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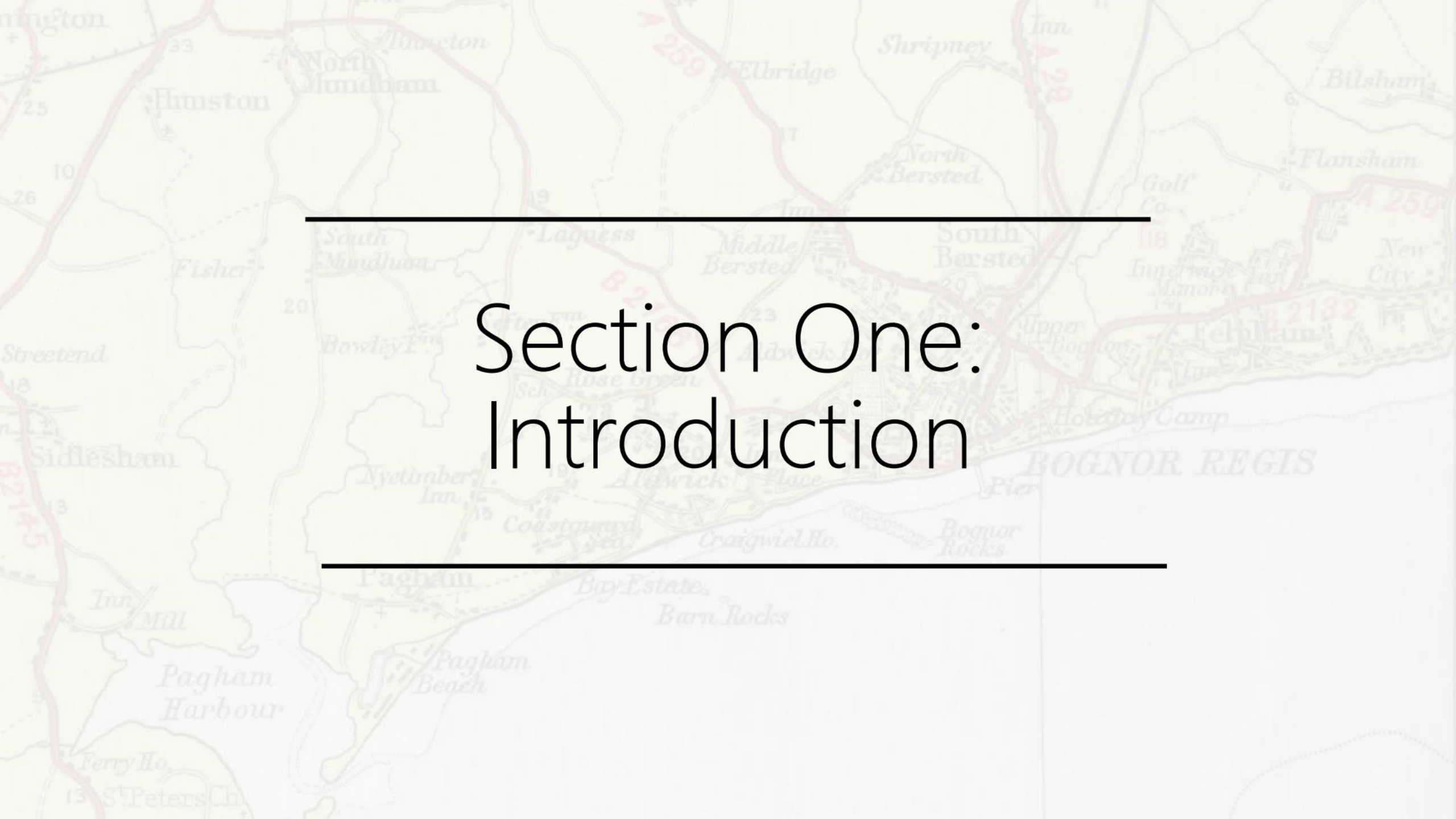
Design & Access Statement

(Including Heritage Statement)

17 High Street, Bognor Regis
PO21 1RJ

September 2025

KNIGHT
Consulting
ARCHITECTURE – SURVEYING – PLANNING

A historical map of Bognor Regis, showing the coastline, Pagham Harbour, and various towns and estates. The map is in a sepia tone with red lines indicating roads or boundaries. The text "BOGNOR REGIS" is prominently displayed in the center-right. The title "Section One: Introduction" is overlaid in the center, flanked by two horizontal black lines.

Section One: Introduction

1. INTRODUCTION

1.1 STATEMENT

This Design and Access Statement has been prepared by Knight Consulting on behalf of Mr Dean Chahboune for the proposal at 17 High Street, Bognor Regis:

“Conversion of vacant Class E (Old Class A2) building and erection of a First-Floor extension to create 7 x C3 dwellings and a reduced Class E unit.”

This proposal seeks to revive the existing vacant building and provide Bognor Regis with sustainable residential development.

This statement outlines the vision for the proposal and establishes the principles that have been considered within the design process. The relevant local policies have been identified and outlined in how we believe the proposal complies with these policies.

This document has been prepared to support the proposal in accordance with the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order (SI 2010/567) and subsequent amendments and The National Design Guide (September 2019).



1. INTRODUCTION

1.2 SITE LOCATION

The site is located on Bognor Regis Street, central between York Road and Sussex Street.

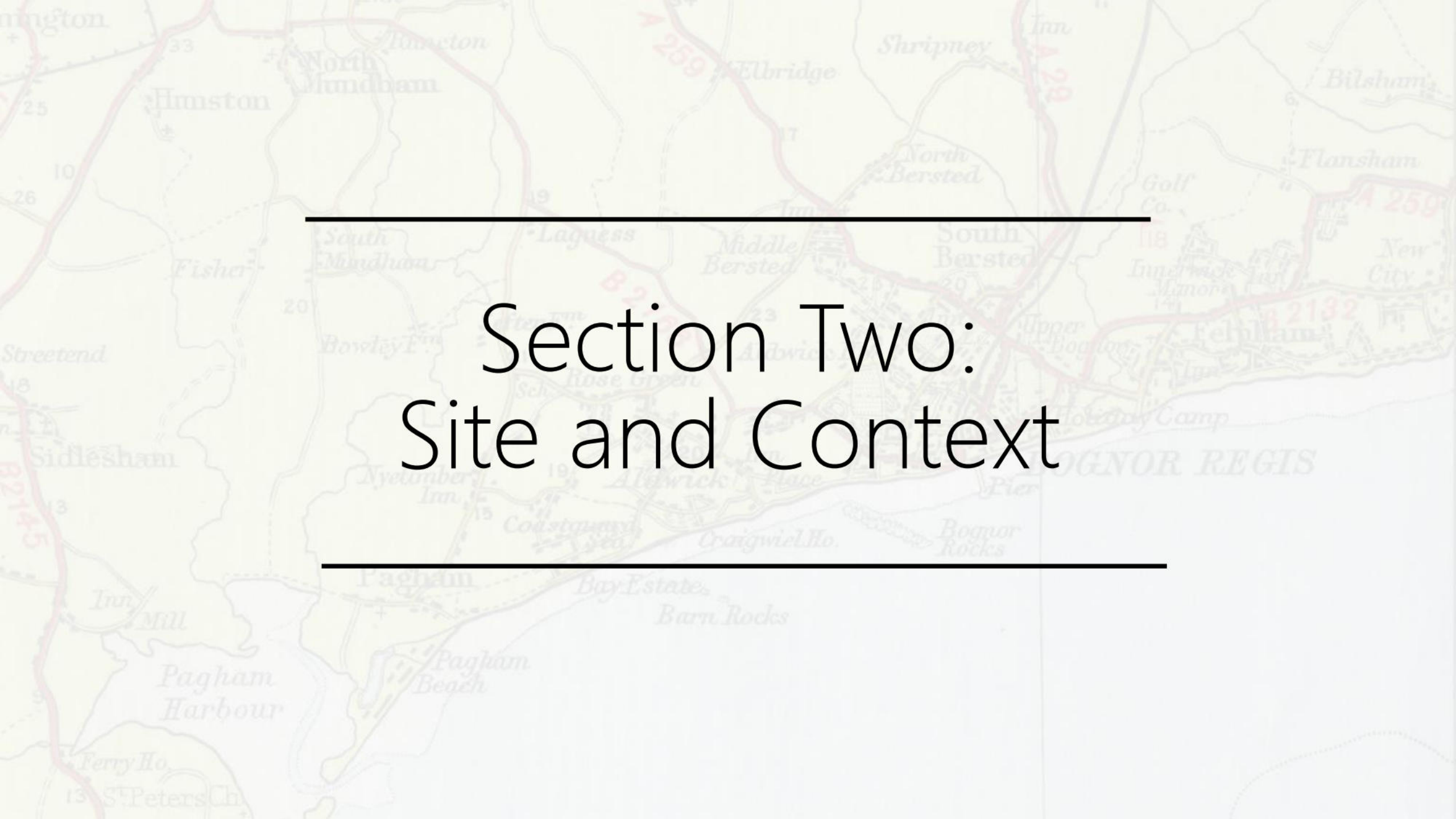
Its location is in close proximity to the A259, making it a well-connected area with routes outside of Bognor Regis.

Sustainable travel is easily achieved utilising the local train station Bognor Regis (0.5miles) with regular direct trains to surrounding towns and central London in less than 2 hours.

Along with the Railway, the site is opposite multiple bus stops – offering further alternatives for Sustainable Transport, with 8 buses every hour.

The site is near local amenities and leisure facilities such as shops, public houses and restaurants. Along the High Street are various shops, both national and independent retailers, which reduce the need for residents to travel excessively for essentials - offering itself to be a sustainable development location.





Section Two: Site and Context

2. SITE AND CONTEXT

2.1 SITE DESCRIPTION

The site is located on the High Street, between Sussex Street and York Road. The site is approximately 0.167 acres and consists of a mixture of retail and residential usage. This application relates to the ground floor of the front building and the entirety of the rear of the site.

It was previously a bank but is now impractical for simple new tenure.

2.2 UTILITES

All main services are available from the road. There are existing connections on site currently servicing the building.

2.3 EXISTING TREES AND ECOLOGY

There are no trees or ecology on the site which would be affected by the proposed development. Therefore, with less than the triggering 25m², this scheme is exempt from Biodiversity Net Gain.



2. SITE AND CONTEXT

2.4 SITE ACCESS

Access to the site is via the High Street frontage. Presently, there is an entrance to the ground floor retail unit and then an entrance to the residential upper floor located to the right of building which is unaffected.

2.5 TOPOGRAPHY

The front of the site is predominantly level, but to the rear of the site sees slight level changes within the existing building stepping up to reduce risk.

2.6 FLOOD RISK

Presently, the site has not be located within Flood Zone 2/3. However following the pre-application, it is understood that the site is at risk of flooding in the future and is within Flood Zone 3a in 2111.

A Flood Risk Assessment (FRA) has been submitted to support the application.

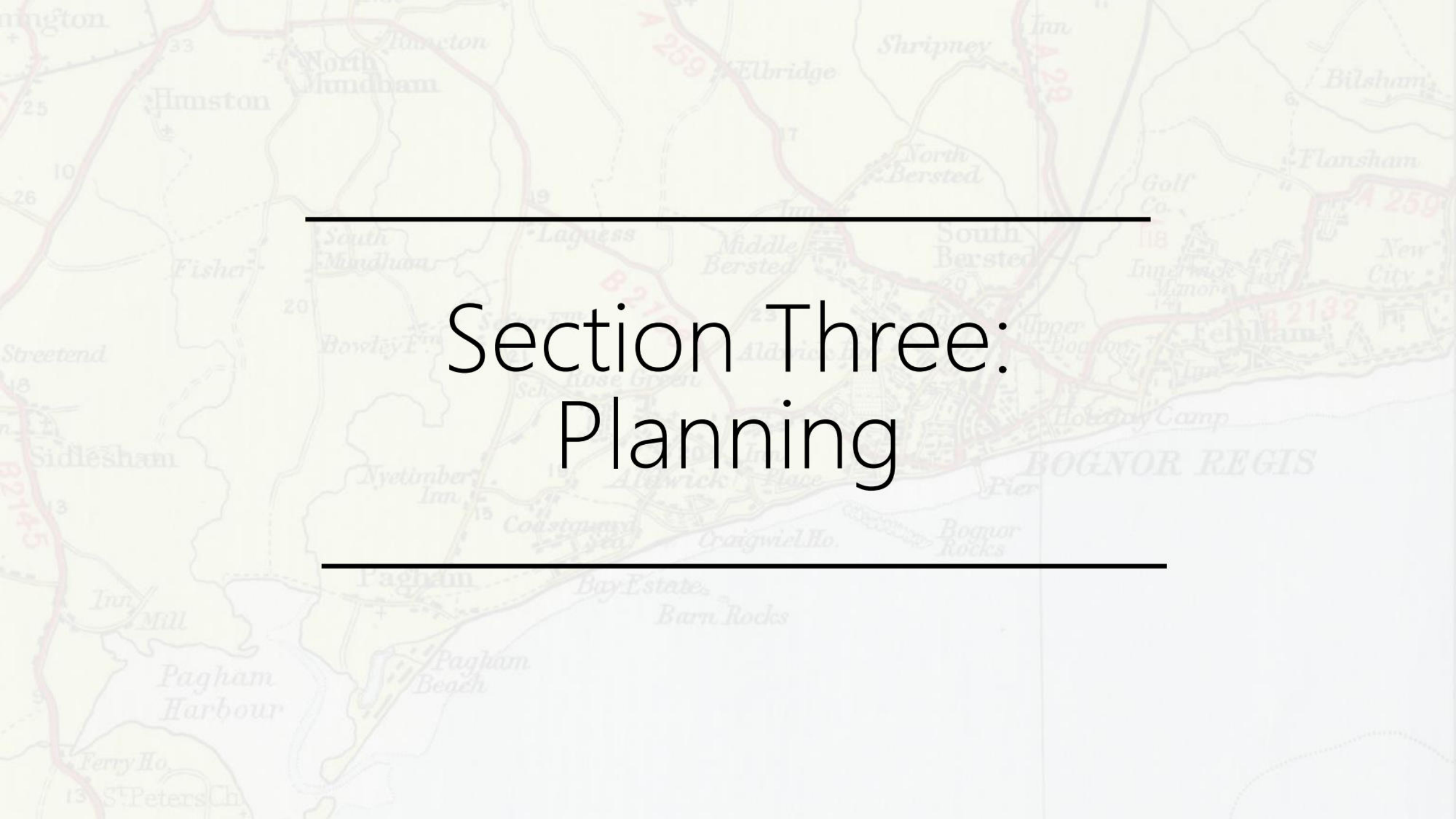
Note, the rear has full masonry wall isolation from either side or to the rear.



2. SITE AND CONTEXT

2.7 SITE PHOTOS





Section Three: Planning

3. PLANNING

3.1 PLANNING INTRODUCTION

The design proposal has been worked to the following design guidance documents:

- National Planning Policy Framework (NPPF) 2024
- Technical Housing Standards: NDSS
- National Design Guide
- Arun District Council Local Plan

3.2 NATIONAL PLANNING POLICY FRAMEWORK

In December 2024, the Ministry of Housing, Communities and Local Government (MHCLG) released an updated National Planning Policy Framework (NPPF) to support the government's commitment to delivering 1.5 million new homes over the parliamentary term. The key changes introduced are as follows:

- Mandatory Housing Targets
- Green Belt Reforms
- Affordable Housing Emphasis
- Local Plan Requirements
- Five-Year Housing Land Supply
- Presumption in Favour of Sustainable Development
- Economic Growth & Infrastructure
- Climate Change and Net Zer

3.3 TECHNICAL HOUSING STANDARDS: NDSS

Within the proposal, there are 7 residential units (7 x 1Bed/1Person). In accordance with the National Design Space Standards, all of the proposed dwellings are compliant in accordance with the following technical requirements:

1. The dwelling provides at least the gross internal floor area and built-in-storage area set out within Table 1.
2. A dwelling with 2 or more bedspaces has at least 1 double (or twin) bedroom.
3. To provide 1 bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide.
4. To provide 2 bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m².
5. 1 double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide.
6. Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m within the Gross Internal Area).
7. Any other area that is used solely for storage and has a headroom of 900 – 1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all.
8. A built-in wardrobe counts towards the Gross Internal Area and Bedroom floor area requirements but should not reduce the effective width of the room below the minimum widths set out above.
9. All habitable rooms have adequate natural light provision.

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) ²			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

FLAT	B/P	AREA
1	Studio 1B/1P	38.2m ²
2	Studio 1B/1P	38.2m ²
3	Studio 1B/1P	38.2m ²
4	1B/1P	42.3m ²
5	1B/1P	41.4m ²
6	1B/1P	42.3m ²
7	1B/1P	41.4m ²

3.4 NATIONAL DESIGN GUIDE

Planning Law requires that applications for planning permission are to be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning Policies and Decisions must also reflect relevant internal obligations and statutory requirements.

The Framework does not contain specific policies for nationally significant infrastructure projects. These are determined in accordance with the decision-making framework in the Planning Act 2008 (as amended) and relevant national policy statement for major infrastructure, as well as any other matters that are relevant (which may include the National Planning Policy Framework). National policy statements form part of the overall framework of National Planning Policy and may be a material consideration in preparing plans and making decisions on planning applications.

3.5 ARUN DISTRICT COUNCIL LOCAL PLAN

The Arun District Council Local Plan is the principal document in the Local Development Framework. Adopted in 2011, it sets out the policies for Arun's future development. The Core Strategy sets out several strategic policies as below:

- DDM1: Aspects of Form and Design Quality
- DDM2: Internal Space Standards
- DDM4: Extensions&Alterations to Existing Buildings (Residential/Non-Residential)
- DSP1: Design
- ENV DM2: Pagham Harbour
- ENV DM5: Development & Biodiversity
- HER DM1: Listed Buildings
- HER DM2: Locally Listed Building or Structures of Character
- QE SP1: Quality of Environment
- SD SP1: Sustainable Development
- SD SP2: Built-up Area Boundary
- TEL SP1: Strategic Delivery of Telecomms Infrastructure
- W DM2: Flood Risk
- WM DM1: Waster Management
- W SP1: Water

3. PLANNING

3.6 SURROUNDING CASE STUDIES HISTORY

Below are approved and relevant planning applicants which are in close proximity to the site. The map adjacent shows context of their proximity.

	Address	Application Reference	Description	Decision	Date
1	51 High Steet, Bognor Regis	BR/38/23/PL	Demolition of rear part single, part two storey extension with two flats above.	Application Permitted	2023
2	2-10 The Hatters Inn, Queensway	BR/238/22/PL	3 Storey Upward Extension and Redevelopment of Existing Floors – 43 flats.	Application Permitted	2022
3	1 st and 2 nd Floors, Queensway House	BR/140/12	Conversion of 1 st and 2 nd Floors of Queensway House – 16 flats.	Application Permitted	2013



3.7 PRE-APPLICATION (PAA/56/24)

In September 2024, a pre-application was submitted on behalf of the client for the “Proposed Development to convert the ground floor of 17 High Street and construct new-build over the rear to create 8 No. residential units and 1 No. Class E unit”.

It was concluded that the Principle of the development would be supported by Arun Local Plan (ALP) SD SP2 and the National Planning Policy Framework (NPPF). The proposal would make efficient use of the underutilised land in a sustainable town centre location. With the location being within the High Street, it complies with Policy RET DM1 and BRNP Policy 4 – bringing passive surveillance to the site and boosting the footfall. In line with the relevant policies, the ideology of a car free development would be supported given the site location along with the relevant cycle parking provision.

However, the following points were raised that have been addressed in this application:

1. Design and Character

- a) Rear Extension (3-Storey, Flat Roof) may be visually dominant and out of character with the adjacent 1-2 storey development
- b) Reduce the visual bulk and improve material design to better reflect local context (Policy D DM4).

2. Residential Amenity

- a) Potential for overlooking and loss of privacy due to proximity between blocks
- b) Requires obscured glazing and window restrictions to prevent overlooking
- c) Balconies must include 1.7m obscured screening
- d) Habitable rooms cannot rely solely on obscured glazing – must meet light/ventilation standards.

3. Internal Space Standards

- a) 1-Bed units (41sqm-42sqm) fall short of 50sqm min
- b) Only the 2-Bed unit exceeds standards
- c) Application currently does not comply with Policy D DM2

4. Flood Risk

- a) Site lies within Flood Zone 3a (by 2111) and is at high risk of groundwater flooding – requirement to submit an FRA.

5. Heritage

- a) Although not listed, the building is adjacent to locally listed assets and near a Grade II listed building.
- b) A Heritage Statement is required showing how the development preserves/enhances the setting (HER DM1/DM2).

3.8 PREVIOUS PLANNING APPLICATION (BR/72/25/PL)

In July 2025, the previous full application was rejected for the “Proposed Development to convert the ground floor of 17 High Street and construct new-build over the rear to create 8 No. residential units and 1 No. Class E unit” for the following reasons:

1. The proposal conflicts with Arun Local Plan Policies W SP1 and W DM2, the NPPF and associated guidance in that the site lies in Future Flood Zone 3a and, whilst an FRA has been submitted, the applicant has not provided sufficient information to adequately assess the flood risk to the property both now and in the future, nor demonstrate that occupiers of the site can be kept safe from flooding for the lifetime of the development.
2. The proposal has provided insufficient evidence to confirm that there are no alternative sites appropriate for the development. As such, the sequential test requirements have not been met in conflict with the NPPF, the PPG, and policies W DM2 of the Arun Local Plan.
3. The application fails to make a financial contribution towards the agreed strategic access management measures to mitigate the harm to the Pagham Harbour Special Protection Area in conflict with ENV DM2 of the Arun Local Plan.

It is understood that Government guidance regarding Flood Risk and Coastal Change has been amended in September 2025 with focus on Sequential Tests and Flood Risk Assessments.

When referencing the Government website, the present-day map shows the site to be within Flood Zone 1, however their Climate Change (2070-2125) map sees the site within the Future Flood Zone 3a which triggered the requirement for a “full FRA, Sequential Test and Exception Test” in the previous application (BR/72/25/PL).

However, the recent guidance changes suggest the omission of a Sequential Test needing to be submitted alongside the new application based on “A pragmatic approach needs to be taken where proposals involve comparatively small extensions to existing premises (relative to their existing size), where it may be impractical to accommodate the additional space in an alternative location (Paragraph 027a - <https://www.gov.uk/guidance/flood-risk-and-coastal-change#full-publication-update-history>)”. It is to be acknowledged that the existing building is already within the ‘Future Flood Zone 3a’ and the proposed extension to facilitate the creation of two first floor flats it is not enough to expect the development to be relocated elsewhere.

3.8 PREVIOUS PLANNING APPLICATION (BR/72/25/PL)

With this in mind, alongside this application is the submission of a site-specific flood risk assessment which demonstrates that the proposal, layout, design and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development without increasing flood risk elsewhere. It is understood that the Paragraph 006 of the Government Guidance assumed all Residential Development to have “a lifetime of at least 100 years, unless there is specific justification for considering a different period”. This broad assumption does not take into consideration that the proposed development at 17 High Street is a conversion of an empty 1950s building, not a new-build development, which can be argued to reduce the development’s lifecycle to approximately 75 years – similar to the time period used for non-residential development by Government Guidance.

When this is then cross referenced to the increase in coverage from the Flood Risk (Zone 2/3) present day map to the climate change map, it is believed that when the building reaches the end of its expected lifecycle (2100) less than half of the site would be affected by ‘Flood Zone 3a’. This has been calculated through the furthest portion of the current day Flood Zone map up to the closest part of the ‘2070-2125 Flood Zone Map’ and in 5year schematic increments – working out when the application site would be affected.

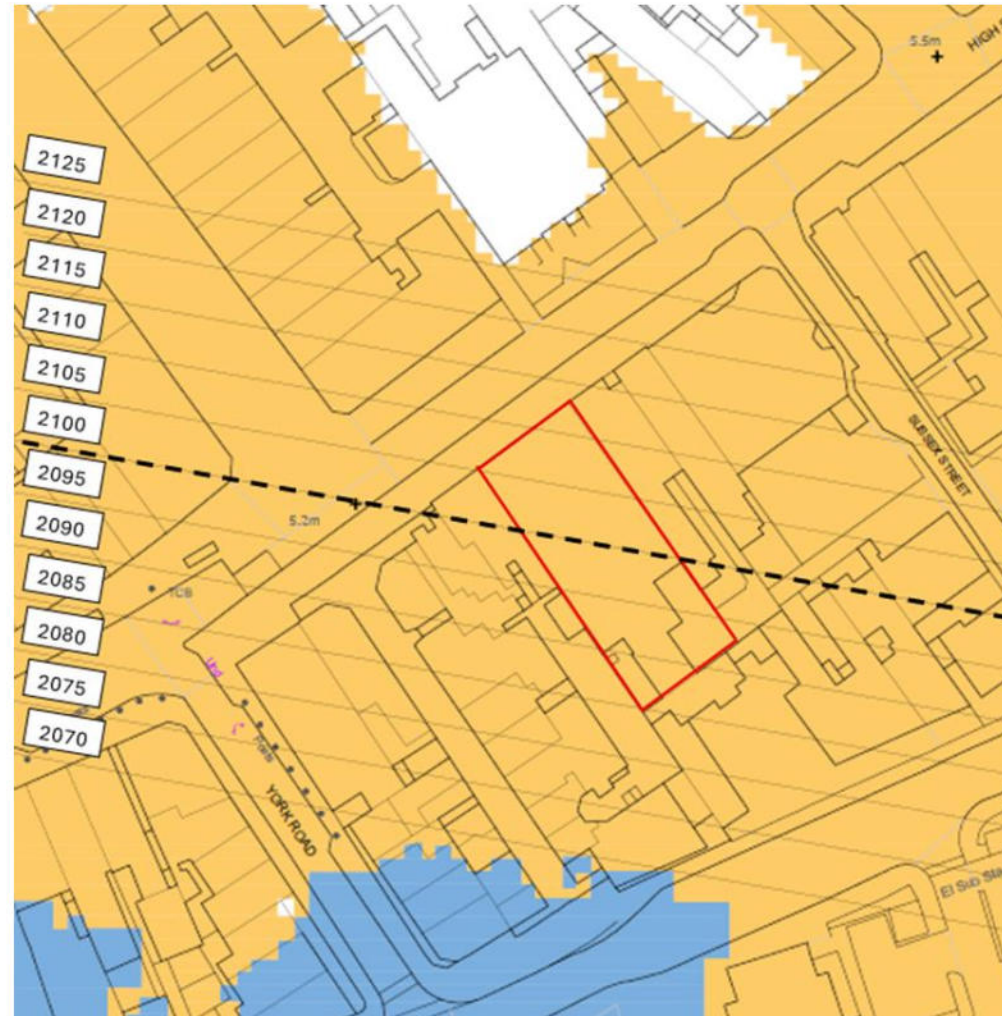
So, given the Flood Risk Assessment shows:

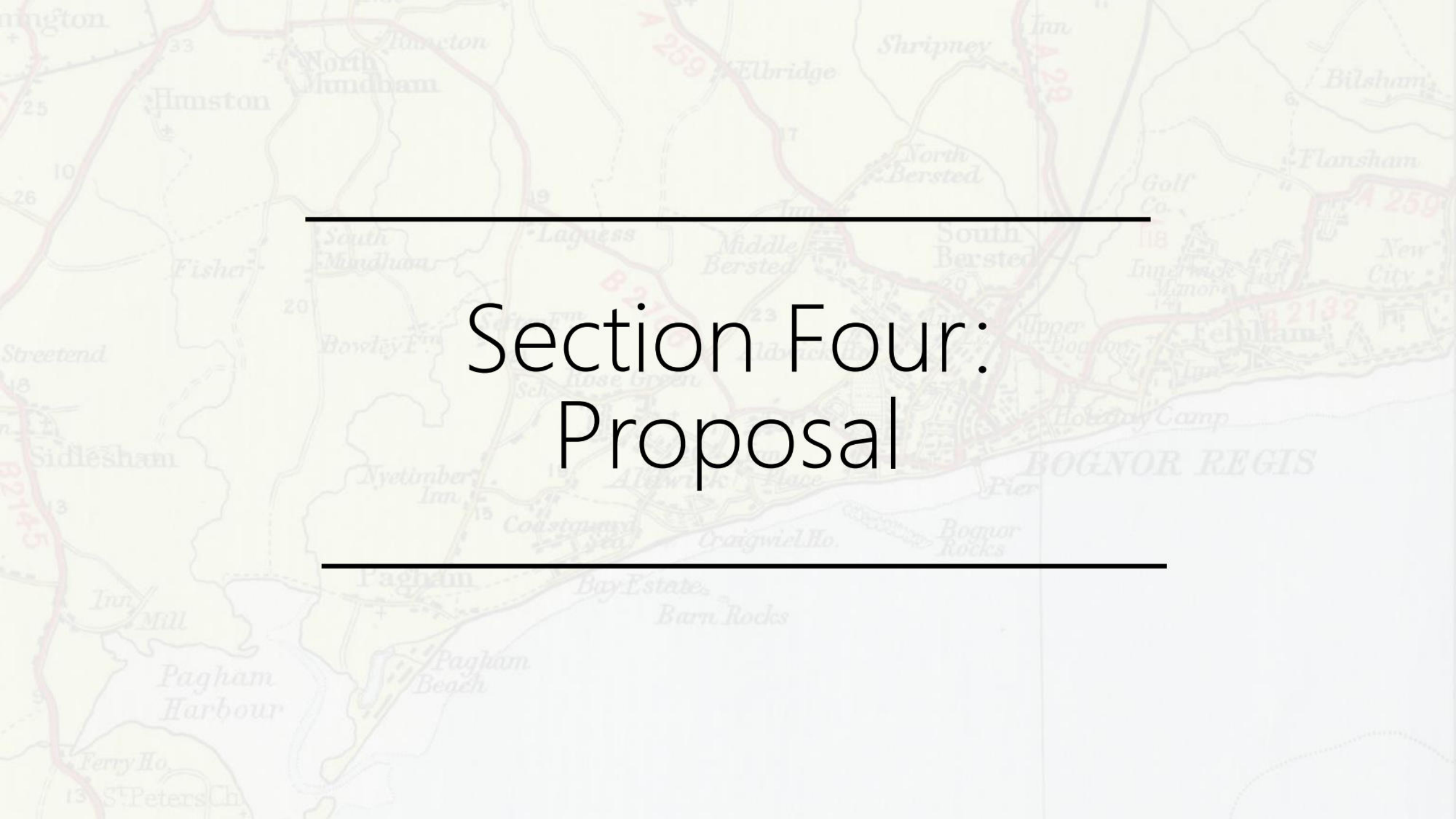
- a) Emergency water barrier protection to the access sideway and masonry surrounds to the site, that a “dry island” is formed.
- b) That upper part escape space could take occupants to an upper floor place of safety.
- c) Robust resilience (with anti-back flow drainage and services presented dropping rather than rising

The submitted FRA demonstrates how the proposal would ensure all future occupants' safety up to this point.

3. PLANNING

3.8 PREVIOUS PLANNING APPLICATION (BR/72/25/PL)





Section Four: Proposal

4. PROPOSAL

4.1 PRE-APPLICATION RESPONSE

Following the pre-application, the following amendments have been implemented to the scheme:

1. *Design and Character*

- a) Rear Extension (3-Storey, Flat Roof) may be visually dominant and out of character with the adjacent 1-2 storey development:*
- b) Reduce the visual bulk and improve material design to better reflect local context (Policy D DM4).*

Full Planning Application Implementation: The Full Planning application sees the omission of the top floor, having the rear building being 2 storeys matching those of the surrounding developments. The material palette is to be a mixture of render and cladding reflecting those used within the local area.

2. *Residential Amenity*

- a) Potential for overlooking and loss of privacy due to proximity between blocks*
- b) Requires obscured glazing and window restrictions to prevent overlooking*
- c) Balconies must include 1.7m obscured screening*
- d) Habitable rooms cannot rely solely on obscured glazing – must meet light/ventilation standards.*

Full Planning Application Implementation: Obscured glazing is proposed to the windows facing towards the High Street to prevent overlooking into the shared ground floor amenity space. However, Flats 6&7 have sufficient natural light from the French doors and windows facing towards Belmont Street.

3. *Internal Space Standards*

- a) 1-Bed units (41sqm-42sqm) fall short of 50sqm min*
- b) Only the 2-Bed unit exceeds standards*
- c) Application currently does not comply with Policy D DM2*

Full Planning Application Implementation: At the time of the pre-application there is likely to have been a misunderstanding of areas – all 1B/1P units exceed the minimum area

5. Heritage

- a) Although not listed, the building is adjacent to locally listed assets and near a Grade II listed building.
- b) A Heritage Statement is required showing how the development preserves/enhances the setting (HER DM1/DM2).

Full Planning Application Implementation: Section Five of the report details the proposals impact upon the local Heritage assets.

4. PROPOSAL

4.2 LAYOUT

This application is for the proposed development at 17 High Street through the conversion of the ground floor, with partial central demolition, and construction of a new-build floor in airspace to the rear to create 7 x Class C3 units and 1 x Class E unit.

The front of the unit is proposed to retain 100m² of retail floor space, while converting the rear to 3 x C3 1B/1P units. The three flats would gain access through a new entrance to the left side of the existing frontage. In order to provide natural light and outlook, it is proposed to demolish the central flat roof (shaded red below) to create an inner courtyard. The courtyard could be accessed via Flats 1 – 3 as well as a shared door to the side as per the ground floor plan.

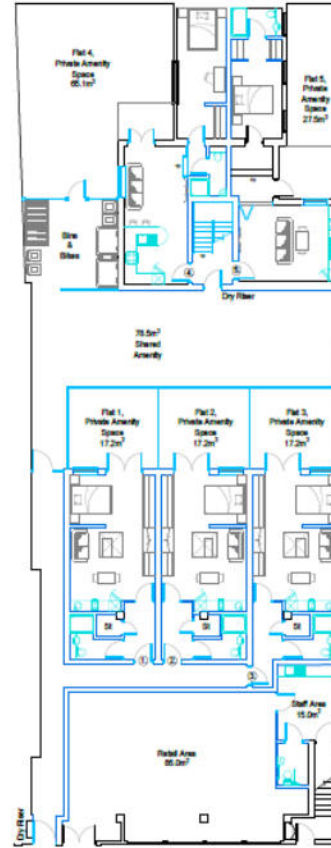
With Flats 1 – 3 having one elevation for windows and doors, it is proposed for additional light to be provided through roof lanterns within the flat roof. These are to be mechanically operated due to the ceiling heights within the area.

To the rear of the site, five dwellings are proposed through a mixture of conversion and new-build. Flats 4 – 7 are all 1B/1P exceeding the National Space Standards area and provide adequate natural light and outlook. The four flats are accessed via the central staircase.

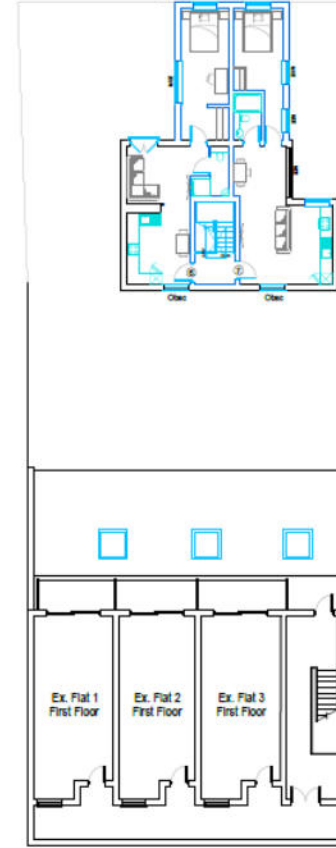
From a fire safety perspective, given the distance from the highway, we propose to modify the existing dry-riser scheme that currently served the rear to do the same.



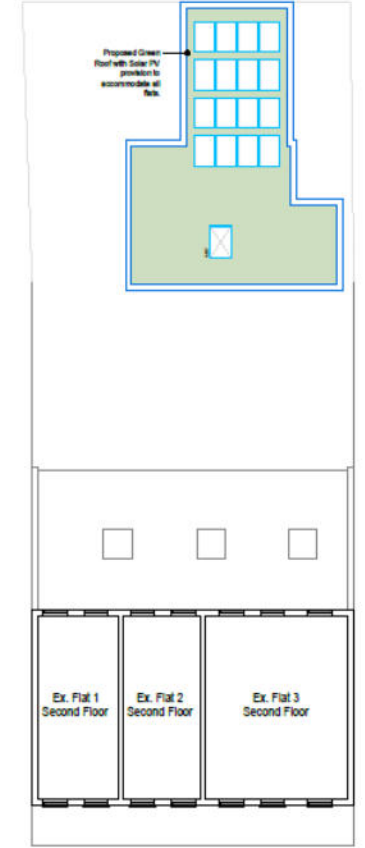
Proposed Ground Floor - 1:200



Proposed First Floor - 1:200



Proposed Second Floor - 1:200



4.3 SUSTAINABILITY

DOMESTIC WASTE & RECYLING

A provision of 480litres per dwelling has been made, and storage is located within the shared bin and bike store to the rear of the site. For waste collection, discussions with both council collection and private collection will take place to establish the best choice.

ADAPTABILITY

The proposed new homes have been designed to provide the opportunity for the occupier to work at home, having sufficient space and facilities. The dwellings exceed the national minimum standards and have sufficient circulation and movement routes.

CRIME

The design of the scheme has addressed the principles set out within Secured by Design. This will ensure residential environments that put the safety of occupants at the forefront and will in turn, create high-quality, safe and secure dwellings for the long term.

The proposed new entrance at the front of the site will be locked and accessed only from residents. Along with this, the corridor access created will have more than sufficient lighting to provide a safe access into the new dwellings and rear of the site.

ACCESS TO AND USE OF BUILDINGS: DWELLINGS

Given the stepped access of the building, there is no scope to provide M4(2) compliant dwellings within the scheme.

ENERGY

The new dwellings will provide the following specification:

- Insulation upgrade to exceed Part L of the Regulations.
- All windows to be replaced with double-glazing where required.
- SAP targets should result in the end units of EPC – C or better.

4.4 NOISE ASSESSMENT

The site is located within a mixed-use town centre environment comprising commercial (retail and services) and upper floor residential uses. The aim of this assessment is to evaluate existing ambient noise levels and outline measures to protect future resident occupiers from unacceptable noise exposure in accordance with national and local planning policies.

The key sources of environmental and ambient noise in the area include:

1. High Street Activity – including customer footfall, late-night activity, and servicing of retail premises.
2. Road Traffic – moderate vehicular flow during daytime hours.
3. Adjacent Commercial Premises – operation of shops, cafes, and takeaway outlets, particularly during evenings and weekends.
4. Deliveries and Refuse Collection - typically occurring during early mornings or evening hours.

These sources contribute to a moderate-to-high ambient noise level given the site location, with potential implications for internal acoustic comfort in the proposed residential units, particularly those closest to the High Street.

This assessment is made with reference to the following:

- National Planning Policy Framework (NPPF): Requires that development should mitigate and reduce potential adverse impacts from noise.
- Planning Practice Guidance (Noise, MHCLG): Emphasises the avoidance of significant adverse impacts on health and quality of life.
- BS 8233:2014 – Guidance on Sound Insulation and Noise Reduction for Buildings
- WHO Guidelines for Community Noise (1999):
 - Living Rooms: ≤ 35 dB LAeq (day)
 - Bedrooms: ≤ 30 dB LAeq (night) / ≤ 45 dB LAFmax

4.4 NOISE ASSESSMENT

Noise Mitigation Strategy:

To ensure the proposed residential units achieve acceptable internal noise levels, the following mitigation is proposed:

- 1. Mechanical Ventilation and Heat Recovery (MVHR):
 - a) Whisper-quiet MVHR systems will be installed in each dwelling, ensuring effective ventilation and heat recovery without the need to open windows, thereby reducing the ingress of external noise.
 - b) These systems will allow for fresh air to be supplied to habitable rooms while ensuring compliance with Part F (Ventilation) and Part L (Energy Efficiency) of the Building Regulations.
- 2. Acoustic Glazing:
 - a) All windows to habitable rooms will be fitted with high-performance acoustic glazing (minimum Rw + Ctr 33 dB), particularly for the units closest to the High Street.
 - b) Where necessary, secondary glazing may be considered to further attenuate specific low-frequency noise sources (e.g plant/vehicle engines).
- 3. Internal Layout and Zoning:
 - a) Bedrooms and Living Spaces will be located away from the noisiest facades where possible.

Based on background noise data for similar town centre environments and standard acoustic attenuation values from MVHR systems and glazing, the following internal noise levels are predicted:

Room Type	Target Level (BS8233)	Predicted Internal Level
Living Room (Day)	≤35 dB LAeq,16hr	30–33 dB LAeq,16hr
Bedroom (Night)	≤30 dB LAeq,8hr	27–29 dB LAeq,8hr
Bedroom (Max)	≤45 dB LAFmax	40–44 dB LAFmax

These predicted values are within or below acceptable thresholds, assuming windows are to remain closed and MVHR is operational.

In conclusion, the proposed development at 17 High Street is located in a dynamic town centre setting with existing ambient noise from traffic and commercial sources. However, the introduction of high-specification MVHR systems, acoustic glazing and strategic internal design will ensure the scheme meets appropriate residential noise standards.

Subject to the implementation of these measures, the proposal is not expected to result in adverse noise impacts for future residents, nor would it lead to conflict with surrounding uses. It is therefore concluded that the development can proceed without compromising internal residential amenity, in accordance with national and local planning policy.

4.5 BIODIVERSITY ENHANCEMENT STATEMENT

Introduction:

This Biodiversity Enhancement Statement has been prepared to support the full application. The site currently offers limited biodiversity value, with less than 25m² of green space of ecological features. However, as part of the proposed development, biodiversity enhancements will be introduced – primarily through the installation of a green roof system – contributing to a measurable Biodiversity Net Gain (BNG) in line with national and local policy expectations.

Proposed Biodiversity Enhancements:

4.5.1 – Green Roof Installation

A biodiverse green roof is proposed to the rear, atop the new first-floor extension. The green roof will serve as a primary biodiversity enhancement, providing potential new habitat for invertebrates, birds, and other urban wildlife.

4.5.1.a – Key Features of the Green Roof:

- Extensive Green Roof with a minimum substrate depth of 80-150mm.
- Planted with native and drought-tolerant wildflowers and sedum species.
- Provision of dead wood and gravel features to create microhabitats.
- Bird-friendly design to support pollinators and other urban-adapted species.
- Low maintenance and resilient to urban environment stressors.

4.5.2 – Additional Ecological Features

To further support biodiversity the following is proposed:

- Bird Nesting Boxes: Installation of at least two integrated swift or sparrow nest boxes on the building's façade or roofline, ideally facing north or east.
- Invertebrate Habitats: Potential to install a 'bug hotel' or invertebrate box near the green roof to increase habitat complexity.
- Wildlife-Friendly Lighting: External lighting will be designed to be wildlife-sensitive, minimizing light spill and avoiding direct illumination of green infrastructure.

Biodiversity Net Gain and Policy Context:

The National Planning Policy Framework (NPPF) and Arun District Council's policies encourage developments to deliver measurable biodiversity net gains. While the site is constrained in size and urban in nature, the introduction of a green roof and ecological features represent a clear improvement over baseline conditions.

Although the site falls below the threshold for mandatory Biodiversity Net Gain metrics (10% post Nov 2025), this scheme voluntarily delivers a positive uplift by converting an ecologically barren roofscape into a valuable green habitat.

A historical map of Bognor Regis, showing the coastline, Pagham Harbour, and various towns and estates. The map is in a sepia tone with red lines indicating roads or boundaries. The text "Section Five: Heritage" is overlaid in the center, flanked by two horizontal black lines.

Section Five: Heritage

5.1 LOCAL HERITAGE

As set out within Arun Council's 'Buildings or Structures of Character' SPD, a neighbouring building - 15 High Street (The Worx Hair and Beauty) is a building of character within the district. The building has been graded to meet 2-5 of the following criteria:

1. Buildings of Outstanding Design, Detailing, Appearance or Special interest because of the use of materials.
2. Buildings which are extremely good examples of traditional or established style, or unusual type.
3. In special cases, buildings or structures which contribute towards the local townscape or have important historical associations.
4. All buildings must be largely intact and not adversely affected by later extensions or alterations.
5. Preferably, although not exclusively, they should make a positive contribution to their surroundings or the street scene.

It is important to note that as set out within the SPD – Buildings or Structures of Character receive no statutory protection (unless they are within a Conservation Area).

When referencing historical OS data, the rear extension of 15 High Street is believed to be a late addition, likely to be outside of the reasoning for its local listing. Through the proposed partial demolition within 17 High Street's boundary, it is believed to not have a detrimental impact to the neighbouring standalone structure.



3. PLANNING

5.1 LOCAL HERITAGE

Furthermore, opposite the site is 'The William Hardwicke' Public House. It is a Grade II Listed Building (List Entry: 1027748) and was first listed in 1975.

The official list entry is as follows:

This list entry was subject to a Minor Amendment on 10 November 2023 to amend the name, address and reformat the text to current standards

SZ 9399 SE 4/8

*HIGH STREET (North Side) No 12 The William Hardwicke
(Formerly listed as Sussex Hotel)*

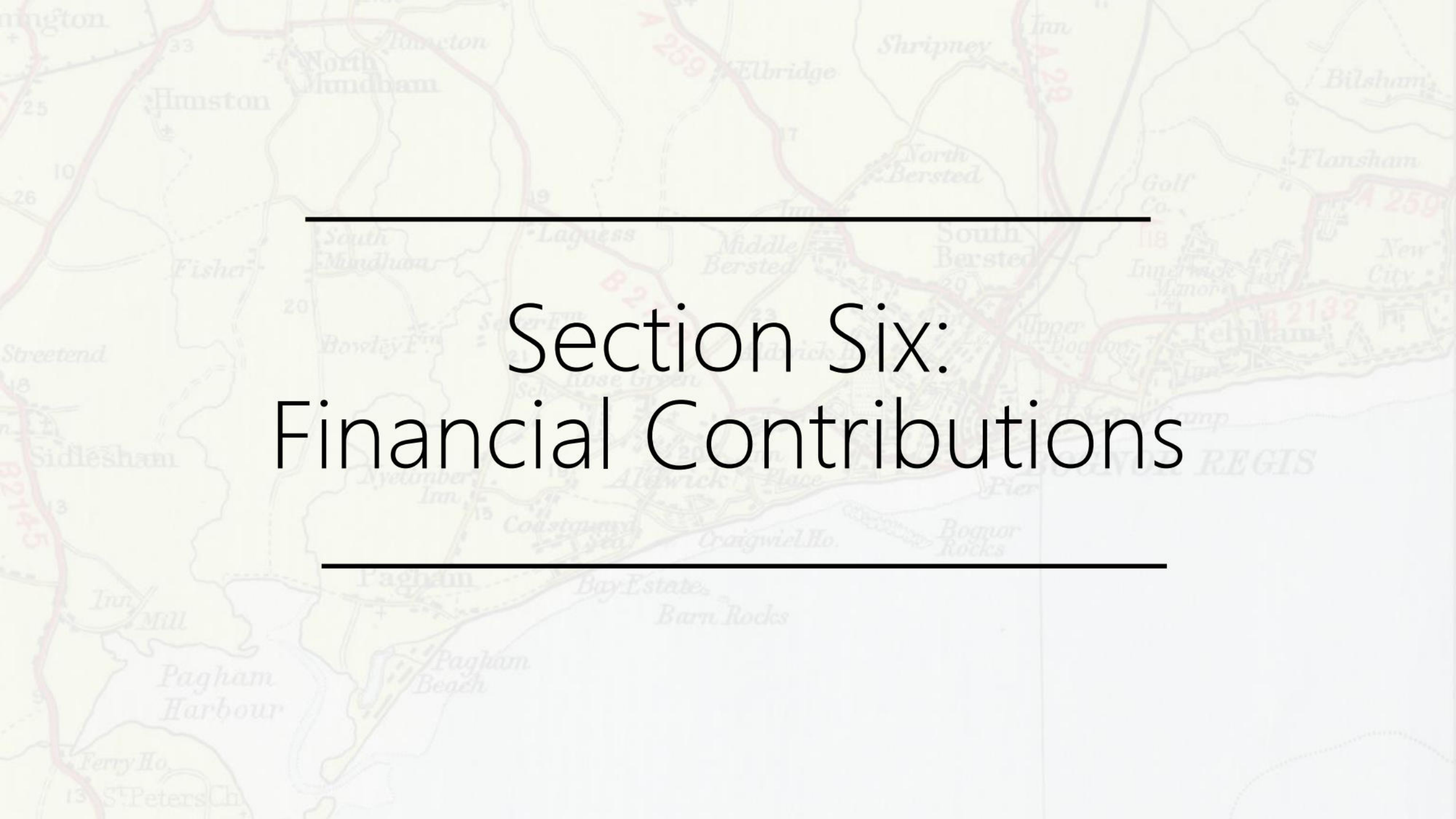
II

Circa 1830. Two storeys and basement. Original portion three windows and an extension of two windows to west. Stuccoed. Cornice and parapet. Glazing bars missing. Porch up seven steps with handrail. The extension has C19 public-house front.

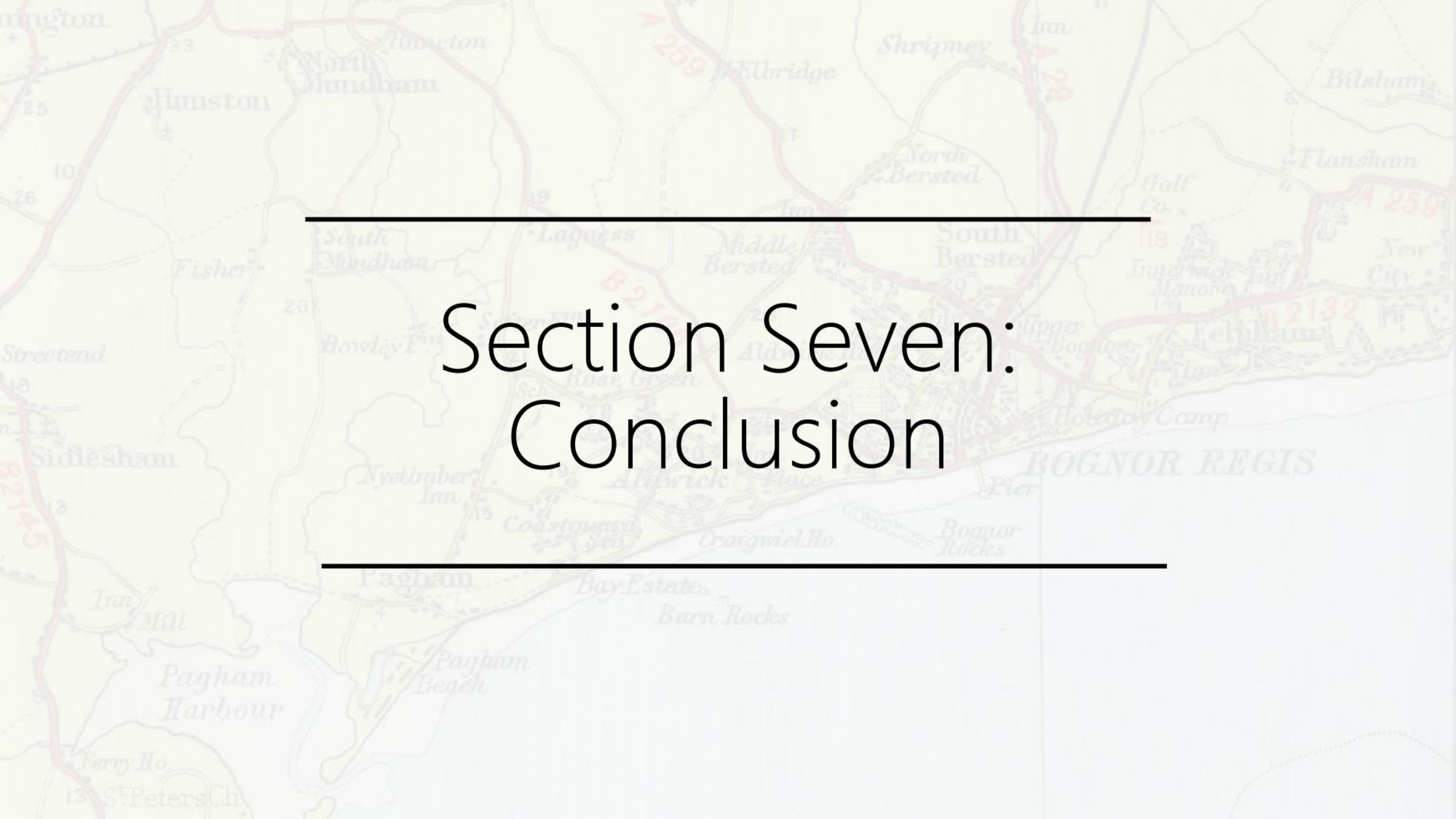
Listing NGR: SZ9369899108

With there being no major alterations to the front elevation of 17 High Street, apart from the proposed new entrance door, it is not believed that the application will have an impact upon the surrounding local heritage assets, and both the street scene and buildings will continue to be preserved.



A detailed background map of Pagham Harbour and the surrounding region. The map shows various towns and villages including North Mundham, South Mundham, Elbridge, Shripney, North Bersted, South Bersted, Pagham, and Sidlesham. It also depicts Pagham Harbour, Pagham Beach, and the surrounding coastline. The map is rendered in a light, faded style, serving as a backdrop for the text.

Section Six: Financial Contributions



Section Seven: Conclusion

6. CONCLUSION

6.1 ADDITIONAL COMMENTS

Given the Town Centre location it is understood that there will need to be minimal disturbance to the area in regard to deliveries and storage – therefore, there are two potential options in which we can discuss with the council at a later date. It would be also be highlighted that construction would only take place between 8:00am – 6:00pm Monday to Friday and 9:00am – 12:00pm on Weekends.

6.2 CONCLUSION

Based upon the information as set out in the above statement, it is considered that the proposed development would comply with relevant policies and guidelines set out within Arun District Council's Local Plan along with the National Planning Policy Framework.

Therefore, we trust that the application is marked against its merit through compliance and Arun District Council can agree that there are no adverse impacts that would significantly and demonstrably outweigh the benefits of the scheme.

We welcome discussing the proposal and its contents with Arun District Council further.

