

Appendix 7.1 Policies relating to Landscape

Legislative/Planning Policy Context

- 7.1 The subject site is located within the Local Planning Authority area of Arun District. The following policies are considered to be relevant in the context of landscape and visual matters.

The Adoption Arun Local Plan 2011-2031 (2018)

- 7.2 The Arun Local Plan 2011-2031 was adopted by resolution of full council on 18th of July 2018. The document sets out a spatial vision, objectives and a sustainable strategy for delivering the needed growth of the District over the period 2011-2031. The Arun Local Plan is used to guide decisions on planning, development and regeneration activity over this period including many other decisions shaping corporate investment plans and strategies, as well as those from external providers, delivering services and infrastructure to the local community.

- 7.3 Key policies of relevance to the application site within the Arun Local Plan include:

Sustainable Development Policy SD SP4: Sustainable Development

- 7.4 When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work pro-actively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development that will contribute to the social, economic and environmental conditions south of the National Park through to the coast and throughout its settlements (both coastal and inland).

- 7.5 This presumption will not be applicable where development requires an Appropriate Assessment or where consideration of the need for one is being undertaken.

Sustainable Development Policy SD SP1a: Strategic Approach

- 7.6 To maintain the District's unique character as a coastal location set against the South Downs whilst ensuring that the needs of the community are met through sustainable growth and the provision of suitable services, the spatial strategy for Arun District to 2031 is to; On brownfield land within an urban area which is well related to the road network, accessible by good quality public transport, and to services/facilities within the urban area;

- a. promote and enable development which supports the main coastal towns of Bognor*

Regis and Littlehampton role as the main service, employment, retail and social centres

including;

- i. enabling development that supports Bognor Regis as a holiday centre and University Campus location, and*
- ii. enabling development that supports Littlehampton as a civic centre with a harbour town set at the mouth of the river Arun with an expanding leisure, recreation and marine based economy.*
- b. enable development that recognises the sustainable and historic character of the town of Arundel with its historic buildings set at the foot of the South Downs.*
- c. provide for growth of the sustainable villages whilst maintaining their setting within the open countryside.*
- d. Provide for the economic needs of the community by allocating circa 75 hectares of employment land to meet the needs and aspirations for the District to support the regeneration of Bognor Regis and Littlehampton, support job creation, provide for the needs of modern business, increase the attractiveness of the District as a business location and support the economic development of the coastal market area.*
- e. provide for the housing needs of the community by delivering 20,000 homes of an appropriate scale and tenure as well as meeting the needs of the Gypsy and Travellers and Travelling Showpeople.*
- f. provide for development in the countryside area which reflects its character and role as the coastal plain, with green wedges separating urban areas, high quality agricultural land and environmental assets.*
- g. encourage the effective use of previously developed land in accordance with the strategy, provided that it is not of high environmental value.*

- b. support development which protects, conserves and enhances built heritage.*
- i. monitor the delivery of the strategy and associated infrastructure with partners organisations, developers and landowners.*
- j. Ensure that development, particularly in the undeveloped areas of the District, takes account of the coastal topography to mitigate and adapt to climate change, especially in high risk flood areas.*
- k. Retain and enhance natural environment resources, including biodiversity.*

Settlement Structure & Green Infrastructure Policy SD SP2: Built-up Area Boundary

- 7.7 Built Up Area Boundaries are defined for the main towns and villages in the District and shown on the Policies Maps. Development should be focused within the Built Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan.

Settlement Structure & Green Infrastructure Policy C SP1: Countryside

- 7.8 Outside the Built-Up Area Boundaries (as identified on the Policies Maps) land will be defined as countryside and will be recognised for its intrinsic character and beauty. Development will be permitted in the countryside where it is: Be in locations well related to the community and users they are intended to serve;
- a. for the operational needs of agriculture, horticulture, forestry, the extraction of minerals or the management of waste as part of a waste site allocation within the West Sussex Waste Local Plan; or*
 - b. for quiet, informal recreation; or*
 - c. for green infrastructure; or*
 - d. for the diversification of the rural economy; or*
 - e. for road and/or cycle schemes; or*
 - f. in accordance with other policies in the Plan which refer to a specific use or type of development.*

The Council will take into account cumulative impact of development in the consideration of planning applications.

- 7.9 To ensure better management of the rural-urban fringe in those areas where significant new development is proposed, early consideration will need to be given to landscape and biodiversity enhancement, woodland management, recreation provision and access routes.

Settlement Structure & Green Infrastructure Policy GI SP1: Green Infrastructure and Development

- 7.10 The existing Green Infrastructure Network, as shown on the Green Network Maps for each parish and town, must be considered at an early stage of the design process for all major development proposals.
- 7.11 All major development must be designed to protect and enhance existing Green Infrastructure assets, and the connections between them, in order to ensure a joined up Green Infrastructure Network. The Green Infrastructure Network must be protected from light pollution to ensure that areas defined by their tranquillity are protected from the negative effects of light in development.
- 7.12 Where compatible with nature conservation objectives, development proposals must identify opportunities to connect existing Green Infrastructure assets with the coast, the South Downs National Park or to the District's inland villages. Opportunities to enhance the network should take account of the multiple functions of Green Infrastructure assets and should be based upon those opportunities set out in the supporting text.

Settlement Structure & Green Infrastructure Policy SD SP3: Gaps Between Settlements

- 7.13 The generally open and undeveloped nature of the following gaps between settlements, as identified on the Policies Maps will be protected to prevent coalescence and retain their separate identity:

- Worthing to Ferring

- East Preston to Ferring
- Littlehampton and Middleton-on-Sea
- Pagham to Selsey
- Bognor Regis to Chichester
- Arundel to Littlehampton
- Angmering to Rustington/East Preston Angmering to Worthing
- Felpham to Bognor Regis
- Barnham to Walberton

7.14 Development will only be permitted in the gaps if:

- It would not undermine the physical and/or visual separation of settlements;*
- It would not compromise the integrity of the gap, either individually or cumulatively with other existing or proposed development;*
- It cannot be located elsewhere; and*
- It maintains the character of the undeveloped coast;*
- or, if a subsequent DPD or Neighbourhood Plan deems it appropriate through an allocation.*

Landscape Policy LAN DM1: Protection of Landscape Character

7.15 Development within the setting of the South Downs National Park must have special regard to the conservation of that setting, including views into and out of the Park, and will not be permitted where there would be harmful effects on these considerations.

7.16 Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas.

7.17 The historic character and development pattern of settlements within the District should be respected, taking into account their distinct identity and setting.

Landscape Policy LAN DM2: The Setting of Arundel

7.18 Development will not be permitted within the area identified on the Policies Map which would adversely affect the views of the town of Arundel, its Castle, Cathedral and its special setting. Any development, including the proposed A27 Arundel bypass, will be of a high design standard that reflects the quality of the landscape and the setting of Arundel. No development will be permitted, particularly within the area shown on the Policies Map, which would adversely affect the rural views outwards from the town and in particular from the following locations:

- London Road, in the vicinity of 9 and 11 London Road (north westerly views)
- London Road, in the vicinity of the Roman Catholic cemetery (southerly views)
- The northern ends of Mount Pleasant, King Street and Parsons Hill and at their junction with London Road (southerly views)
- London Road, in the vicinity of Tower House (easterly views)
- The northern end of High Street (southerly views)
- Bakers Arms Hill and its junction with Maltravers Street (southerly views)
- Kings Arm Hill and its junction with Maltravers Street (southerly views)
- Mount Pleasant, in the vicinity of the Old Poor House (southerly views)
- The Arundel river bridge, in Queen Street (easterly views)