantial, four story high structure.

All those to the southern side of the road have large plots, whilst those to the northern side having slightly smaller ones; this is especially true of some of the new 'infill' development. These also have a consistent building line with those to the south being further set back from the road, and thus having larger front garden areas.

Traditional properties contain a number of original features such as windows, however, there is a substantial amount of modern glazing within the area.

Listed Buildings

Two of the properties are statutorily listed buildings. These are identified on the character area townscape appraisal Map (Map 9), and are:

1. No 21 (The Manor House): Rendered front and parapet with moulded cornice. Tall, symmetrical central block with lower extensions on either side. Central block: 3 storeys. 4 sash windows. The centre bay projects sharply and the lower 2 storeys of the 2 side bays project slightly further still. 1 bay single storey extension to east; 1 bay double storey extension to west.



Figure 18 No 21 Limmer Lane (The Manor House)



Figure 19 17 Limer Lane

2. 17 Limmer Lane Felpham: 2 storey house at right-angles to road. Stucco, painted white with hipped, clay tiled roof. Wooden sash windows, painted white. Flint walls to the road of varying heights.

Locally Listed Buildings

There is one local listed building or structure of character within the conservation area. This is identified as light blue on Map 9, and is:

15 Limmer Lane: the property sits at right angles to the road and is constructed from flint with brick detailing and quoining. Single storey element to the rear of the property is parallel to the road. Windows are white pVCU. Boundary treatment consists of flint walling which is attached to the southern elevation. One opening for vehicular access.

Unlisted Buildings

Positive properties:

It is considered that 24 Limmer Lane (identified as yellow on Map 9) makes a positive contribution to the character and appearance of the Conservation Area. The property is an attractive, pleasant, well maintained structure, with many original features, that is characteristic of the period of its construction.

The only unfortunate element of the property is the garage located within the front garden, although it has little impact on the setting of the property or the area.

Negative properties:

There are no properties which are considered have a negative impact on either the character or appearance of the character area or the conservation area generally.

Neutral properties:

The remainder of the properties within the character area (identified grey on Map 9: the character area townscape appraisal Map) are considered to be neutral, that is to say that their character or appearance is neither detrimental nor positive.

Local details

One local detail is the use of, and reliance on the use of flint in the majority of buildings and boundary treatments.



Figure 20 Flint walling



Figure 21 Traditional street sign



Figure 22 More flint walling

Prevalent and traditional building materials

There is a clear, distinctive pattern of materials in the character area. These consist of:

- Walls: flint, render and brick
- Roofs: tile
- Ground surfaces – mostly tarmac

There is a clear divide with the properties to the north of the road being constructed from flint or rendered with those to the south mostly being constructed from brick.

Boundary Treatment

Boundary walling is most prevalent on the northern side of the street. It is almost entirely constructed from flint, apart from the front wall to the Manor House. Whilst of various heights, the walling forms an important edge to the carriage way.



Figure 23 Flint walling



Figure 24 The rendered boundary wall to the Manor House

Boundary treatment on the southern side of the carriage way is much more limited. Where present, it is mostly ranch style timber fencing.

Public realm

The public realm is characterised by a straight section of carriage way with a pathway on its southern side (and its absence on its northern). Both are constructed using tarmac. The northern side of the road is enclosed by walling which fronts directly on to the carriage way and forms a hard edge. The southern side, on the other hand, contains a mixture of materials/style of means of enclosure. These are more transparent and provide views into the individual property plots, some of which are spacious and green.

The contribution made to the character of the area by green spaces; and its biodiversity value

The gardens to properties to the south of Limmer Lane, when viewed as a whole make an important contribution to the (suburbanised) semi-rural character and appearance of the character area. This is enhanced by the amount of gardens open to the public domain (on the southern side of the road) which helps to create a feeling of openness.

The trees in the grounds of the Manor House provide an important function of greening the lane and further continuing the idea of a semi-rural location.

The extent of intrusion or damage (negative factors)

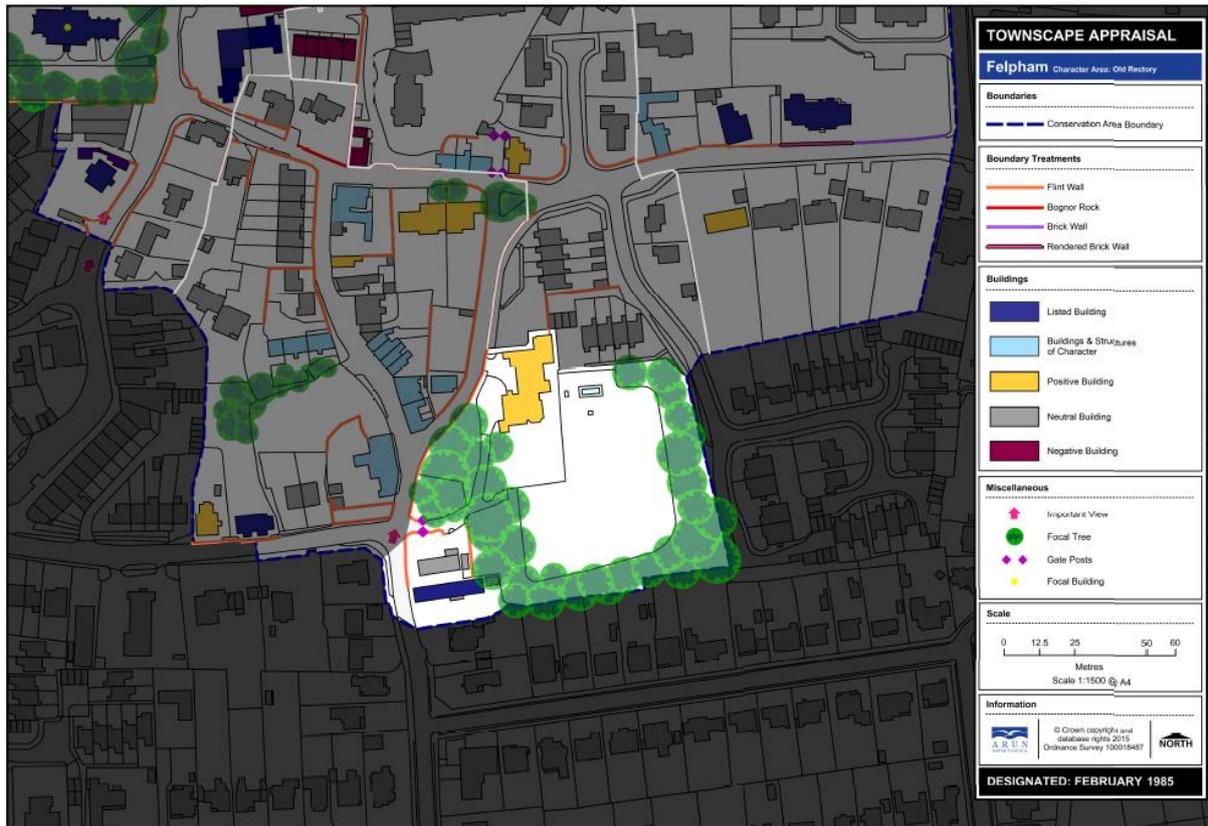
It is considered that the overhead cables are negative features within the character area. The quality of the area can be enhanced through their relocation underground.

The existence of any neutral areas

It is considered that the 'Manor Copse Development' which was constructed behind the Manor House in Limmer Lane is an area of neutral impact. Planning permission was granted in 2006 for a development of 10 flats and 2 detached houses with the intention of the development reflecting the neighbouring manor house. It is of a modern mock Georgian building with regimented features, with a rough cast, grey coloured render. It is also worth noting that the Manor House has subsequently received consent to paint the external elevations of the property. As a consequence, the new development is now in contrast with the original property.

Character Area 3 – Old Rectory (Public Gardens)

This character area focuses on a limited number of properties and an important area of open space. Map 10 identifies the character area with the townscape appraisal Map superimposed over it.



Map 10 The Old Rectory character area with townscape appraisal features

Activity and Prevailing or Former Uses and Their Influence on the Plan Form and Buildings

The character area contains the former rectory and the remains of its associated garden (roughly 50% having been redeveloped for housing – see character area 4 for further information). This remaining garden space has been divided up into two parts; the first part remains the private garden to the now converted block of flats, whilst the remainder is now public open space. Never the less the property is still bounded by open space to the south and east which provides an indication of its previous use. In addition, what appears to be the original driveway to the property still exists and is used as a means of access to the flats and the gardens.

The Qualities of the Buildings and Their Contribution to the Area

There are three buildings in this particular character area; the former rectory; Blake's Cottage, a two storied property occupied by William Blake during his short occupancy in the early 19th century and 12 Blakes Lane; a modern property constructed during the 20th Century.

Listed Buildings

There is one listed building within the character area. This is identified on the character area townscape appraisal Map (Map 10), and is:

- Blakes Cottage: 2 storeys, fronted with roughcast, whitewashed. Back and side walls cobbles and red brick. Thatched roof with Sash windows on 1st floor. There is a small plaque to identify the fact that William Blake lived here from 1800-1803. Roadside flint garden wall with archway linking it to the cottage.

Locally Listed Buildings

There are no locally listed Buildings or Structures of character within the character area.

Unlisted Buildings

Positive properties:

- Old Rectory Garden House has been identified as a positive, unlisted building (see Map 10). Whilst the property has been altered, most notably through the loss of the original windows, the property is of some character and is a prominent part of both the street-scene and the public gardens. The original gate piers to the property are very attractive being constructed from stone and flint. This is complemented by the attractive flint walling.



Figure 25 Old Rectory Garden House

Negative properties:

None of the properties are considered to be negative.

Neutral properties:

12 Blakes Road is considered to be a neutral property in terms of its impact on the character area and wider conservation area (see Map 10).

Local Details

One local detail is the use of flint in the majority of the boundary treatments.



Figure 26 An example of the dominance of flint as a building material

Prevalent and Traditional Building Materials

Flint is also found in this character area and forms the boundary wall for the property.

Boundary Treatment

The dominant boundary treatment is that of flint walling. The most prominent being that of the substantial flint walling facing Vicarage Lane. This is very attractive walling that forms an important element of the street-scape; the wall dominates the street

Public Realm

The public realm is dominated by the presence of a tarmac carriageway, which is enclosed by two substantial flint walls.

In contrast, the rectory gardens (which are owned and maintained by the District Council) consist mostly of lawned areas with a brick pavior path running though in a rough east-west direction.

Old Rectory Gardens Road, which is located immediately outside the conservation areas eastern boundary, is a modern, standard layout, designed according to modern highways standards at the time of construction.

The contribution made to the character of the area by green spaces; and its biodiversity value

The open space plays a very important part in the character and appearance of this area.

It not only creates a buffer for the Conservation Area and the neighbouring modern development to the east in the Old Rectory Gardens development, it creates a setting for the Old Rectory building itself. This provides a reminder of its former use and setting and greening the locality where there are not many trees etc.

The park contains a number of trees and hedges, especially along the southern boundary, which are important in greening and softening the character of the area. They are also important for habitats creation for biodiversity. It is considered that the amount and cover that the vegetation could be enhanced through sensible management.



Figure 27 Old Rectory Gardens Public Open Space

The extent of intrusion or damage (negative factors)

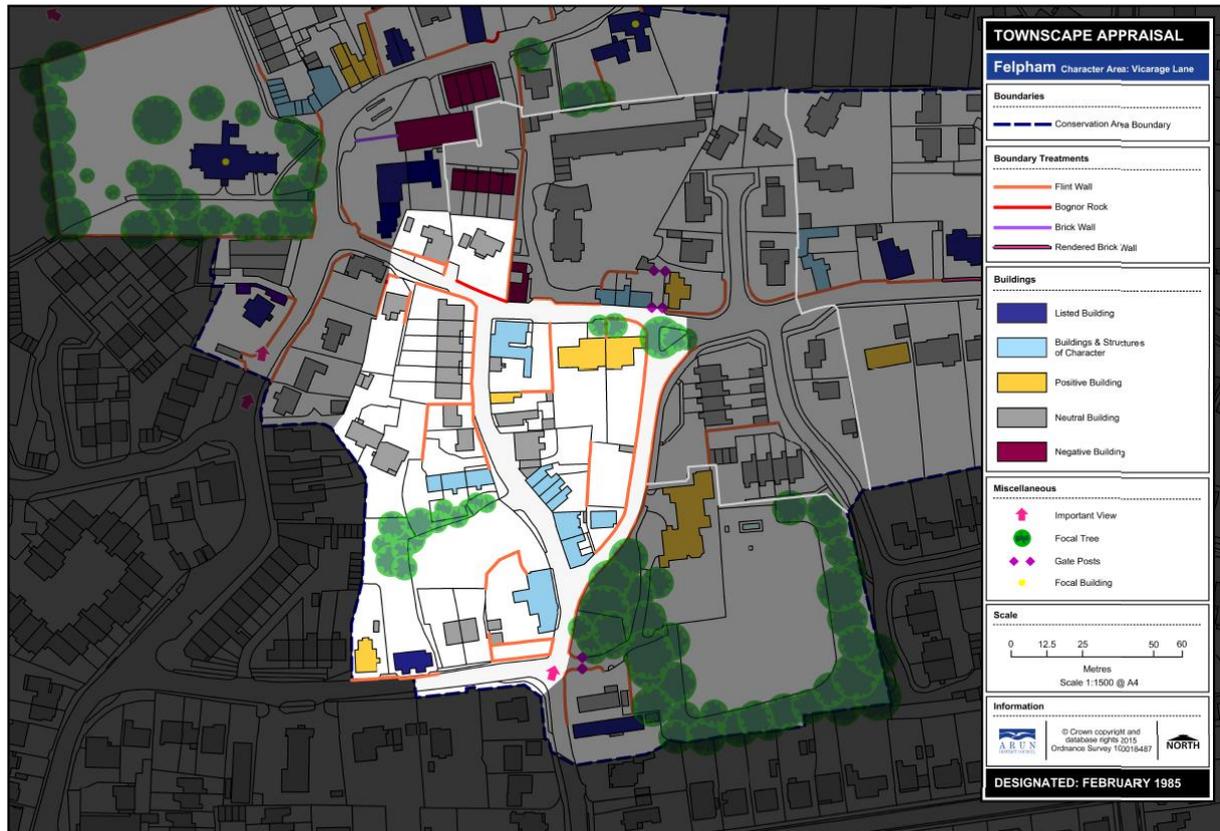
The area is such that there are no significant negative factors that detract from the character or appearance of the character area.

The existence of any neutral areas

The quality of this area is such that there are no neutral areas or elements within this particular character area.

Character Area 4 Vicarage Lane

The character area, along with the townscape appraisal details can be viewed on Map 11.



Map 11 Vicarage Lane character area with townscape appraisal features

Activity and Prevailing or Former Uses and Their Influence on the Plan Form and Buildings

The area is bordered on by three of the character areas within the conservation area and contains a small network of roads. Three roads dissect the character area; These are: Limmer lane, Waterloo Road and Vicarage Lane.

The most properties are located along Waterloo Road. These properties are mostly small scale and front on to the highway. In contrast very few properties front on to Vicarage Lane, the largest being the Old Rectory. There is a feeling of enclosure to the section between Blakes Road and Limmer Lane. This continues along Waterloo Road where properties and boundary treatments enclose the road.

A malt house use to be located within this character area.

The qualities of the buildings and their contribution to the area

The properties consist of a mixture of terraced, semi-detached and detached units. They are mostly small scale, cottage style properties with little or no front gardens; they front onto the streets which themselves are narrow.

All of the properties are two storeys with small or no front gardens (i.e. they front directly onto public realm. This is especially evident of those properties on Waterloo Road.



Figure 28 Terraced housing
gardens

Figure 29 properties front on to the carriageway Figure 30 A general lack of front

This character area is flat, and therefore, with all of the properties being two storeys high, the properties and boundary treatments create a sense of enclosure.

Listed Buildings

Only one of the properties has been identified as a statutory listed building. This is Pear Tree Cottage, Vicarage Lane. The property is 2 storeys, faced with flints with red brick dressing and quoins. Hipped thatched roof with casement windows. There are 2 gabled projections. The property can be identified on Map 11.



Figure 31 Pear Tree Cottage, Vicarage Lane

Locally Listed Buildings

The council has identified that the following properties are locally listed buildings or structures of character:

- The Old Cottage, Vicarage Lane: two storey, detached property. Single storey side extension. Clay tiled roof with wooden casement windows. Flint walls with brick quoining.

- 2,3 Fernback, Waterloo Road: two and a half story property. Mostly rendered with sash windows and a clay tile roof. Part of a terrace of four properties.
- Fernback Cottage, Waterloo Road: rendered, two storey property. Sash windows. Part of a terrace of four properties.
- Little Fernback, Waterloo Road: rendered, two storey property. Sash windows. Part of a terrace of four properties.
- Fisherman's Cottage (3) Waterloo road, Waterloo Road: two storey, terraced property. Rendered elevation with sash windows. Slate roof and chimneys.
- Southside Cottage, Waterloo Road: two storey, terraced property. Rendered elevation with sash windows. Slate roof and chimneys.
- Seaway Cottage, Waterloo Road: two storey, terraced property. Rendered elevation with sash windows. Slate roof and chimneys.
- Thimble Cottage: two storey, terraced property. Rendered elevation with sash windows. Slate roof and chimneys.
- Winterton Cottage, Waterloo Road: two storey semi-detached property. Mixture of flint and brick walling. Clear evidence of properties redevelopment. Four windows to the front elevation which are all sash (two over two).
- Ye Olde Malt House, Waterloo Road: two storey. Rendered elevations with two sash windows on the first floor. Restaurant to the ground floor with commercial style shop front.
- 8 (The Thatched House PH), Limmer Lane: two storey detached public house. Rendered walls with pitched slate roof. Sash windows; 3 over 3.
- 1, 2, 3 Turret House Mews, Limmer Lane: substantial flint property with brick detailing and quoining. Slate roof. uPVC windows.

The locations of all of the properties can be identified on Map 11.

Unlisted Buildings

Positive Buildings:

In addition, there are three properties that are considered to make a positive contribution to the character and appearance of the Conservation Area (see Map 11 for their location), these are:

- 12 and 14 Limmer Lane: substantial two storey property. Rough cast render. Sliding sash windows (two over two). All windows has shutters. Attractive flint walling.
- 6 Vicarage Lane: two storey detached property. White rendered walls with slate roof. Two chimneys. Box bay windows.

Negative Buildings:

None of the properties within the character area are considered to be negative.

Neutral Buildings:

The remaining properties not mentioned above are considered to neither enhance nor detract from the character or appearance of the Conservation Area, and as such are considered to be neutral buildings.

All of the properties mentioned in this section are identified in grey on Map 11. A checklist of questions to help with the process of identifying positive, negative and neutral properties are included in appendix 2.

Local Details

One local detail is the use of flint. This is found in boundary walling and some key feature elements of certain properties.

Prevalent and Traditional Building Materials

The prevalent and traditional building materials used in the construction of buildings and walls within this character area consist of render and brick and flint for walling. The materials found on the roof consist of slate and orange-red clay tile.

The joinery/fenestration materials on all of the properties consists of wood and PVCu.

Boundary Treatment

Boundary treatment on vicarage Lane consists of flint walling of various heights. It is almost continuous in nature with small gaps for openings. The continuous nature of the walling in terms of location and appearance has a positive impact upon the street. The location also creates a sense of enclosure, especially along the stretch of road between Limmer Lane and Blake's Cottage.



Figure 32 Important, attractive flint walling



Figure 33 Flint walling dominates the street

The majority of properties within the eastern side of Waterloo Road are such that they sit directly alongside either the carriage way or the pavement. This negates the need for boundary treatment. In contrast properties along the eastern side of the road are set back to some extent. Properties along the northern part contain attractive flint walling. In contrast, the carpark for 'The Fox Public House' lacks any form of enclosure. This is considered to detract from the street-scene, and offers the potential for enhancement. This could be achieved through the introduction of some form of boundary treatment, and enhancement of the paving material.

Public Realm

The public realm consists of a network of narrow winding roads

There is a strong sense of enclosure provided either by the width of the roads, the close location of the properties in relation to the carriageway or through the provision of boundary treatment. This is further enhanced by the limited presence of paving.



Figure 34 note the dominance of the walling and the absence of pavements



Figure 35 Waterloo Lane is particularly narrow



Figure 36 Limited pavement provision in Waterloo road



Figure 37 Vicarage Lane is a winding road

Paving is limited to specific locations for short stretches. All paving and carriageway surfacing is constructed using tarmac.

The Contribution Made To the Character of the Area by Green Spaces; and Its Biodiversity Value

There are very few visible private gardens to the street scene. Front gardens are visible to 12 and 14 Limmer Lane and the terrace in Waterloo Road.

One other important garden are belongs to the Fox Inn Public House. Part of the gardens bears the remains of a building, with fire surrounds still remaining visible. This structure was destroyed when the public house was destroyed in a fire. This garden area is visible to the street-scene.

The Extent of Intrusion or Damage (Negative Factors)

There is one area that detracts (to some extent) from the special character of the area, and which offers the potential for beneficial change (potential area for enhancement). This area is the car park to the Fox Inn Public House on Waterloo Road. At the moment it consists of a large area of tarmac which is considered to be an inappropriate material for a conservation area. The lack of enclosure represents a break on the streetscape in an area where it forms an important characteristic. There is, however, the opportunity to enhance the car park without affecting its current use.



Figure 38 Car park to the Fox Inn Public House on Waterloo Road

Further, the level of car parking on Waterloo Road is such that a large number of cars park on the road. This has the effect of visually cluttering up the road.

The introduction of uPVC windows to certain properties results in the loss of the traditional joinery. This, along with the introduction of inappropriate material in a Conservation Area has a negative effect on the character and appearance of the area.

The Existence of Any Neutral Areas

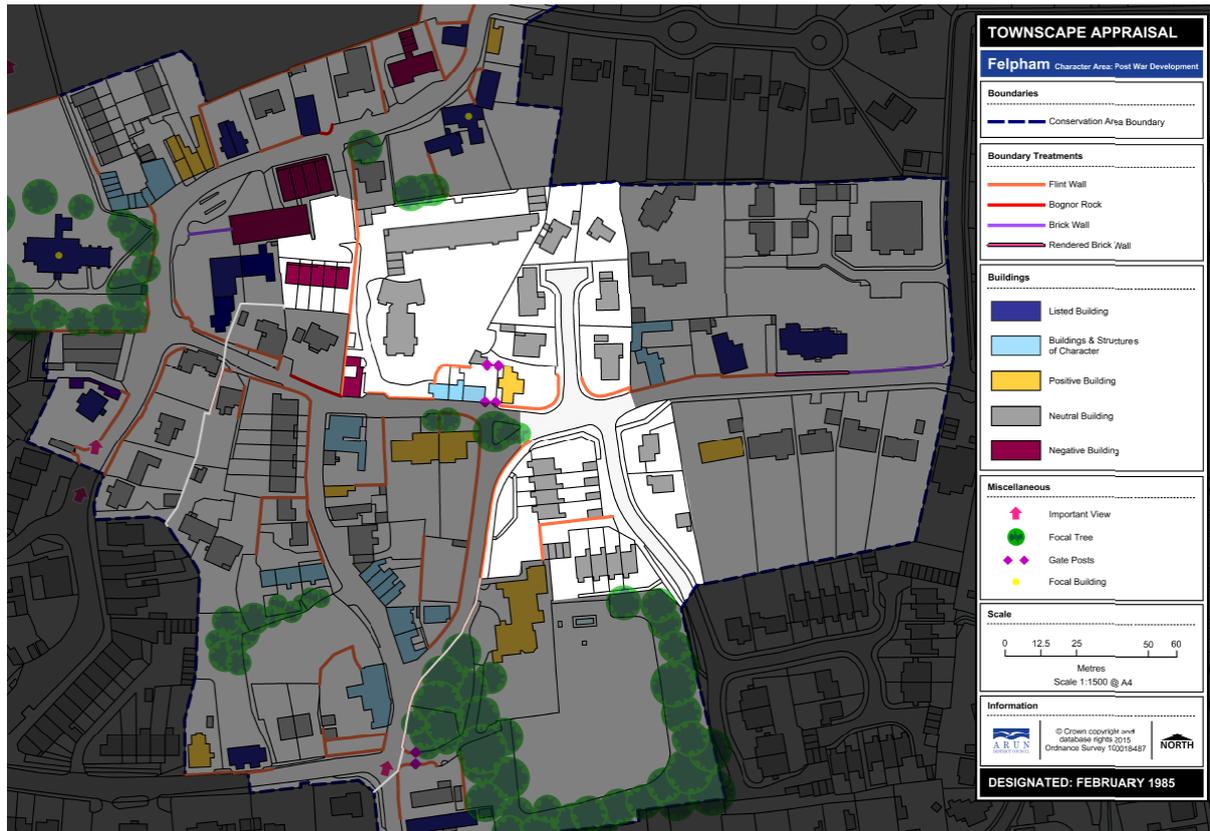
The quality of this area is such that there are no neutral areas or elements within this particular character area.

Character Area 5 – Post War Development

Introduction

This character area covers 1.535 Hectares of the Conservation Area; it stretches from the northern boundary of Turret House right down to the Old Rectory (see Map 12).

This was developed during the post war period and contains only residential development in the form of flats, bungalows and housing.



Map 12 Post War development character area with townscape appraisal features

Activity and Prevailing or Former Uses and Their Influence on the Plan Form and Buildings

The majority of development in this part of the Conservation Area has been constructed in the Post-War era. Before this development took place, the land was used either mainly as curtilage land i.e. as private gardens etc. or in the minority of cases, as previously developed land and buildings. The Turret House development was developed in the grounds of the former Turret House property (a substantial private residence).

Development appears to have taken place on an ad-hoc basis based on the ownership of the land and as a result the remains of the previous field/garden layout can still be seen through the present development. This is mostly in the form of the road layout and the presence of much older boundary treatment. Consequently, the

present built form is shaped by what land was available at the time it was developed. This has resulted in a street pattern that contains a number of Cul-de-sacs/small private developments leading off the main road network. Properties in Hayley's Gardens were developed on an ad-hoc basis and as a consequence, there is a mixture of styles present.

The Qualities of the Buildings and Their Contribution to the Area

Whilst the properties within this character area have developed incrementally, this has taken place over a relatively short time period, this results in a dominant architectural style which can be identified. The most prevalent type and period of building to be found in this area is that of 1950's/1960's development; be this bungalows, terraced housing and flats.



Figure 39 An example of the modern housing



Figure 40 modern housing behind the traditional walling

None of the properties within this character area are distinctive or unusual of that period. The largest structure is Turret House, a flatted development constructed in the grounds of the former Turret House. This consists of two blocks of flats which somewhat dominates the view from the Downview Road Cross Roads when travelling southwards. One of the blocks of flats has a distinctive shape to it which has some aesthetic quality.

Listed Buildings

None of the properties within the Character area is statutorily listed.

Locally Listed Buildings

Three properties are identified as being a Locally Listed Building or Structure of Character (identified as light blue on Map 12), these are:

- 1, 2, and 3 Turret House Mews: Two storey flint building that has been converted to three units. Flint is random filled with brick quoining and decoration. There is a Slate roof with uPVC windows.

Unlisted Buildings

Positive Properties:

One property is considered to be positive, this being Lanesmeet, Limmer Lane. It is considered that the property is an attractive, single story structure which is constructed in flint with a slate roof.



Figure 41 The gateposts located within the grounds of Turret House Mews

The gateposts located within the grounds of the unit and Turret House Mews are particularly attractive and worthy of protection.

Negative Properties:

It is considered that 7 Limmer Lane detracts from the character and appearance of this section of the Conservation Area, and the area as a whole. The property does not have landmark quality, or contribute to the quality of recognisable spaces within the Conservation area. It is considered that the property does not enhance the Conservation area due to the building works that have been carried out to it.

1 to 5 Church House Mews is also of a design which means that it does not contribute towards the character or appearance of the conservation area.

Neutral properties:

The remaining properties (identified grey on Map 12) are considered to neither harm nor improve the character or appearance of the area.

Local Details

There are no local constructional or joinery details, including characteristic historic shop fronts and unusual local features that make a vital contribution to local distinctiveness of the character area. All of these are reflective of the ages of the properties i.e. mass produced.

Prevalent and Traditional Building Materials

Based on the age of the properties, it is apparent that the prevalent building materials in this particular locality reflect the age in which they were constructed. Consequently, properties are constructed mainly from red/orange, concrete/roof tiles and wooden/metal windows which have in a number of cases, been replaced by alternative materials (mainly PVCu).

Other materials that are found in the area are flint. Flint is prevalent in the area generally and, in this character area, can mainly be found in boundary walling before the properties were constructed. However, it can also be found in some of the new development in parts of Old Rectory Gardens.

Boundary Treatment

Boundary walling, where present consists of flint walling. Some of which may predate the specific development itself.



Figure 42 Substantial, attractive flint walling



Figure 43 Flint walling with hedging to provide privacy

Public Realm

The roads and pavements within the character area are covered with tarmac and are of no significance. The public realm in the area consists of streets, pavements and incidental spaces surfaced in tarmac with kerbs. In other parts, there is no pavement at all.

The Contribution Made to the Character of the Area by Green Spaces; and Its Biodiversity Value

There is little or no public green space given the hard character of the public realm. Therefore, based on the layout of the development in this area, domestic gardens, especially planted front gardens, make a significant contribution to the character of

this part of the Conservation Area. Front gardens that contribute to the open character of the area include 1-4 Old Rectory Court and 1 and 3 Old Rectory Gardens.

In addition, one area of private amenity of note is that of Turret House flats, a large well maintained area of open space for use by the residents. This area is one of the largest areas of private amenity not only in this character area, but the Conservation Area.

The open area to the front of Old Rectory Court, whilst also in private ownership, also contributes an area of open space.

Trees of note can be found outside 12-14 Limmer Lane.

The Extent of Intrusion or Damage (Negative Factors)

There are no real areas that can be considered to be overtly negative within the character area.

The Existence of Any Neutral Areas

Neutral areas are those which neither enhance or detract from the character or appearance of the area. The character area contains one such areas:

- Old Rectory Gardens (1950's/60's development)
- Petworth Court

The properties in Old Rectory Gardens (the 1950's/60's development) attempt to reflect the local vernacular through the introduction of flint into the design. Flint panels can be found in certain elevations (along with a much older wall). Consequently, based on the design of the properties, and the use of local materials, this area is considered to neither enhance nor detract from the character or appearance of the Conservation Area. Therefore they form a neutral area.

Petworth Court is a 1960's development fronting on to Felpham Road, located next to Milestones Garage. The development, like that of Old Rectory Gardens, attempts to reflect the local vernacular through the use of materials; red brick and flint. Flint is prevalent on the end walls and forms a statement.

Recommendations for New Local List Properties

Properties that been identified as being positive within this appraisal are considered suitable for consideration as future locally listed Buildings or structures of character. These are:

- 106 Felpham Road
- 83, 85 Felpham Road and 3 and 4 St Clares Mews
- 24 Limmer Lane
- Old Rectory Garden House
- 12 and 14 Limmer Lane

- 6 Vicarage Lane
- Lanesmeet, Limmer Lane

General condition of the Conservation Area

GENERAL: The overall condition of the Conservation Area is very good,

- AREA 1: The properties are in a good state of repair. A number of the monuments within the churchyard require some attention, and the Milestones development is a potential enhancement site.
- Area 2 – the area has experienced a large amount of residential development recently, some of which is of questionable quality. However, there are a core of historic properties that are not only in good condition, but have a positive impact upon the area.
- Area 3 - Good – whilst an attractive area, there are issues with the maintenance of the greenery associated with the public open space. The area should have an air of formality about it considering that the gardens were once associated with the neighbouring former rectory.
- AREA 4 - Very good – there are some issues with the introduction of inappropriate materials such as uPVC and concrete. There is some dominance on the car in the public realm, but lack of alternative parking options is an issue.
- AREA 5 - The properties and gardens of this character area are in good condition.

Problems, pressures and capacity for change

GENERAL: All of the non-listed properties are currently not affected by the removal of any of their permitted development rights. Consequently, property owners are able to carry out certain works to their properties without the need to submit a planning application. This consequently, can lead to the erosion of traditional features and their replacement with inappropriate ones. This issue can be dealt with through the use of Article 4 Directions.

- AREA 1: Two of the properties have been identified as being negative in character. These properties (109-111 and 112 Felpham Road) and offer the opportunity for change and enhancement.
- Parking and traffic issues generally are other problems associated with the character area. This arises as a result of it being the access point to the village centre as well as containing a number of local businesses which require people to park in public realm.

- Area 2 - There do not appear to be any problems or pressures or change in this particular character area. There are no real opportunities for any further new development apart from redevelopment of existing buildings.
- There are no properties that appear to be at risk either from lack of maintenance/repair or through inappropriate redevelopment. In addition there is not a requirement for any additional controls to enable the Council to manage future development.
- Area 3 – The maintenance of the green, public open areas, as well as the small area of woodland is an area of concern.
- In addition, there are a number of very attractive flint walls which, whilst protected from demolition by the conservation area status, are not protected from that which will destroy its appearance through so called '(and poorly implemented) repairs.
- AREA 4 - the area is not susceptible to further new development. However, like the other areas it is susceptible to alterations and repairs. One of the key areas is the introduction of inappropriate materials such as uPVC and concrete.
- Street parking is an issue with cars cluttering the street. This is further compounded through the exposure of the car park for the public house.
- AREA 5: The properties have suffered the use of inappropriate materials and of modern design such as uPVC.

SUMMARY OF ISSUES

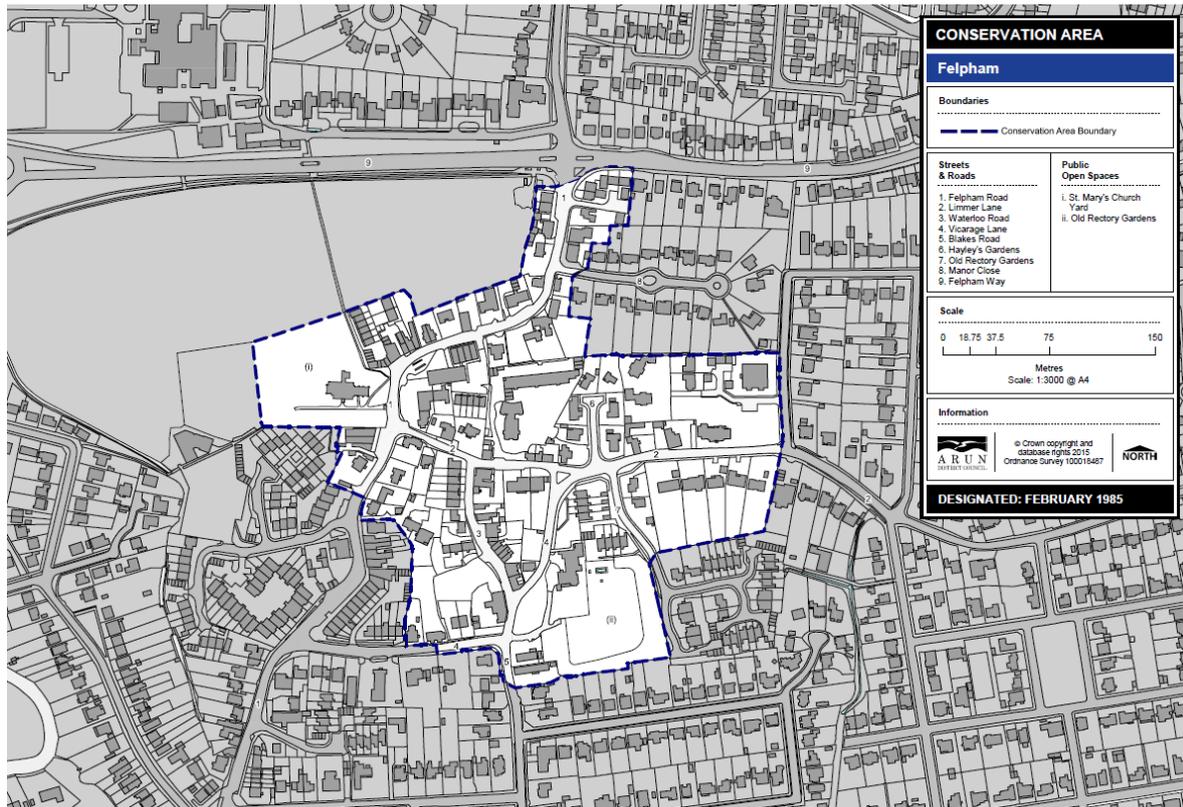
Car parks – there are two car parks and one area of hard standing which serve The Fox Inn Public House, the George Inn Public House and Milestones respectively. Both detract from the appearance of the Conservation Area and enhancement would be preferable.

Boundary Review

As part of the process of preparing this Conservation Area Character Appraisal an assessment of the existing boundary has taken place.

The Current Boundary

The current boundary (Map 13) reflects the historic core of the village of Felpham, as identified from a review of historic Mapping. Within the Conservation area there is the parish Church, the former rectory, the current rectory, the manor house.



Map 13 The current boundary

As identified from the historic Mapping the boundary appears to contain the oldest part of the village as defined by the remaining boundaries. Within the conservation area is the manor house and the land historically associated with it (the former orchard and other grounds), the remaining open space associated with the former rectory, the church and church yard. The boundary appears to follow the line of the curtilage of the many individual properties.

Potential Boundary Changes

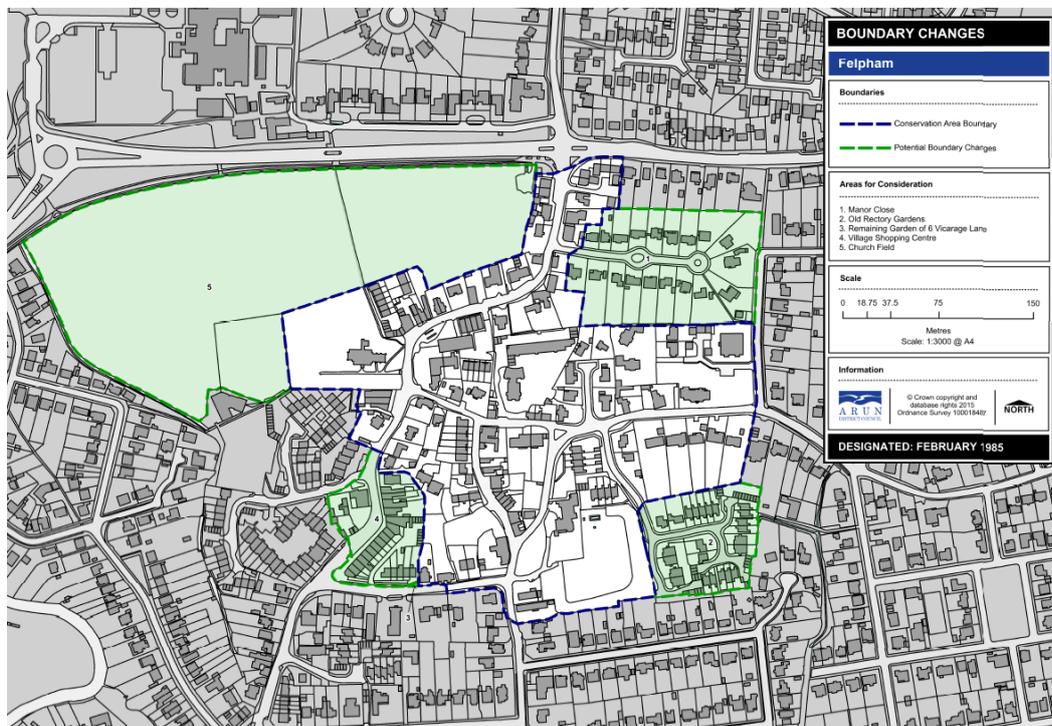
Conservation areas should be seen to justify their status, and the concept should not be devalued by the designation of areas lacking any special interest. Potential boundary changes include:

- The conservation area should be extended to include new areas if outside the existing Conservation Area can be seen to have the same character and appearance that should be preserved or enhanced
- Areas should be excluded from the Conservation Area if they have lost the qualities that originally merited their inclusion by being eroded by changes or they no longer have the same character or appearance.

In general, the boundary for the Felpham Conservation Area has been found to be clearly defined on the ground. However, five areas have been identified where further consideration should be given to whether or not the Conservation area should be extended to include a similar adjoining area of development. These areas have been selected due to their proximity to the existing boundary, their character and appearance, a previous use or the importance played in the setting of the Conservation Area. These areas will now be assessed to identify if they are worthy for inclusion or not and are discussed below. The potential areas where the boundary to the Conservation Area could change are:

1. Manor Close
2. Old Rectory Gardens
3. Include the remainder of the curtilage of 6 Vicarage Lane (including Flint walling)
4. Village shopping centre
5. Church Field

Each potential area shall be discussed in turn and a recommendation made as to whether or not a new area should be included in the Conservation Area. The areas have been identified on Map 14 below.



Map 14: The potential areas where the boundary to the Conservation Area could change

Manor Close

Manor Close is a cul-de-sac of 19 detached, two storey properties (Map 15). Construction started in the period 1930-1946. The majority of the properties are indicative of the time at which they were constructed, but are present in a number of other locations within the parish.



Map 15 Manor Close

Recommendation: It is considered that this area does not have the same character and appearance of the existing Conservation Area that should be preserved or enhanced. Therefore, this area should be excluded from the Conservation Area.

Old Rectory Gardens

Old Rectory Gardens (Map 16) is a 1950/60 development, part of which is already within the Conservation Area. The road was developed as a whole, and therefore qualifies for consideration as a new area of the Conservation Area.

The area was previously the garden to the Old Rectory House, and therefore has an important link with the area.

The road contains a number of mostly terraced and semi-detached properties. However, whilst the design of the properties is distinctly of that era, it is considered that it does not have a demonstrably special architectural and historic interest to warrant inclusion.

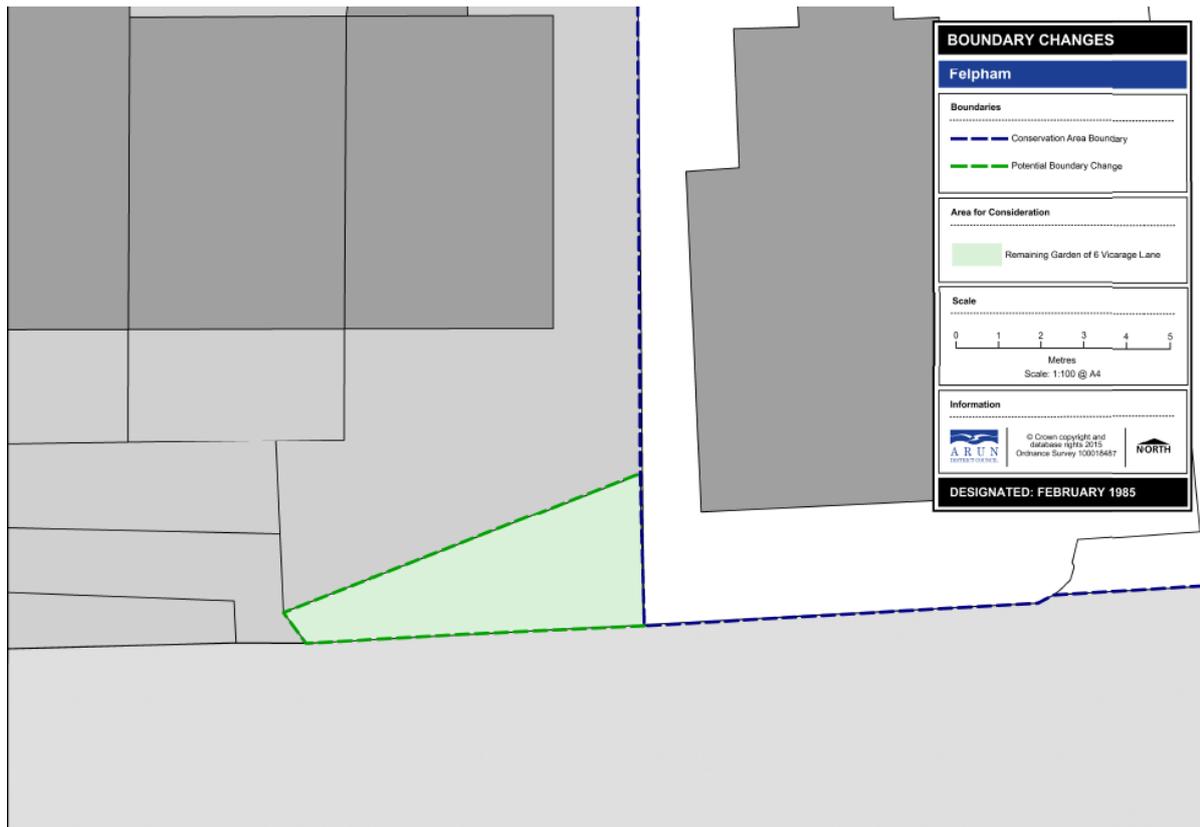


Map 16 Old Rectory Gardens

Recommendation: Whilst an extension to an area already included with the Conservation Area, and on land previously part of the Old Rectory House, it is not considered that this area should be included in the Conservation Area.

Include the remainder of the curtilage of 6 Vicarage Lane (including Flint walling)

Number 6 Vicarage Lane (Map 17) is an attractive property within the Conservation area. Upon closer examination it appears that a small area of the curtilage is outside of the conservation area. This area is bounded by some attractive flint walling which plays an important role within the conservation area.



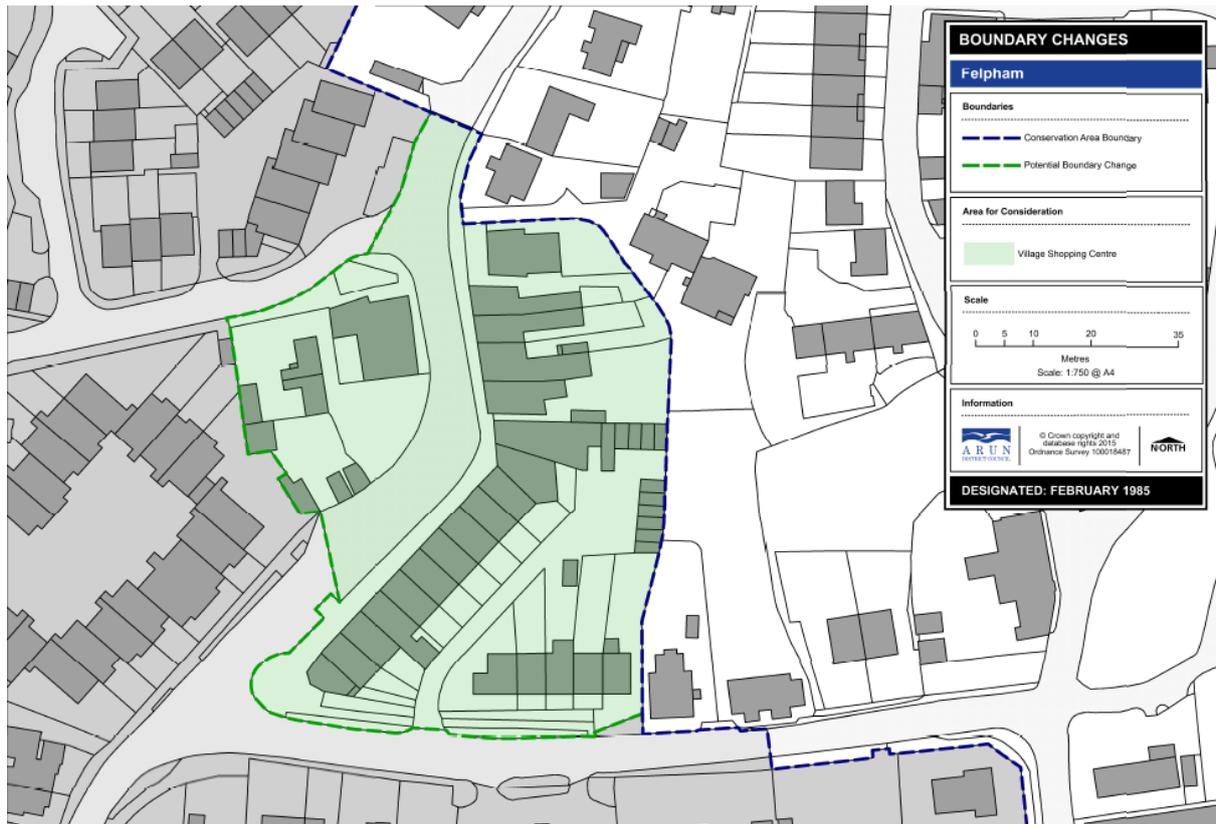
Map 17 Number 6 Vicarage Lane

Recommendation: include the remainder of the curtilage of 6 vicarage Lane within the Conservation Area.

Village shopping centre

This area forms the heart of the village and was developed in the late 1940's (Map 18). The dominant property is a 3 storey retail and residential block that dominates this section of the village. The properties are not of particular importance. Other properties in this area are mainly two storey properties.

The remaining properties in Vicarage Lane are also of no significance.

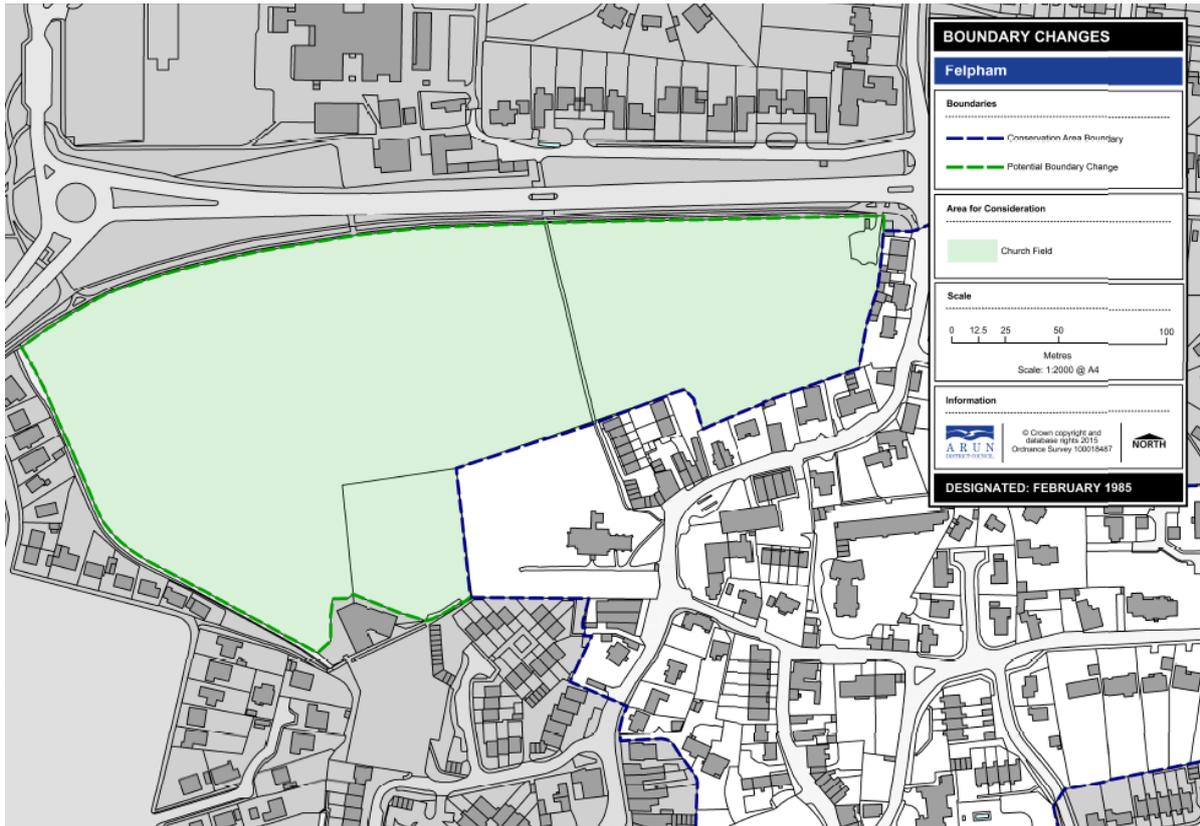


Map 18 Village shopping centre

Recommendation: It is considered that this area does not have the same character and appearance of the existing Conservation Area that should be preserved or enhanced. Therefore, this area should be excluded from the Conservation Area.

Church Field and Allotments

Church Field and the allotments sit to the north of the parish Church (Map 19). These fields help provide an important setting to both the church and the conservation area. The use of this land has not changed in a considerable number of years. In addition, there is a historical association with the poet and artist, William Blake. The field is considered to be the only remaining field within the village that greatly influenced him and his work.



Map 19 Church Field and Allotments

Recommendation: Due to the location and importance of these fields it is recommended that Church Field and the allotments be included in the Conservation Area.

Review of the Conservation Area Character Appraisal

Review and Updating

The Conservation Area Character Appraisal is a record of the Felpham Conservation area as of a fixed period of time. As such it will need to be reviewed to ensure that it accurately reflects the area as well as all of the information available relating to it. As such, the document will have a shelf life after which it will need to be reviewed. Based on guidance, it is considered that this document should be reviewed after a period of five years. It is therefore anticipated that this document will be reviewed in 2021, if adopted by the council in 2016.

Appendix 1 - A Short Glossary of Relevant Terms

Amenity Notices Section 215 of the Town & Country Planning Act 1990	A useful way for Councils to take action in Conservation Areas, and indeed any space visible from the public highway. Because they apply to 'any land' and not just buildings, they can be used to deal with other problems such as broken walls and fences, accumulated rubbish or overgrown gardens and hedges.
Appraisals	Conservation Area appraisals identify what is special and needs protecting and help in the area's management. They can, and should ideally, be carried out with the involvement of the local community, so that the appraisal is owned by the whole Council and the community who live and work in the area. There are various ways to carry out appraisals, depending on the size and scale of the area. An appraisal needs to combine historic records and Maps with a visual analysis of the present state of the area. Further guidance is given in English Heritage's Guidance on Conservation Area appraisals.
Areas for enhancement	Areas within the Conservation Area that, whilst not negative features, could be enhanced to improve the local area.
Article 4 Directions - Article 4 of the Town & Country Planning (General	A direction under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995. Article 4 Directions remove specified permitted development rights and can be made to cover parts of a Conservation Area where there is a threat to the amenity of the area
Buildings or Structures of character:	See Locally Listed Buildings
Character Area	A character area is a small area within the Conservation Area that has its own characteristics and features unique to it. Character areas are identified by issues such as layout, materials, design, age of the properties and the uses that have historically taken place
Conservation Area	Defined by English Heritage as ' <i>areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance</i> '. Some permitted development rights are removed for owners of buildings in a Conservation Area and special planning controls may apply.
Conservation Area Advisory Committee -	Government policy encourages Local Authorities to set up Conservation Area advisory committees. The purpose of the committee is to provide the Council with advice on all applications for planning permission and listed building consent, comment upon conservation area character appraisals and management plans as well as on enhancement proposals.

	Most advisory committees consist of a mixture of representatives from local groups and representatives from national amenity societies and professional bodies.
Development Management	Development management is the process through which decisions are made on applications for permissions such as planning permission or Listed Building Consent
Enforcement -	Where works have taken place without first obtaining the relevant consent, the local planning authority may undertake enforcement action requiring the property owner to rectify the situation
Fenestration -	The arrangement of windows in a building's façade
Flint	Flint is a hard, sedimentary cryptocrystalline form of the mineral quartz, categorized as a variety of chert. It occurs chiefly as nodules and masses in sedimentary rocks, such as chalks and limestones. It is a local, traditional building material that appears throughout the village.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Heritage Asset at Risk	An asset not properly maintained. Historic England have guidance notes on the topic.
Landmark Building	These buildings provide a focal point within the Conservation Area and are of distinctive architectural quality.
Listed Building	A Listed Building is one that has been identified by the Secretary of State as being of 'special architectural or historic interest'. As such it is worthy of special protection. The listing process is not restricted to buildings and as a result can include any structure of interest, for example bridges, walls, telephone kiosks and even gravestones. Listed Buildings are graded according to their relative importance. Despite this grading it should be noted that the statutory controls are the same to all grades of listed buildings.
Local Plan	The Local Plan is the principal development plan document and sets out the long term spatial vision for the Arun District.
locally listed buildings	Buildings of particular local importance for their architectural interest, their contribution to the local environment or for their historical associations. Although these buildings do not benefit from the same statutory protection as listed buildings, their inclusion on the local list

	will be a material consideration in determining applications for planning permission. The council ia list of Locally Important Buildings
Management Plan -	Local Authorities are required to “formulate and publish proposals” and a Conservation Area Management Plan is a tried and tested way of ensuring that all relevant considerations have been taken into account. A comprehensive Management Plan includes policies for enhancing the Conservation Area’s streetscape, highways, landscapes and public spaces. Management plans help ensure that the special character is protected when making decisions on planning applications or in identifying projects to improve the public spaces.
National Planning Policy Framework (NPPF)	The government’s policy with respect to planning
negative properties	Properties that are of a design or quality that detracts from the character or appearance of the area.
neutral properties	Properties that neither enhance, nor detract from the conservation area.
Permitted Development -	Under planning legislation (General Permitted Development Order 1995 as amended in 2008) owners of single dwelling houses have the right to alter them in certain ways without needing planning permission from the Council. For example, a house can have its windows, front door or roof covering changed, its front garden paved over or its front elevation painted in a striking colour without the need for consent. In Conservation Areas, such alterations can be very harmful to the character and appearance of the area.
Planning (Listed Building & Conservation Area) Act 1990	Primary Legislation for the historic environment
positive properties	Properties that make a positive contribution to the Conservation Area.
Public Open Space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
public realm	Public realm is the term used for the spaces between and within buildings/built up areas that are publicly accessible, including streets, alleys, squares, forecourts, parks and open spaces.
Setting	The surroundings in which a building, feature or asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.

Street Clutter:	Street Furniture which has a negative impact on the street scene, either through the generic nature of its appearance, its inappropriate positioning, the excessive use of similar items (such as excessive numbers of road signs) or its poor condition or initial design quality.
Street Furniture :	Any object within the streetscape that is not a building, for example street-lamps, signs, benches, litter bins. The term is usually used in the manner that it excludes features which could be better described as 'Street Clutter'.
Street Patterns	The layout and arrangement of streets.
Townscape	The visual appearance of a town or urban area; an urban landscape:
Tree Preservation Order (TPO):	An order made by a Local Planning Authority in respect of trees or woodlands to prohibit works to trees without consent (part VIII of the Town and Country Planning Act 1990 and the Town and Country Planning (Trees) Regulations 1999)
Unauthorised Works -	Unauthorised demolition of a whole building or structure in a conservation area is a criminal offence. Other works of development that have been carried out with the necessary planning permission can also be regarded as unauthorised works and the local planning authority can serve an enforcement notice requiring the works to be undone.
Urgent Works Notices	These allow Councils to carry out emergency work on neglected Listed Buildings.

Appendix 2 – ADC criteria for the designation of a Conservation Area

Arun District Council's adopted criteria for designating an area are as follows:

1. That the area complies with the legal definition that it is of special architectural or historical interest. This suggests that there will normally be a significant number of Listed Buildings in the area.
2. That there is a need for action to preserve or, if appropriate, to enhance its character or appearance.
3. That it is a coherent area, not isolated or individual buildings, better dealt with under Listed Building procedures.
4. Where there is a proposal for the designation of a Conservation Area, the Council will:
 - a. Give priority to areas under pressure for change;
 - b. Recognise that designation as a Conservation Area is a means of controlling rather than preventing change; and
 - c. Draw boundaries with careful regard to the architectural qualities of the buildings, the spaces around them and the overall character of the area.

Appendix 3 – Arun District Council Conservation Area Policies

Saved Arun District Council Local Plan 2003

POLICY AREA2 Conservation Areas

Planning permission will be granted for development which preserves or enhances the character or appearance of a Conservation Area or its setting.

Reason

To preserve or enhance Conservation Areas.

Explanation

2.06 The Council has produced Supplementary Planning Guidance entitled 'Conservation Areas'. All proposals for development will be considered in the light of this guidance

Emerging local plan 2011-2031

Please note that this policy is subject to change following the local plan examination process.

16.4 Conservation Areas

16.4.1 Conservation Areas are statutorily defined as “areas of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance”(71)

16.4.2 Conservation Areas are designated not on the basis of individual buildings but because of the special architectural or historic interest, quality of the area, its mix of uses, historic layout, characteristic materials, scale and detailing of open spaces. Designation also takes into account the need to protect trees, hedges, walls, railings and other characteristic features. Once designated, special attention must be paid, in all planning decisions, to the desirability of preserving or enhancing the character and appearance of the area.

16.4.3 Special features of these areas include not only individual buildings but various factors such as: historic street patterns and building layouts, the mix of uses, scale and detailing of buildings, materials, street furniture, vistas, and the spaces between buildings.

The Council aims

16.4.4 The Council's aims are:

- Retention of buildings, structures, planting and open space which contribute to the special character and appearance of each Conservation Area;

- Protection from inappropriate and damaging development;
- Where new development is considered appropriate, to encourage design of the highest standard, which respects the character of the Conservation Area;
- Identification of opportunities for preservation and enhancement.

16.4.5 There are currently 28 Conservation Areas in the District (which have been identified using ADC criteria available via the Council's website), ranging in character and type from villages (such as Walberton) to more formal built-up areas (such as Arundel, Littlehampton seafront and The Steyne, Bognor Regis). Each Conservation Area has its own mini statement which describes the factors which make up the particular character of each individual area (see www.arun.gov.uk). These act as a guide for the protection of existing features and for new development, as well as in the preparation of Neighbourhood Plans.

Development proposals

16.4.6 The special character and appearance of Conservation Areas will be a material factor in planning decisions. New development must be of a high standard, reflecting the form, materials and character of existing development in the locality. The spaces between and around buildings and views are very important in Conservation Areas, and the Council will resist any proposals which will detract or impinge on spaces or views which contribute to the character of the area. Incidental features, e.g. hedgerows, walls, surfaces, railings and chimneys, etc. can be very important to a particular area's identity and the Council will expect such features to be retained. Reinstatement of these features, where lost, will be encouraged.

16.4.7 Buildings, historic street patterns and plot boundaries which make a positive contribution to the appearance or character of a Conservation Area should be retained. Consent for the demolition of buildings or structures which make a positive contribution to the character and appearance of the Conservation Area will not be granted unless it can be demonstrated, that the building/structure is beyond repair and incapable of reasonably beneficial use.

Demolition

16.4.8 In the exceptional circumstances that consent to demolish a building within a Conservation Area is granted, it will normally be conditional upon demolition not taking place until a contract for the carrying out of redevelopment works has been made and planning permission for those works granted.

16.4.9 Therefore, planning permission will only be granted for development which preserves or enhances the character or appearance of a Conservation Area or its setting.

Materials

16.4.10 The use of non-traditional materials in traditional buildings, in particular PVCu, stained hardwood and aluminium windows and doors, concrete interlocking tiles etc., can erode the appearance of Conservation Areas. The Council will resist the use of non-traditional materials in Conservation Areas.

Change of Use

16.4.11 Planning applications for changes of use will be assessed in relation to their effect on the character and appearance of a Conservation Area as a whole, including traffic generation. Where a mix of uses is deemed an important element in the character of an area, the maintenance of an appropriate mix of uses will be required.

Setting

16.4.12 Development which adversely affects the setting, character, appearance of or views in to and out of a Conservation Area will be refused.

Features

16.4.13 Traditional features such as shop fronts, walls, railings, paved surfaces and streetfurniture should be retained and restored. Whilst unsympathetic features should be removed and missing features restored or reinstated

Article 4 Directions

16.4.14 If the Council feels that a Conservation Area is at risk from the loss of original features or from alterations, such as the demolition of original walls to form parking places in front gardens, or the installation of PVCu double glazed windows, it may issue an Article 4 Direction. This limits the changes a home owner can make without the need to obtain planning permission. The Council has successfully introduced two Article4 Directions to protect the special character of the Craigweil House Conservation Area.

Policy HER DM3

Conservation Areas

Planning permission will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that:

- a. New buildings and structures acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials, enclosure and the spaces created between buildings;
- b. They retain or emphasise the qualities of the townscape or streetscape in the area;
- c. Alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area;
- d. Building materials which contribute to the character of the area are retained or re-used wherever possible;

e. Traditional features such as shop fronts, walls, railings, paved surfaces and street furniture are retained and restored;

f. Unsympathetic features are removed and missing features are restored or reinstated;

g. High quality soft and hard landscaping is provided;

h. Trees, hedgerows and other significant landscape features are protected and landscaping incorporated appropriate to the character and appearance of the area;

i. It retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges;

j. It does not harm important views into, out of or within the Conservation Area. Within Conservation Areas, permission for development involving demolition or substantial demolition will only be granted, subject to conditions, if it can be demonstrated that:

k. The structure to be demolished makes no material contribution to the special character or appearance of the area; or,

l. It can be demonstrated that the structure is wholly beyond repair or incapable of beneficial use; or

m. It can be demonstrated that the removal of the structure and its subsequent replacement would lead to the enhancement of the area; and

n. Permission has been granted for the redevelopment of the site. Developments shall also be consistent with all other Local Plan Policies.

Policy Outcomes:

Protection and enhancement of the District's Conservation Areas

Implementation:

Through Arun District Council Development Management

Appendix 4 - The criteria used for assessing the contribution made by unlisted buildings in the conservation area

The criteria used for assessing the contribution made by unlisted buildings in the conservation area are:

- Is the building the work of a particular architect of regional or local note?
- Has it qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of the buildings in the conservation area?
- Does it relate by age, materials or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?
- Does it individually, or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?
- Does it have significant historic association with established features such as the road layout, burgage plots, a town park, or a landscape feature?
- Does the building have landmark quality, or contribute to the quality of recognisable spaces, including exteriors or open spaces with a complex of public buildings?
- Does it reflect the traditional functional character of, or former uses within, the area?
- Has it significant historic associations with local people or past events?
- Does its use contribute to the character or appearance of the conservation area?
- If a structure associated with a designed landscape within the conservation area, such as a significant wall, terracing or a minor garden building, is it of identifiable importance to the historic design?

Appendix 5 - Principal sources of historic and local information

English Heritage (2006), *Guidance on Conservation Area Appraisals*

English Heritage (2006), *Guidance on the Management of Conservation Areas*

Appendix 6 - Useful names and addresses

Further information on listed buildings, Conservation Areas, and guidance on character appraisals can be obtained from:

English Heritage (Head Office)

1 Waterhouse Square
138 – 142 Holborn
London EC1N 2ST
General Enquiries: 020 7973 3000

www.english-heritage.org.uk

For technical guidance relating to historic buildings, contact:

The Society for the Protection of Ancient Buildings (SPAB)

37 Spital Square
London E1 6DY
Tel: 020 7377 1644

www.spab.org.uk

The Georgian Group

6 Fitzroy Square
London W1T 5DX
Tel: 0871 750 2936

www.georgiangroup.org.uk

The Victorian Society

1 Priory Gardens
Bedford Park
London W4 1TT
Tel: 020 8994 1019

www.victorian-society.org.uk

Arun District Council contact details for enquiries and comments

Arun District Council:

Conservation Officer.
Arun District Council
Maltravers road
Littlehampton
West Sussex
BN17 5LF

Conservation.officer@arun.gov.uk

Appendix 2 - Summary of Consultation Responses

The following is a summary of the comments received during the consultation period.

Do you think that the appraisal accurately describes the character and qualities of the Felpham Conservation Area?

- YES – for the existing area
- In terms of qualities, no. there is many examples of abject failure at Conservation Planning

Have all of the positive unlisted buildings been identified as part of the appraisal? If no, what buildings do you think should be considered for inclusion?

- Unaware

Do you feel that any of the following works harm the character and appearance of the conservation area?

Replacement windows, doors or roofs with modern materials	<ul style="list-style-type: none"> • Where answers were provided, both yes and no were stated in equal measure. As a consequence, there is no clear steer.
Loss of architectural details from buildings	<ul style="list-style-type: none"> • Where answers were provided, both yes and no were stated in equal measure. As a consequence, there is no clear steer.
Demolition of boundary walls	<ul style="list-style-type: none"> • Yes, if of historic interest • No
Introduction of satellite dishes etc.	<ul style="list-style-type: none"> • Sometimes if in prominent locations forming part of an attractive vista • No
Other, please specify:	<ul style="list-style-type: none"> • Out of character architectural styles on new/modified properties • Possible, it depends upon the age and character of the buildings • The issues above are trivial compared to issues of shop frontages, garage forecourts, speeding, parking

Do you consider that special planning controls (such as Article 4 directions) are necessary to preserve the character of the Conservation Area?

- Do not know what they involve so cannot comment
- No
- Possibly as some of the potential buildings that may be included in Felpham Road do not have any special architectural or historic interest and are arguably in poor condition. However, I am not sure it is fair to enforce this on the owners when the buildings are so out of character in the first place.

As part of the appraisal process the council has undertaken a review of the existing conservation area boundary. This includes a number of recommendations to revise the boundary. Do you agree with the recommendations?

MANOR CLOSE

- I do not wish manor close to be part of the conservation area
- Manor Close Residents Group: The proposals to include Manor Close were considered by the nineteen Manor Close households plus five households in Felpham Road, the result being -

In favour of the recommendation	1
Against	15
Of no firm opinion	1
Unavailable for comment	2

- The area is similar to so many other areas in Felpham. No further constraints are needed as it is protected by normal planning constraints
- Other, older (Victorian/Edwardian) properties towards the sea are arguably more important than Manor Close
- Manor Close is not an amenity which benefits the general public. It is a cul-de-sac and not a busy thoroughfare. The general public only want to use the road as a convenient car turning circle or as a car park. They have complete disregard for the visual impact of the area. The view into the road from Felpham Road is very restricted and does not represent a view which is worthy of preservation. This is confirmed by the absence of a "view arrow" on Map 8, page 27 of the Draft Appraisal. It therefore cannot be argued that there is anything about Manor Close which is worthy of added protection/preservation for the benefit/enjoyment of the general public.
- In the opinion of the residents, there is no great advantage for Manor Close to be added to the Felpham Conservation Area. They alone have

looked after the road very well for many years. The current home owners are unlikely to conduct themselves in a way which would be detrimental to the environment. The risk of any adverse activity is almost non-existent and not worthy of insuring against by the introduction of more layers of control. Those who live in the road chose to do so because they value the atmosphere and character of it. They respect it and would not do anything outrageous to spoil it. There is no perceived threat from within.

- The density of dwellings is such that there is no convenient access between properties to encourage the over-development of back gardens. To purchase an existing property, demolish it and rebuild an “eyesore would hardly be a financially attractive proposition for a developer. The risk of unsightly development is therefore insignificant. It may be reasonably expected that existing planning control will exercise sufficient restraint over “inappropriate” development.
- There is not enough guidance as to why Manor Close should be included

CHURCH FIELD

- Good idea to include Church Field
- The risk of development in these areas is considered to be high because the economy of scale makes them highly attractive to would-be developers. Any means of exercising additional control is important in these vulnerable locations.
- The green space these areas create between Felpham and Bognor is highly important in breaking the urban sprawl and in providing attractive views towards the village of Felpham.
- Manor Close Residents Group: The proposals to include Church Field were considered by the nineteen Manor Close households plus five households in Felpham Road, the result being -

In favour of the recommendation	18
Against	1
Of no firm opinion	1
Unavailable for comment	3
Unoccupied	1

Do you feel that there is sufficient conservation guidance to guide development proposals (however small or large)? If no, what would you like to see?

- No; when proposals are made for development that detract massively from the look of a conservation area they should be rejected. If a Conservation Area is taken seriously, remedial measures should be imposed by (and paid for by the council)

Do you have any other comments about the draft Conservation area Appraisal?

- Generally well balanced presentation covering the village of Felpham although the proposals / recommendations are not fully agreed with.
- Frankly, I would be happy to be part of a Conservation Area IF development in the whole Conservation Area were controlled. I have no intention of being subject to petty controls on our houses which will cost me money, and see major eyesores untouched by conservation Area planning.
- The existing conservation area does not seem to prevent unsympathetic developments. As residents of Manor Close we consider the extra cost, delays and restrictions of planning control to be grossly unfair, unreasonable and non-beneficial. We are against the inclusion of Manor Close in the conservation Area.
- I can see no benefit for including Manor Close in the Conservation Area
- Several developments within the established Conservation Area have been out of character. The Conservation Area designation has done nothing to ensure suitable control to achieve harmonious developments which are in character with the area. The Manor House Grounds, Eddies shop windows and the shop front to Bridle Opticians are but a few of many glaring examples. It may be inferred from this, that Conservation area bureaucracy and expense achieves nothing substantial in the way of improved environment or sympathetic development.

ARUN DISTRICT COUNCIL

LOCAL PLAN SUB-COMMITTEE – 30 JUNE 2016

Subject : Brighton and Hove's City Plan (Part One)

Report by : Donna Moles – Senior Planning Officer

Report date : 26th May 2016

EXECUTIVE SUMMARY

This report informs the Local Plan sub-committee of the adoption of the Brighton and Hove City Plan (Part One) and is for noting.

RECOMMENDATION

It is recommended that Local Plan Sub-committee notes that the Brighton and Hove City Plan (Part One) was adopted on 24 March 2016.

1. BACKGROUND

- 1.1 The Brighton and Hove City Council – Further Proposed Changes to the City Plan consultation ran from 29th June until 10th August 2015. The consultation was inviting comments on the proposed further changes to the Submitted City Plan Part One in response to the Inspectors' further Matters and Issues as part of the examination of the Plan. The Inspector asked the Council to undertake a focused further consultation on ensuring certain policies are consistent with recent changes in national policy.
- 1.2 The Inspector also asked the Council to re-assess its Objectively Assessed Needs (OAN) in light of the Government releasing 2012-based household projections in February 2015. Further changes to the City Plan have therefore been proposed to reflect the increase in OAN.
- 1.3 The officer response sent in response to this consultation was reported to LPSC on 20th October 2015 and was as follows:

“Thank you for consulting Arun District Council on the Further Proposed Changes to the Brighton and Hove City Plan Part 1. After reviewing these we have the following officer response that will be presented to our Sub-Committee in September and then Council for final sign off.

In relation to PM072, the updated objectively assessed need of 1,506 dwellings per annum or 30,120 dwellings to 2030 from the GL Hearn June 2015 study is noted. It is also acknowledged that the Council identifies a significant shortfall against this requirement.

The Council acknowledges the commitment within the Plan to continue to engage constructively, actively and on an ongoing basis with neighbouring authorities and public bodies with regard to strategic planning matters including the provision of housing over sub-regional areas.

In addition, it notes the additional text to be added to paragraph 4.5 relating to seeking the commitment from neighbouring authorities to participate in further sub-regional work such as building upon the Local Strategic Statement for the Coastal West Sussex and Greater Brighton area and the sub-regional work of the Greater Brighton Economic Board which will allow long-term opportunities to be explored for meeting unmet housing needs and the identification of delivery mechanisms including local plan reviews.

Although Arun District Council is not a neighbouring authority, it is one of the authorities within the Coastal West Sussex and Greater Brighton area and, therefore, supports the additional text which emphasises the Council's commitment for further engagement and sub-regional work in line with the Duty to Cooperate."

2. Summary

- 2.1 A key concern for Arun District Council was the failure of the Plan to meet the objectively assessed need for new housing which could potentially have implications at the Arun District Council Local Plan Examination under Duty to Cooperate.
- 2.2 The submission plan includes a figure of 15,800 as the objectively assessed need for new homes over the plan period. This figure has been revised during the Examination. The most recent study assesses the need across the plan period (from 2010 to 2030) as 30,120 new homes. This study is based on the DCLG 2012 household projections and takes account of affordable housing need, assessed as being a net need of 810 dwellings per annum. Taking account of the evidence of market signals, of affordable housing need and of the demographic projections, the study finds that an uplift of 173 homes per annum would support an improvement in affordability. This is included in the figure of 30,120, which equates to an annual average of 1,506 new dwellings. There is broad support for this revised OAN figure, included in MM10, which is necessary to ensure consistency with national policy and guidance.
- 2.3 However, the City Plan Part One, seeks to meet only 44% of the objectively assessed need for new housing. This is a very significant

shortfall which has important implications for the social dimension of sustainable development. However, the City is subject to significant constraints in finding land for new development. The target of 13,200 new homes is expressed as a minimum, which offers scope for that number to be increased when more detailed consideration of individual sites is undertaken for the preparation of the City Plan Part Two.

- 2.4 However the Examiner concluded *The Council has actively engaged at both officer and member level in a range of cross-boundary partnerships, most notably the Coastal West Sussex and Greater Brighton Strategic Planning Board (CWSGBSPB). Formal requests were sent to other Councils in the Sussex Coast Housing Market Area and beyond for assistance in meeting the City's housing need. No positive responses were forthcoming, mainly because other authorities are finding it difficult to meet their own needs as set out in the Draft Statement of Common Ground, which forms an appendix to the Duty to Cooperate Compliance Statement. However, the Duty to Cooperate is not a requirement to agree.*

3. **CONCLUSION:**

The adopted City Plan Part One incorporates the Main Modifications recommended by the Inspector as set out in the Appendix to the Inspector's Report on the Examination into Brighton & Hove City Plan Part One ("the Inspector's Report").

Brighton & Hove City Council adopted the Brighton & Hove City Plan Part One ("City Plan Part One") on 24 March 2016 in accordance with Regulation 26 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

4. **APPENDIX A:**

Adoption statement for Brighton and Hove City Plan Part One

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Regulation 26 of the Town and Country Planning (Local Planning) (England) Regulations 2012

Brighton & Hove City Plan Part One

Adoption Statement

Notice is hereby given that Brighton & Hove City Council adopted the Brighton & Hove City Plan Part One ("City Plan Part One") on 24 March 2016 in accordance with the above Regulations.

The City Plan Part One has been subject to examination by an independent Inspector appointed by the Secretary of State. The adopted City Plan Part One incorporates the Main Modifications recommended by the Inspector as set out in the Appendix to the Inspector's Report on the Examination into Brighton & Hove City Plan Part One ("the Inspector's Report").

Document availability

Copies of this Adoption Statement, the Adopted City Plan Part One, its Annexes, the Policies Map, the Sustainability Appraisal Report, including adoption statement, and the Inspector's Report are available to view at: <https://www.brighton-hove.gov.uk/content/planning/planning-policy/development-plans>

Hard copies can also be viewed at the Customer Service Centres at Bartholomew House, Brighton and Hove Town Hall, Hove as well as Jubilee Library, Hove Library and Portslade Library, during normal opening hours*.

Any person aggrieved by the City Plan Part One may make an application to the High Court under Section 113 of the Planning and Compulsory Purchase Act 2004 ("the Act") on the grounds that:

1. the City Plan Part One is not within the power conferred by Part 2 of the Act;
2. a procedural requirement under Part 2 of the Act or its associated Regulations has not been complied with.

Any such application must be made before the end of the period of six weeks beginning with the day after the date the City Plan Part One was adopted.

*Please note that, due to its size, the Sustainability Appraisal Report is only available to view at Bartholomew House and Hove Town Hall Customer Service Centres

29 March 2016
Rob Fraser
Acting Head of City Planning & Development
King's House
BN3 2LS

ARUN DISTRICT COUNCIL

LOCAL PLAN SUB-COMMITTEE – 30 JUNE 2016

Subject:: Response to Consultation on Worthing Borough Council's Issues and Options Document

Report by: Neil Crowther – Head of Planning Policy & Strategic Development

Report date: 24th May 2016

EXECUTIVE SUMMARY

This report presents the main points from the document being consulted on and the officer response.

RECOMMENDATION

The following actions are recommended:

- 1) That the Local Plan Sub-Committee notes the main points of the consultation document, evidence documents and the officer response sent as set out in this report.

1.0 BACKGROUND

1.1 The Council is consulted as a statutory consultee on the various stages of the production of Local Plan's being prepared by both immediate neighboring authorities and within the wider area. Since the last committee meeting Worthing Borough have held a consultation on an Issues and Options document.

2.0 CONSULTATION

2.1 The consultation the Council is being asked to respond to is:

- Your Town – Your Future Consultation (Worthing Borough Issues & Options, May 2016)

2.2 This consultation ran for 6 weeks from 11th May to 22nd June 2016. The consultation was inviting views on the options and opportunities in the Issues & options document, called 'Your Town – Your Future', and how to best balance the delivery of regeneration and growth whilst

protecting things of value to the community. This document is the first to be produced in the formulation of the new Worthing Local Plan.

2.3 The consultation document is split into the following thematic sections:

- Vision
- Strategic Objectives
- Economy
- Retail and the Town Centre
- Tourism
- Community and Leisure Facilities
- Transport
- Environment
- Housing
- Development Options within the Town
- Edge of Town Development Opportunities; and
- Planning Policies

Vision & Strategic Objectives

2.4 This talks of attracting high calibre businesses and investment to the town centre. It goes on to talk of regeneration of the centre and seafront to deliver vibrant and diverse retail, culture and leisure for all ages. Finally finishing with making the most efficient use of land to deliver the widest range of uses, whilst protecting the beach character and countryside setting of the town.

2.5 The Strategic Objectives are split by the three stands of sustainable development and the social and environmental have 6 with the economy having 7. For Arun District Council (ADC) the greatest area of concern would be, if Worthing were to significantly improve its regional competitiveness, this would potentially jeopardise the aspirations of the Arun Local Plan 2011-2031 to improve job density.

Economy

2.6 It identifies that the highest growing sectors for growth are expected to be health, care & social work and professional services. Overall there are 10 sites that are being considered for employment uses within the Borough with half being in the town centre. Also included in this part of the document is reference to the need to help improve qualifications and skills attainment. The main points from the most recent economic evidence are covered below.

Retail and Worthing Town Centre

2.7 Worthing did better than many in that it had low levels of vacancy during and after the economic downturn. It mentions changes in shopping patterns and that the town centre needs to respond to this. In

terms of the hierarchy of retail centres, it considers that these are fulfilling their role and have expanded the range of services and facilities to better meet need. Overall it considers that focusing on promoting opportunities for leisure and cultural activities plus encouraging high quality development and public space will help to attract visitors and investment alike.

Tourism

- 2.8 This section sets out the intention that town centre should be the place that people wish to visit and stay for longest. This will be through providing an attractive cultural and entertainment offer, enhance the nighttime economy and provide family activities. Additional to this there should also be stronger links created to the offer and connections with the National Park and other leisure opportunities along the coast.

Community and Leisure Facilities

- 2.9 It mentions that these facilities are vital to supporting health and wellbeing and that this is important for both its ageing population and recent influx of young families. Therefore the infrastructure needs to be designed to meet the needs of people at all stages of their lives. The Infrastructure Delivery Plan is being updated to include some of this infrastructure.

Transport

- 2.10 The document sets out that although there are reasonable connections via transport that is not car, due to cost and journey time travel tends to be predominantly by car. This has meant elevated air quality issues and the declaration of an Air Quality Management Area with an action plan. It expects that there will be a transport study to look at the growth scenarios and there will be a prevention of locating development where the transport impacts, after mitigation, are severe. However there are a limited of sites that suit sustainable modes.

Environment

- 2.11 Worthing Borough is constrained due to the sensitive nature of its location, with the South Downs Nation Park to the north and the English channel to the south. In addition to these designations there are also areas that have local designations as strategic gaps, such as that at Goring to Ferring, that are intended to retain individual identity of settlements and protection of the undeveloped coast.
- 2.12 The coastal location of Worthing also means that there are significant flooding issues around the coast and associated with the Teville Stream, as well as surface water. The Worthing Strategic Flood Risk Assessment (SFRA) is to be updated as required to inform the appropriateness of any sites at high risk of flooding. In terms of water,

there are also supply issues as Worthing is located in an area of water stress and therefore it will be important for the plan to adapt and mitigate effects from climate change.

- 2.13 The Worthing Local Plan going forward will therefore have to retain important characteristics to do with the coast and landscape setting of the town, as well as trying to direct development towards areas that will have less impacts on the environment, so there is no biodiversity loss and, where possible, enhancement of green infrastructure provision.

Housing

- 2.14 Allocating land for housing is a key role for Worthing's Local Plan. It is important for this to be providing a mix for both the large percentage of elderly living longer and also for the influx of young families. There is insufficient supply to be able to address the objectively assessed need for the Plan period.

Development options within the town

- 2.15 The first point for considering efficient use of land is to focus on what there is within this area. A comprehensive review of all sites that the council are aware of and have been promoted, through the Strategic Housing Land Availability Assessment (SHLAA). It is intended that the focus will remain on the twelve Areas of Change in the Local Plan and that appropriate redevelopment of the remainder are made.

Edge of Town Development Opportunities

- 2.16 Given the levels of development need brownfield sites will be insufficient and therefore it is necessary to consider greenfield sites robustly. A Landscape and Ecology Study has been undertaken to look at these greenfield sites, in terms of their suitability for development. The detail of this is covered in the next section of this report.

Planning Policies

- 2.17 This section is important due to the significant changes that have occurred to the planning system since adoption of the Local Plan, which has resulted in a partial vacuum at a local level. Therefore this will include a greater number of policies supported by evidence that will be used to create a robust position for development proposals to be judged against.

3.0 EVIDENCE

- 3.1 In addition to the consultation document, various evidence documents were also made available for this consultation. The new evidence documents made available to inform responses were:

- a) Worthing Housing Study June 2015
- b) Worthing Strategic Housing Land Availability Assessment (SHLAA) Update – December 2015
- c) Worthing Economic Research & Employment Land Review – April 2016
- d) Worthing Landscape Ecology Study – November 2015

a) Worthing Housing Study June 2015

- 3.3 This document highlights points relating to various threads of housing need. It recognizes that there have been increasing issues with affordability and overcrowding that have occurred, plus suggesting a potential need of 10% of overall need for older people and that Worthing Borough is particularly constrained. However, it concludes that the full objectively assessed need is 636 dwellings per annum over the Plan period. Importantly within the conclusions of the report it expressly states that

“It will also need to work with adjoining authorities to consider whether they have any capacity to meet any shortfall in housing provision which arises, when assessed against the needs figures identified”

b) Worthing Strategic Housing Land Availability Assessment (SHLAA) Update

- 3.4 This document provides the current situation relating to the availability of land in Worthing Borough. However, a greater explanation of the position/relationship between shortfall of expected supply against identified need, is provided in 2014 SHLAA document. This also set out that further updates to the position would be provided through the Council’s Annual Monitoring Reports (AMR) covering the preceding financial/monitoring year.
- 3.5 The 2014 SHLAA identified that for the period of the Worthing Local Plan, which is until 2029, there would be a housing supply of 3560. This is constituted of 970 net new dwellings from 17 available sites; 918 that had extant planning permissions and an allowance of 972 via windfall sites.
- 3.6 It also mentioned 8 greenfield sites around the edges of the built up area. However, though these were identified it expressly stated that this should not be taken as a ‘full’ supply position. It went on to explain that further evidence work would be needed before decisions or views could be taken on these sites. 6 of these sites are on the western side of Worthing Borough abutting the boundary with Arun District.
- 3.7 Pertinently for Arun District sites at the Caravan Club, Titnore Way; Land south of Highdown, Littlehampton Road (Chatsmore Farm); and Land north east of Amberley Drive are identified. The areas in Arun

District that abut the southern two of these sites are currently protected as they constitute the Worthing and Ferring Strategic Gap, although all are intended to be protected in the emerging Arun Local Plan 2011-2031 through the Gaps Between Settlement policy (SD SP3). These sites have been included in the Landscape Ecology Study that is covered below under d).

c) Worthing Economic Research & Employment Land Review – April 2016

- 3.8 This study explores the employment growth potential for Worthing's local economy covering the period to 2033. It particularly focuses on and highlights the balance of demand for and supply of B class employment land in Worthing and potential policy approaches
- 3.9 The working-age population has outpaced employment growth currently in contrast to others in sub-region. The employment space in the Borough is dominated by industrial floorspace and offices, although over time the office stock has been eroded.
- 3.10 Future employment growth is however constrained by an acute shortfall of available employment land to allow necessary churn and upgrading of current sites.
- 3.11 All four scenarios that have been modeled indicate higher levels of B class job growth than that in the recent past. Overall these equate to ranges of between 54,690 to 122,940 in floorspace and between 11.6 and 26.6 hectares of land. As such additional space will be required.
- 3.12 It recommends that the best approach for Worthing is focus on growth needs of local firms who are increasingly demanding better quality, modern office premises of a smaller scale. Close monitoring will also be key going forward.

d) Worthing Landscape Ecology Study – November 2015

- 3.13 This study specifically looks at the landscape and ecological value of the 8 greenfield sites being promoted through Worthing's SHLAA.
- 3.14 For site 4: Goring-Ferring Gap (WB088182) it concludes that the closest part, named as Part A, scores as major in terms of its landscape sensitivity and substantial in terms of its landscape value. It then lists points relating to the site in terms of green infrastructure including a number relating to ecology.
- 3.15 For site 5: Chatsmore Farm (WB08152) the part against the Arun boundary is named as Zone B, this scores as Moderate in terms of its landscape sensitivity due to being less prominent and negligible in terms of its conservation interest. In terms of its landscape value it scores as substantial due to its proximity to the National Park and its

connectivity to open views for this area between settlements, although this is lessened due to surrounding influences. Importantly, under green infrastructure it includes that a key consideration should be planting of a new woodland tree belt to provide a robust edge to the settlement and replace or provision of more footpaths if only this part were developed. For ecology it also specifies that opportunities for roosting bats and birds will be needed.

- 3.16 For site 6: Caravan Club, Titnore Way (WB08038) the visual sensitivity is considered to be slight due to the tree boundary and rising land meaning that it is only viewable from higher points of the National Park or High Salvington. The Landscape Value for this site is only considered to be moderate due to being separated from the National Park, there being no special local distinctiveness and tranquility and sense of remoteness being limited.
- 3.17 In terms of suitability for development, site 6 is rated as Medium/High; Site 5 changes along the boundary with the part bordered by the A259 to the south classed as being low, with the northern part being negligible/low; and the majority of the Goring-Ferring Gap against the District boundary being Negligible.

4.0 CONCLUSION

- 4.1 It is clear from the evidence that Worthing will fall short of meeting their objective housing need of 9540 over the new plan period. A thorough assessment in terms of landscape and ecology of greenfield locations has occurred that in general rule out larger developments in proximity to the boundary with Arun District for these reasons.
- 4.2 It is also clear that greater employment floorspace is needed in Worthing. As long as this follows the evidence and is focused on local firms this will not conflict with Arun District.

5.0 RESPONSE

- 5.1 An officer response has been sent that states the following::

“Thank you for consulting Arun District Council on your Issues & Options document. After reviewing the document we have the following officer response that will be presented to our Local Plan Sub-Committee on 30th June and then Council for final sign off.

”The Council is glad to see that all development opportunities are being investigated through the evidence base for delivering the objective needs of Worthing Borough. Considering the position of need against supply, it will be important for consideration of higher densities and mixes of uses to be investigated. Additionally, an approach that is flexible towards development of larger residential gardens would seem a more pragmatic approach than resisting all developments of this

nature. Finally, it will be important for all the evidence to have fully incorporated as much mitigation as possible.

“We would wish to be kept informed of developments both in terms of evidence and approach towards the sites against the Borough boundary with Arun District and furthering our respective needs through the Duty to Co-operate.”

Background Paper 1 – Your Town - Your Future

<http://www.adur-worthing.gov.uk/media/media,139480,en.pdf>

Background Paper 2 – Background Evidence Documents

<http://www.adur-worthing.gov.uk/planning-policy/worthing-background-studies-and-info/>

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