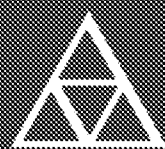


PLANNING STATEMENT

Middleton House, Yapton Road, Middleton on Sea

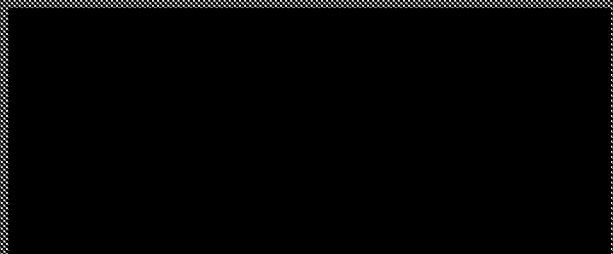
Planning Statement on behalf of Mr. T. Hanslip

20th April 2017



URBANISSTA
PLANNING

First Floor East Side Kings Cross
London N1C 4AX



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PLANNING STATEMENT
SECTION A

Development Proposals

1.0 Introduction, Site Description and Planning History

* Introduction

1.1 This Planning Statement has been prepared for Mr Tim Hanslip in support of a detailed application for redevelopment of Middleton House, Arun, hereafter referred to as 'the Site'.

1.2 The development the subject of this application is: described as

"Redevelopment of Middleton House to create an eight bedroom property, comprising demolition of garage, side porch rear annexe and walkway element and redevelopment with two storey extension on western elevation, double storey and single storey extensions on eastern elevation, creation of conservatory, and basement and new garage to be located in garden.."

1.3 The proposed development is set within the existing boundaries and landscape context and seeks to enhance the dilapidated Middleton House property to suit the needs of Mr Hanslip and his family. The proposals will create a high-quality development that will reinforce the historic characteristics of the Site and properties located on Middleton Road and enable the house to be brought back into use.

1.4 This Planning Statement sets out the nature of development proposed, the site and its context. This Statement is divided into several sections:

- Section A – Introduction
- Section B – Design & Development Proposals
- Section D – Local & National Planning Policy
- Section E – Pre-Application Consultation
- Section F – Planning Assessment

1.5 Table 1 sets out the material submitted in support of this detailed planning application.

Table 1- Submission

Submission Item	Author	Date
HAN160416 Basement - Colour	Thrive	December 2016
HAN160416 CSL – 01	Thrive	December 2016
HAN160416 DAS – 01	Thrive	December 2016
HAN160416 Detached Garage – colour	Thrive	December 2016
HAN160416 EE.01_P1 Existing Elevations	Thrive	December 2016
HAN160416 – EL01 P1 Proposed Elevations – colour	Thrive	December 2016
HAN160416 EP.01_P1 Existing Plans	Thrive	December 2016
HAN160416 First Floor - Colour	Thrive	December 2016
HAN160416- Ground Floor- Colour	Thrive	December 2016
HAN160416 Second Floor- Colour	Thrive	December 2016
HAN160416 SL.01 Site Layout at A1 Landscape	Thrive	December 2016
HAN160416 SLP.01 Location Plan	Thrive	December 2016
HAN160416 SLP-02 Boundary Constraints	Thrive	December 2016
HAN160416 SLP-03 Existing Tree Survey	Thrive	December 2016
Middleton House PEA_issue 1	Ecology Partnership	September 2016
Planning Statement	Urbanissta	April 2017

* Site Description

1.6 The Site is located directly east of the B2132 in the Parish of Middleton on Sea and is surrounded by existing residential development to the north east south and west. Middleton Road has a distinctive built form of properties located within the centre of large plots.

1.7 The Recreation Ground is located approximately 350m southeast as the crow flies.

1.8 The Site is approximately 0.42 acres (0.16 ha) in size. The existing dwelling has a gross internal area of approximately 291.78m². The proposals allow for a final floor area of 539m² (including basement at 72m²) and a detached triple garage (area of 64m²).

1.9 The Site is defined by the red line boundary plan as shown in Figure 1.

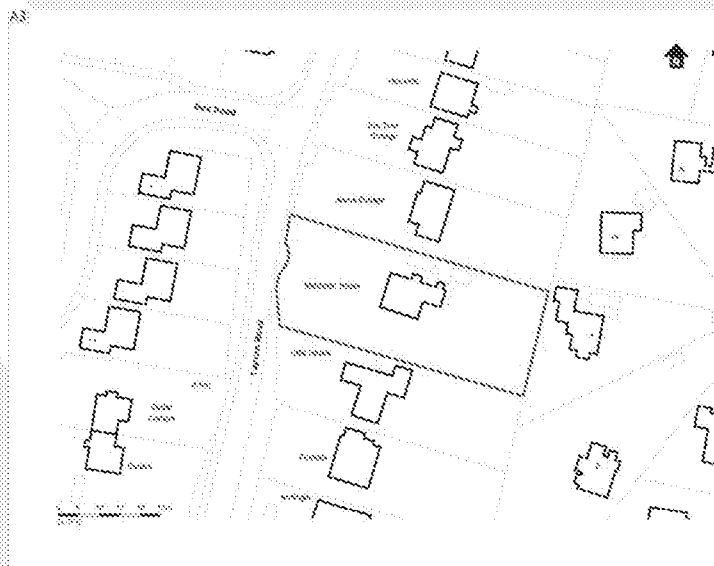


Figure 1- Red Line Plan
Source: Thrive Architects

Planning History

1.10 A search of Arun District Council's online planning service shows that there have been no applications relating to the Site after 1987, however historic applications exist on Site are as shown below.

1.11 Summary of Application Details:

- ReferenceM/34/51
Decision Approve Cond
Proposal Change of use from dwelling house to school
Decided 09/01/1952
- ReferenceM/34/51/A
Decision Approved
Proposal Conversion of garage into toilets
Decided 02/04/1952
- ReferenceM/34/51/B
Decision Approved
Proposal Covered way
Decided 15/09/1954
- ReferenceM/34/51/C
Decision Approved
Proposal Change of use of school to dwelling house
Decided 18/11/1959
- ReferenceM/34/51/D
Decision Deemed Perm
Proposal Garage
Decided 12/10/1966

1.12 The historic applications show that the principle of development on the Site has been accepted through the change of use from a dwelling to a school in 1952, and change of use back to residential in 1959. The principal of residential development (class C3 use) is fully established by the existing use and planning history.

PLANNING STATEMENT

SECTION B

Design
Proposals

&

Development

2.0 Development Proposals

Site Context

- 2.1 Middleton House has been in residential use since at least 1959 when the property was changed from its previous use as a school back to its original use as a residential property. The house has been empty for virtually 2 years. It is currently in a dilapidated and uninhabitable state.
- 2.2 The style of Middleton House is reflective of the character found in other properties within Middleton as shown in the Middleton on Sea Village Design Statement these include:
- Steeped pitched roof
 - Traditional windows that are small in proportion to the wall areas
 - Vertical casements
 - Porches identified as a notable feature of many properties and roof pitch matches the pitch of the main house
 - Built well back from road in spacious plots
- 2.3 As shown in Figure 2 below, the property is set well back from the main road, with a well-developed screen to the B2132 to limit views into and out of the Site. The property itself is set within a spacious plot.

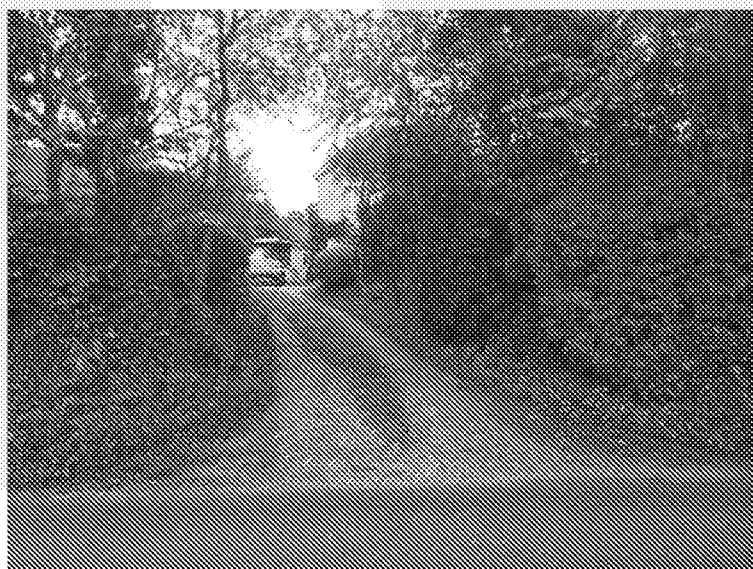


Figure 2 - View of Site from B2132

- 2.4 Figures 3-6 below show the current external elevations of the property. These highlight the dilapidated nature of the dwelling, reflective that the property has been empty for some time. Figures 4 and 5 highlight the setting of the house within a large plot surrounded by garden land.



Figure 3 - Side Porch, Annexe and Garage to be Demolished



Figure 4 – Western (Front) Elevation of Property and Relationship with Surrounding Garden

2.5 The redevelopment proposals comprise the demolition of the existing piecemeal additions to the property with a rationalised and sensitive extension on the western and eastern elevation, with a conservatory proposed to the southern elevation.

2.6 The works would comprise:

- Demolition of garage on northern boundary
- Demolition of side porch attached to main house on northern elevation
- Demolition of annexe and walkway located to the rear of property in the east
- Replacement 2 storey extension on northern elevation
- conservatory added to southern elevation
- Rear extension to Middleton House on eastern elevation
- Subterranean basement on northern elevation
- Provision of garage



Figure 5 - Rear Double Storey Section and Annexe to be Demolished

• Development Proposals

2.7 The Site has been empty for virtually 2 years, and in its current form, the house is uninhabitable. Figures 6 and 7 show the current internals of the house and reinforce that the house requires significant upgrade to enable the house to be lived in comfortably.



Figure 6 – Current Kitchen Condition



Figure 7 – Current Lounge/Study Condition

- 2.8 S The redevelopment proposals the subject of this detailed planning application will include the comprehensive renovation of the house. Externally, the proposals will enhance the setting and character of Middleton House to create a dwelling that is reflective of the wider character of Middleton-on-Sea.
- 2.9 The western elevation, which faces onto the B2132 Middleton Road, is undermined by the internal disjointed development arrangement of the house. The entrance to the property is located on the side adjacent to the garage and leads into a large open hallway, which is a significantly underused space.
- 2.10 The redevelopment proposals relocate the entrance to the house, from the side of the property, to the front of the property, re-orientating the house back to a west-east axis, facing onto the B2132. This change reinforces the historic relationship between the property and street scene of Middleton Road. Whilst re-orientating the existing staircase, the internal rearrangements will also make more efficient use of space within the house.

- 2.11 Figure 8 shows the existing ground floor plan compared to the ground floor plan at Figure 9. The main house is retained with extension to the north and east. The proposals remove the awkward L-Shaped addition to the rear of the property with an extension of similar size and scale.

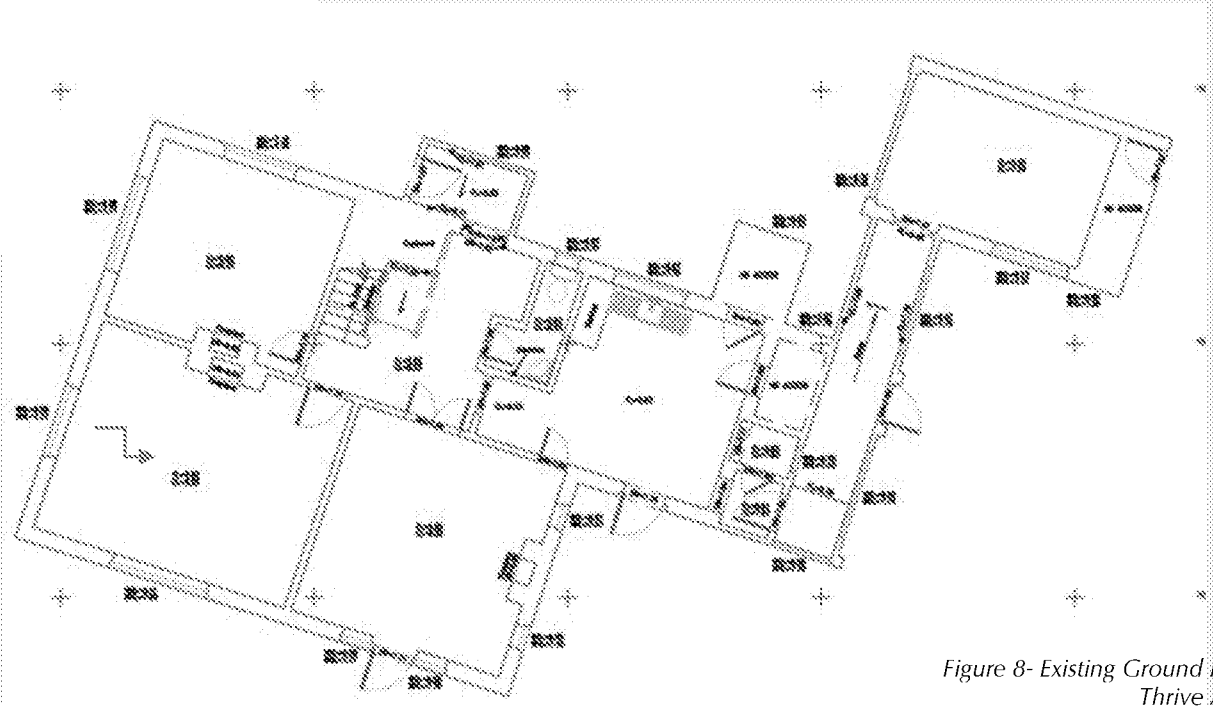


Figure 8- Existing Ground Floor Plan
Thrive Architects

- 2.12 The extensions are located on the northern boundary to utilise an area of existing hardstanding, and to allow for the retention of the landscape setting to the south, and the retention of an attractive mature tree.
- 2.13 Development is also brought in away from the Site's northern boundary.

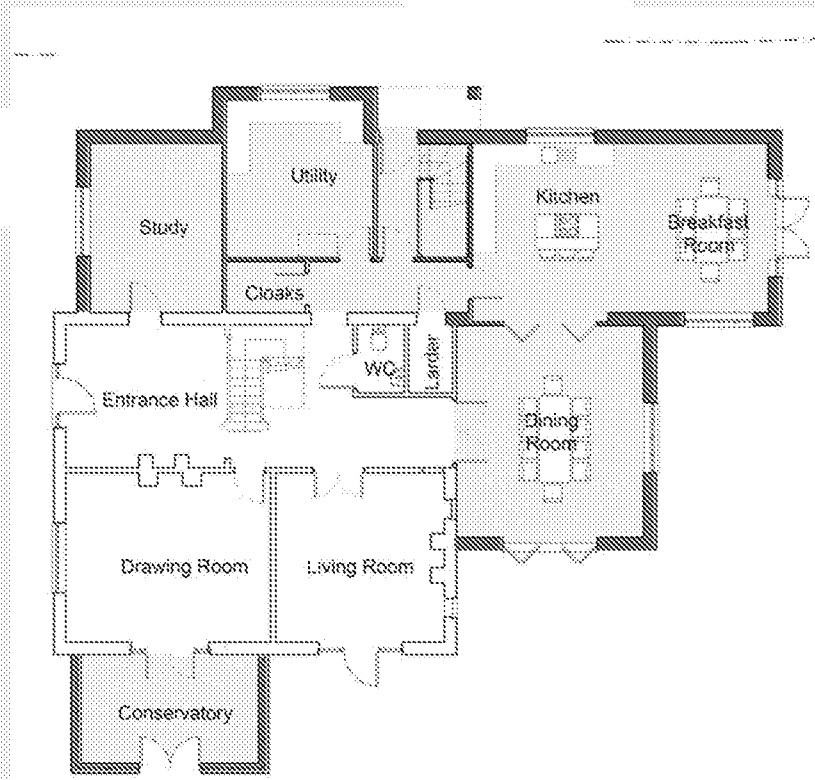


Figure 9 - Proposed Ground Floor Plan
Thrive Architects

- 2.14 The side and rear extensions will be subservient to the main house, and will support the role of the main house by enabling a more efficient use of space. The reintroduction of the entrance to the front of the house provides a function transition between spaces providing a hallway that leads into the living rooms and kitchen.
- 2.15 The existing small kitchen located at the rear of the property, will be replaced with a family sized kitchen, dining room and breakfast room, which will allow space to allow the family to eat together. The breakfast room will look out onto the garden.
- 2.16 The creation of a conservatory on the southern elevation of the Site will allow for maximum solar gain. It is set back from the front of the house and would impact on the frontage of the property with Yapton Road.
- 2.17 The provision of an outdoor terrace to the rear of the property will enable the family to enjoy outdoor eating and opportunities for informal socialising. There will be no impact on the views into the Site.
- 2.18 The creation of the basement will allow additional leisure spaces to be accommodated within the property that are located away from the bedrooms.
- 2.19 The creation of a subterranean basement will not undermine the visual setting of the property and would not undermine the relationship between the house and the road.
- 2.20 The overall proposals will be within the existing ridge height (+14.96 AOD) and will allow for access to a roof terrace over the second-floor extension.
- ✱ Scale
- 2.21 The proposals on the Site will be of a scale that is compatible with the height and mass of the existing property. The extensions are subservient to the main house to reinforce that the main house is the focal point of the plot. The location of the existing house in the centre of the plot will remain and will not impact on the block form of Middleton Road.
- 2.22 The proposals are located within the footprint of the existing house, and garage and as such, the impact of development to neighbouring properties is minimal.
- 2.23 The relationship between the Site and Alvine Cottage to the north has been considered with the single storey element of the property located along this boundary to minimise any actual or perceived impact on the neighbouring property.
- ✱ Materials
- 2.24 The mixture of red brick to the bottom of the extensions and white render at the top of the house will also be replicated within the extended elements of the property to reinforce the style and character of the historic elements of the house. Roof tiles will also be replicated.
- 2.25 The use of materials will allow for the extensions to become indistinguishable from the existing house.
- 2.26 Figures 10 and 11 show details of the existing and proposed elevations of the dwelling house.



Figure 10- Existing House Rear Elevation



*Figure 11- Proposed Dwelling Front Elevation
Thrive Architects*

- Detailing
- 2.27 The provision of dormer windows reflects the character of properties within the Special Area of Character. The window details replicate those within the main house and are symmetric in positioning. A range of window head details are utilised including arches.
- 2.28 The extensions on the north elevation will be gabled to reduce the bulk of built form at the front of the property, and that this will be a subservient element of the new house.
- Summary & Conclusions
- 2.29 In summary, the proposals the subject of this application will enable a vacant property to be brought back into use with a house that meets the needs of the occupiers.
- 2.30 The design retains and reinforces the character and setting of the main house through and appropriate scale of development, and design detailing and materials that can all be found in the existing property.
- 2.31 There would be no issues of overlooking and the relationship of the proposed development with Alvine Cottage has been addressed through the proposed design.

PLANNING STATEMENT

SECTION C

Local & National Planning Policy

3.0 NPPF & Planning Practice Guidance

- * National Planning Policy Framework (NPPF or Framework) 27th March 2012
- 3.1 The Framework was published in 27th March 2012. The NPPF is a material consideration in determining planning applications, especially where no up to date Local Plan exists.
- 3.2 The Framework states at paragraph 14 that at the heart of the NPPF *"is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking.... this means... approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting...."*
- 3.3 The Framework, defines 12 core principles at paragraph 17 which should influence local decision making:
 - 1. ...Genuinely plan led...
 - 2. ...Improve places in which people live their lives...
 - 3. ...Drive and support sustainable economic development...
 - 4. ...High quality design...
 - 5. ...Take account of the different roles and character of different areas
 - 6. ...Support the transition to a low carbon future in changing climate...
 - 7. ...Contribute to conserving and enhancing the natural environment
 - 8. ...Encourage the effective use of land by reusing land...
 - 9. ...Promote mixed use developments...
 - 10. ...Conserve heritage assets....
 - 11. ...Improve health, social and cultural wellbeing...
- 3.4 Of importance is the policy on high quality design. One of the core planning principles is to:
"...always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;"
- 3.5 Paragraphs 60 and 61 are also of relevance to the scheme proposals as set out below:
60. Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness..

61. Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.
- 3.6 The scheme proposals comply with national policy. The scheme proposes reinforce the local distinctiveness of development found in Middleton-on-Sea through replicating the roof form, materials and details of the existing property.
- 3.7 The scheme proposals will integrate into the existing built environment and will enhance the relationship between the Site and the Special Area of Character located to the south west, through removing unattractive additions with extensions that will reinforce the existing character of Middleton House.
- 3.8 The relationship between the property and the street scene will be enhanced as the orientation of the house will be west-east with the front door relocated to the front of the property.
- * National Planning Practice Guidance (March 2014)
- 3.9 Several Planning Practice Guides have been published which build on the guidance in the NPPF. The NPPG provides advice on the following areas:
 - Air quality
 - Climate change
 - Design
 - Environmental Impact Assessment
 - Housing and economic development needs assessments
 - Land affected by contamination
 - Land Stability

- Light pollution
- Natural Environment
- Noise
- Open space, sports and recreation facilities, public rights of way & local green space
- Planning obligations
- Travel plans, transport assessments and statements in decision-taking
- Use of Planning Conditions
- Water supply, wastewater and water quality

4.0 Strategic Policy & Design Guides

- WSCC Supplementary Guidance for Residential Development Proposals

4.1 Guidance prepared by West Sussex County Council in the context of the Manual for Streets with specific guidance on the following areas

- Masterplanning
- Visibility
- Street layout and widths
- Parking provision
- Road safety audits
- Highway materials

5.0 Arun District Local Plan

- Arun District Local Plan Saved Policies

5.1 The Arun District Local Plan was adopted in 2003. Following a direction in 27th September 2007, several policies were saved and will form the basis for determining applications within Arun.

5.2 Arun District Council is in the process of preparing a new Local Plan for the period 2011-2031. The Plan was submitted on 30th January 2015 for independent examination. In January 2016, an Objectively Assessed Needs Hearing took place, which due to inadequacies in both process and content, led to the appointed Inspector issuing formal notice of the suspension of the Examination in February 2016, pending completion of further work by the Council.

5.3 The Arun Local Plan 2011-2031 is therefore insufficiently progressed in procedural terms to represent a material consideration in the determination of any planning application. The application proposals at Middleton House have been considered against the Saved Local Plan policies of the Arun District Local Plan (2003).

- Proposals Map

5.4 Figure 10 below shows that Middleton House is designated within the built-up area of Felpham/Middleton On Sea.

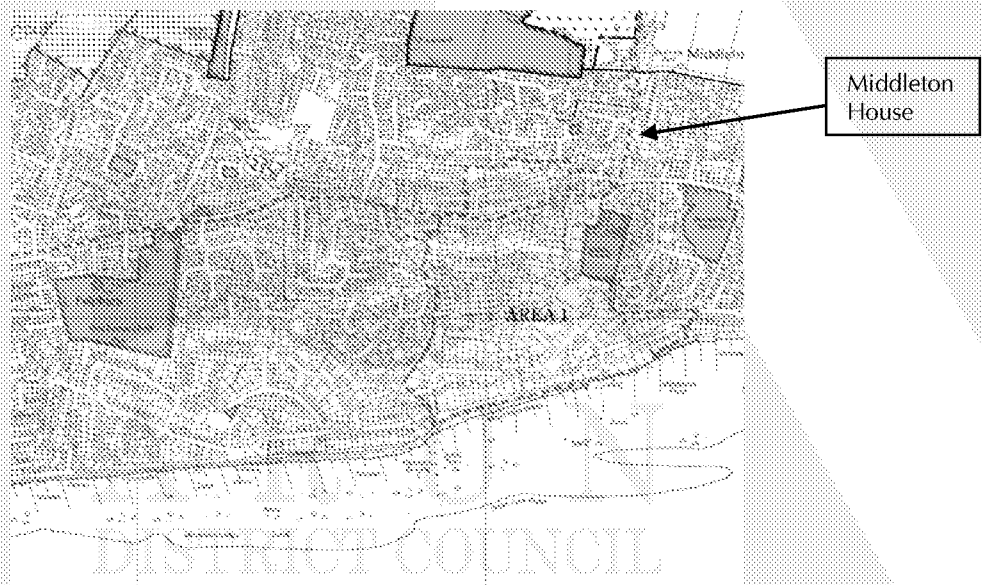


Figure 12-Arun Local Plan Proposals Map 2003
Source: Arun District Council

5. 5 The site is adjacent to the South Coast Cycle route located along the B2132.
5. 6 It is located close to (but not within) the area designated as an Area of Special Character the subject of Policy Area 1. Figure 11 shows the relationship between Middleton House and The Area of Special Character.

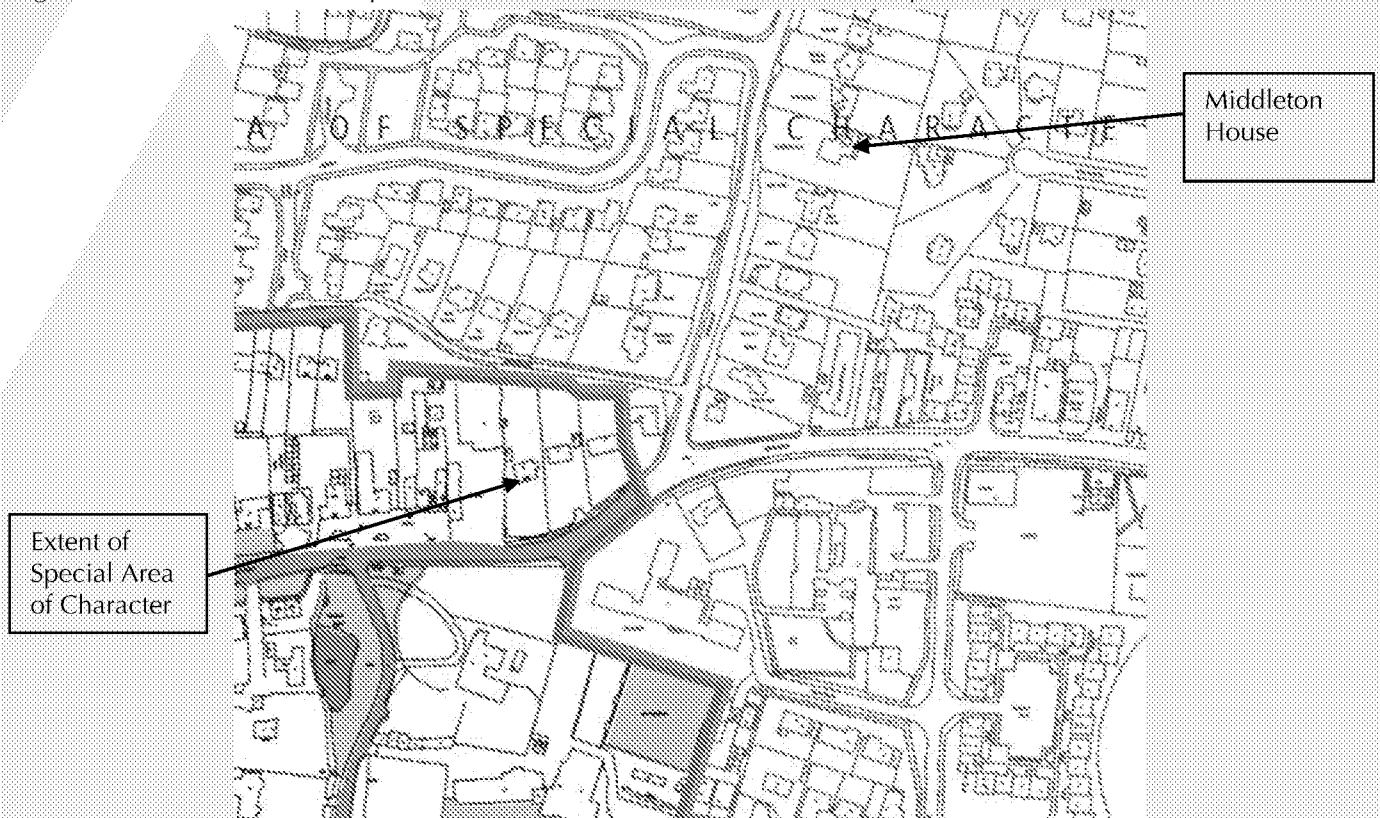


Figure 13 - Relationship between Middleton House and Middleton-on-Sea Special Area of Character
Source: Middleton-on-Sea Village Design Statement (2000)

5. 7 The Council's Built up area boundary Policy GEN2 Built-Up Area Boundary, states that:
"The boundaries of the built-up area for the purposes of the West Sussex County Structure Plan and this District Local Plan are defined on the Proposals Map. Development or redevelopment will be permitted within the built-up area boundaries, subject to the other policies in this plan. Outside the built-up area boundaries, development or redevelopment will not be permitted unless it is consistent with other Local Plan policies."
5. 8 The Site is located within the Built-up area boundary where the principle of development is acceptable subject to other policy considerations, which are set out below. The principle of residential (C3) use on the Site has been in existence since the 1950s when the Site was changed from a house to a school, and changed back to residential use. As set out below, the scheme proposals comply with the design requirements of Arun Local Plan Policy.

GEN7The Form of New Development

High Quality Design And Layout.

"New buildings or significant extensions or alterations must be accompanied by an illustrated written analysis of the site and its immediate setting, together with its relationship with the relevant townscape, landscape, wildlife and movement characteristics of the wider area.

Development will be permitted provided it:

- (i) makes efficient use of land or buildings ...net densities of at least 30 dwellings per hectare;*
- (ii) responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness;*
- (iii) promotes sustainable development, including the effective use and conservation of energy and reducing the need to travel, particularly by private car;*

- (iv) does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites;
- (v) takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property;
- (vi) retains significant open or wooded areas
- (vii) allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians;
- (viii) provides for vehicle parking in accordance with Policy GEN12 and Appendix 2 and open space in accordance with Policy GEN20.

Expect a high standard of design and layout and all applicants will be encouraged to improve the visual amenities of the particular locality in scale, external appearance, hard and soft landscaping and materials

5. 9 The Design and Access Statement prepared by Thrive Architecture in support of the application, analyses the site and its surroundings.
5. 10 In response to the requirements of Policy GEN7, the development proposals comply in the following manner
- i. The proposals make efficient use of the building located on the Site and does not create any additional dwellings
 - ii. Responds positively to the character of the site by creating a proposal that replicates the existing historic characteristics found within Middleton-on-Sea
 - iii. There is an opportunity to enhance energy efficiency on site through replacing inefficient systems
 - iv. There will not be an unacceptable adverse impact to neighbouring properties through the careful consideration of obscure and pitcher windows
 - v. The landscaped setting of the site will be retained
 - vi. Access for vehicular and pedestrian movements will be retained
 - vii. The proposals will not generate any additional parking requirements

POLICY GEN11 Inland Flooding

"Permission for development which would be at risk from flooding and/or materially decrease the capacity of a floodplain to store or pass flows of floodwater, will be refused unless the Local Planning Authority is satisfied that compensatory flood storage/waterway areas can be provided as part of the development and the function and effectiveness of existing watercourses, or their replacements, are not adversely affected.

5. 11 The Site is located outside of the flood zone. It is located within the Lidsey Foul Water Treatment Catchment Area. It is anticipated that the application proposals will utilise the existing foul and drainage network created for the existing Middleton House. The development proposals will not generate any additional impacts on the Lidsey Foul Water Treatment Catchment.

POLICY GEN12 Parking in New Development

"The Local Planning Authority will base its consideration of the need for on-site parking provision on its parking standards contained within this Plan. Provision of parking in excess of these standards will not be allowed.

The Local Planning Authority may seek a lower provision than required by the standards for developments proposed in town centres and other areas accessible by other means of transport. In considering the extent of reduced on-site parking provision, the Council will have regard to environmental and highway safety issues, together with the following factors..."

5. 12 The level of parking will be retained within the development proposals. The redevelopment proposals do not generate any additional parking that cannot be met within the plot.
5. 13 GEN28 Trees and Woodlands
"Development will not be permitted if it would damage or destroy one or more trees protected by a tree preservation order, identified as ancient woodland or in a conservation area unless:
 - *the removal of one or more trees would be in the interests of good arboricultural practice; or*
 - *the benefits of the proposed development outweigh the amenity value of the protected trees.*
5. 14 There is a Tree preservation Order located at 4 First Avenue, adjacent to the northern boundary of Middleton House, ref TPO/M/1/92. The development proposals the subject of this application will not impact on those TPO trees. trees identified through TPO. The proposals within the site will require the removal of one tree to facilitate development.

POLICY GEN27 Landscape Diversity

"Development which would have an unacceptable adverse impact on individual features or the character of the landscape will not be permitted."

5. 15 The development proposals are minor in nature and will not impact on the character of the surrounding landscape. Views into and out of the site are limited by the existing vegetation which is proposed for retention.

DEV19 Extensions to Existing Residential Buildings

"Planning permission will be granted for extensions to existing residential buildings, provided that:-

- (i) the extension sympathetically relates to and is visually integrated with, the existing building in siting, design, form, scale and materials;*
- (ii) the extension is visually subservient to the main building;*
- (iii) the extension does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;*
- (iv) in streets characterised by relatively small gaps at first floor level between buildings, any extension at first floor level does not come to within a minimum of one metre of the side boundary;*
- (v) the extension does not compromise the established spatial character and pattern of the street*

5. 16 The development proposals comply with Policy Dev 19 as:
- The extensions sympathetically relate to the existing building through its siting, as the property is retained in its current location on the plot. The scale of the extensions relates to the property through replicating roof pitch and style and matching window details and symmetry.
 - Materials within the extended elements of the property replicate those within the existing house such as red brick and white render
 - The extensions are set back and subservient from the main house to allow the main house to remain the focal point of the plot.
 - The proposals on Site comprise the demolition of ancillary buildings located on the northern boundary and as such, the development will be brought in from the northern boundary and slightly from the east. There will not be any impact on neighbouring properties
 - The redevelopment will not create any additional overlooking issues, particularly the windows on the northern elevation and relationship with Alvine Cottage.
5. 17 The extensions will enhance the established pattern of development on Middleton Road. Middleton House and Little Hazels to the south are different in their current form, with the additional elements added to the houses. The proposals will bring the property back into a more defined rectangular block form that is seen along Middleton Road. The relocation of the entrance door to the front of the property will also re-establish the relationship between the frontage of the house and Middleton Road.

6.0 Supplementary Planning Guidance/Documents

* Supplementary Planning Documents

6. 1 The following SPDs have been adopted by Arun District Council
- Buildings or Structures of Character

6. 2 The Buildings or Structures of Character SPD is prepared by Arun District Council to provide a district-wide 'local list' and additional information regarding Buildings or Structures of Character within the District. The SPD is not material to the determination of development proposals on the Site.

* Supplementary Planning Guidance

6. 3 The Council has produced the following Supplementary Planning Guidance:

- Open Space & Recreation Standards- October 2000
- Conservation Areas October 2000
- Parking Standards - October 2000
- Telecoms - October 2000
- Advertisements - September 2003
- Archaeology - September 2003
- Middleton-on-Sea Village Design Statement - December 2000

6. 4 The Middleton on Sea Village Design Statement (VDS) is of relevance to the consideration of this detailed application proposals submission.

- Middleton on Sea Village Design Statement
6. 5 The Middleton on Sea VDS was adopted on 6th December 2000 to set out the guideline for development within the identified Area of Special Character.
 6. 6 Middleton House is located outside of the Area of Special Character, however it is in close proximity as shown by Figure 11 above. Design cues within the Site can be seen within the Special Area of Character and identified in the Village Design Statement. Whilst the Site is not located within the Special Area of Conservation, regard has been given to the contents of the VDS.
 6. 7 A summary of the VDS in terms of extensions and new developments are set out below:
“Developments should be in harmony with the local context and protect and enhance the characteristics that make Middleton on Sea an area that is valued and enjoyed”
 6. 8 The proposals respect the local context in which the Site is located through replicating materials style and scale of the extensions.
“Particular attention needs to be paid to the treatment of front boundaries and their contribution to the overall street scene. In accordance with local covenants, sites should be laid out with the building frontage a minimum of nine metres from the front boundary to retain the open character of the Area. A high standard of landscaping which retained existing planting will be required”.
 6. 9 The house is currently set well back from the road, and the proposals will not be moving the property within the plot itself.
“Particular attention should be paid to the use of materials and to the design style and detailing. Materials that match those used in the existing house should form a feature of new designs and should be used in the same manner and proportions wherever possible. The original buildings characteristics of proportion of windows to walls should be maintained”.
 6. 10 The materials and details within the extended elements of the Site will be used in the same manner as the original house. the proportion of windows to walls matches the style found in the existing house.
“in the case of extensions and alterations the aim should be that they will look as if it were part of the original design on completion”.
 6. 11 The proposals the subject of this application will improve on the existing setting of the house through removal of unattractive piecemeal additions and replacement with more sensitive extensions that have carefully considered the scale, massing and design of the existing property.
 6. 12 Development will be brought in from the northern boundary and there will be no impact to neighbouring properties.

PLANNING STATEMENT

SECTION D

Planning Assessment

10.0 Planning Assessment

■ Summary

- 10.1 Middleton House has been empty virtually 2 years and as shown above it is in a poor condition and is currently uninhabitable. Work is required to bring the property back to an occupied house. This created an opportunity to enhance and extend Middleton House to create a property that meets the needs of the occupiers whilst recapturing the character of the house.
- 10.2 The demolition of unattractive ancillary elements to the property and replacement with more sympathetic extensions creates a high-quality development that reflects those historic elements that are recognised as important to the character of the village.
- 10.3 The scheme proposals create a dwelling that is more logical and practical in terms of internal layout with a more efficient use of space created to allow for a wide range of opportunities for the occupiers to enjoy time together.
- 10.4 The redevelopment of the site, reinforces the positive benefits of the proposals to the setting of the existing house, Middleton Road and Middleton-on-Sea as a whole.
- 10.5 The proposed extensions would not be disproportionate to the original house and will enhance its setting within the plot through materials and design detailing.
- 10.6 There would be no issues of overlooking to any properties, and no additional need generated in terms of parking.
- 10.7 The proposals comply fully with the Arun Local Plan Saved Policies and the NPPF.

PLANNING STATEMENT

SECTION E

Appendices

Appendix 1 – Arun Local Plan Policies

<u>POLICY GEN2 Built-up Area Boundary</u>	"The boundaries of the built-up area for the purposes of the West Sussex County Structure Plan and this District Local Plan are defined on the Proposals Map. Development or redevelopment will be permitted within the built-up area boundaries, subject to the other policies in this plan. Outside the built-up area boundaries, development or redevelopment will not be permitted unless it is consistent with other Local Plan policies."
<u>POLICY GEN3 Protection of the Countryside</u>	"Outside the Built-Up Area, as defined on the Proposals Map, the countryside will be safeguarded for its own sake. Development will not be permitted unless: (i) it meets the operational needs of agriculture, forestry, the extraction of minerals or the deposit of waste; or (ii) for quiet, informal recreation; or (iii) for the diversification of the rural economy; or (iv) for essential road schemes; or (v) it is in accordance with a policy in Sections 2 and 3 of the plan referring to a specific use or type of development. Permission will not be given for the extension of isolated groups of buildings or the consolidation of linear or sporadic development unless the proposal accords with criteria (i) to (iii) or (v)."
<u>POLICY GEN4 Location and Travel Demand</u>	"When considering proposals for new development, consideration will be given to the effect the proposals will have on demand for transport. Planning permission will be granted for new development, provided that:- (i) it is located so as to minimise the demand for travel; (ii) it does not materially add to existing road congestion and air pollution; and (iii) appropriate provision is made for safe and convenient access by public transport, cyclists and pedestrians. Before granting planning permission, the Local Planning Authority will need to be satisfied that any identified potential travel problems arising from a proposal will be resolved."
<u>POLICY GEN5 Provision of New Residential Development</u>	"The Plan makes provision for 8,700 new dwellings to be built within the District during the period covered by the Plan (1996 - 2011)."
<u>POLICY GEN7 The Form of New Development</u>	"Planning permission will only be granted for schemes displaying high quality design and layout. Development proposals involving new buildings or significant extensions or alterations must be accompanied by an illustrated written analysis of the site and its immediate setting, together with its relationship with the relevant townscape, landscape, wildlife and movement characteristics of the wider area. Development will be permitted provided it: (i) makes efficient use of land or buildings and, in the case of new residential development, achieves net densities of at least 30 dwellings per hectare; (ii) demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness; (iii) promotes sustainable development, including the effective use and conservation of energy and reducing the need to travel, particularly by private car; (iv) does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites; (v) takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property; (vi) retains significant open or wooded areas which, in their own right, make a material contribution to the local environment; (vii) allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians; (viii) provides for vehicle parking in accordance with Policy GEN12 and Appendix 2 and open space in accordance with Policy GEN20. In all cases, the District Council will expect a high standard of design and layout and all applicants will be encouraged to improve the visual amenities of the particular locality in scale, external appearance, hard and soft landscaping and materials."
<u>POLICY GEN8 Development and the Provision of Infrastructure</u>	"Development will not be permitted unless the infrastructure or facilities made necessary by the development are available or will be provided at the appropriate time. Permission may be granted subject to the development being phased in step with such provision by a landowner, developer or service provider. The Local Planning Authority may seek fair and reasonable contributions to be made by landowners or developers towards the cost of infrastructure, service or amenity provision, to meet the needs of the occupiers or users of the development. Regard will be had to the advice set out in Circular 1/97 on Planning Obligations."
<u>POLICY GEN9 Foul and Surface Water Drainage</u>	"Planning permission for development which will materially increase foul and/or surface water discharges will be refused unless the Local Planning Authority is satisfied that either adequate drainage capacity exists or appropriate drainage capacity can be provided as part of the development. Consideration should also be given to the use of Sustainable Urban Drainage Systems (SUDS) as alternatives to conventional drainage where appropriate."
<u>POLICY GEN10 Tidal Flooding and Coastal Defence</u>	"Planning permission will be refused for development which would be at an unacceptable risk of tidal flooding and/or where proposals are detrimental to the integrity of tidal defences or the ability to maintain or improve them. In areas identified to be at risk: (i) outside the built-up areas, planning permission will not be granted for new development, or the significant intensification of existing development; and (ii) within the built-up areas, planning permission will only be granted where the local planning authority is satisfied that appropriate flood and coastal defence and mitigation measures have been provided so that the development will not itself be at unacceptable risk and furthermore does not pose an unacceptable risk to existing development in the area."
<u>POLICY GEN11 Inland Flooding</u>	"Permission for development which would be at risk from flooding and/or materially decrease the capacity of a floodplain to store or pass flows of floodwater, will be refused unless the Local Planning Authority is satisfied that compensatory flood storage/waterway areas can be provided as part of the development and the function and effectiveness of existing watercourses, or their replacements, are not adversely affected."

<u>POLICY GEN12 Parking in New Development</u>	"The Local Planning Authority will base its consideration of the need for on-site parking provision on its parking standards contained within this Plan. Provision of parking in excess of these standards will not be allowed. The Local Planning Authority may seek a lower provision than required by the standards for developments proposed in town centres and other areas accessible by other means of transport. In considering the extent of reduced on-site parking provision, the Council will have regard to environmental and highway safety issues, together with the following factors:- (i) the availability, type and proximity of public parking; (ii) the availability of alternative means of transport; (iii) potential highway safety problems; (iv) potential environmental harm arising from parking demand being met elsewhere; (v) the extent and nature of parking restrictions in force on highways in the vicinity; (vi) the scale of development proposed; and (vii) the suitability of "specific use" and "personal" conditions attached to planning permissions."
<u>POLICY GEN13 Public Access to the Coast</u>	"The Council will require proposals for development or redevelopment along the coast to establish or improve access to the public on foot, and by cycle wherever possible unless this would result in damage to nature conservation interests."
<u>POLICY GEN14 Public Transport</u>	"The Council will support the provision of comprehensive public transport services throughout the District, and encourage improvements to be made to services wherever possible. Where appropriate, new development will be required to make provision for public transport facilities. Where new development can only take place with improvements to public transport services, or such improvements would be likely to influence desirable travel patterns, the Local Planning Authority will seek contributions towards the cost of improvements."
<u>POLICY GEN15 Cycling and Walking</u>	"The Council will continue to work with West Sussex County Council and others to encourage and support the development of safe cycle and footpath networks. Where appropriate, new development will be required to provide safe and attractive facilities for cyclists and pedestrians, both within the site and in the form of links to the surrounding area. The proposed Barnham - Felpham and River Arun cycle routes will be protected from development which would preclude their use as a safe cycle route."
<u>POLICY GEN16 Public Rights of Way</u>	"The Council will protect the rights of way network and will support and encourage improvements and enhancements. Development will not be permitted which would have an adverse impact on the use of a right-of-way. The rural characteristics of rights of way outside of the built up area boundaries should be retained."
<u>POLICY GEN17 Access for People with Disabilities</u>	"Development involving buildings open to the public and buildings used for employment or education purposes should provide suitable access for people with disabilities, in terms of external and internal layout. Proposals should be consistent with the special architectural or historic character of the property concerned."
<u>POLICY GEN18 Crime Prevention</u>	"Planning permission for new residential, commercial, recreation or community developments will not be permitted unless the Local Planning Authority is satisfied that the development includes crime prevention measures, as far as this is practicable and compatible with achieving a high quality design and layout."
<u>POLICY GEN19 Coast Protection and Sea Defence Works</u>	"Proposals for coast protection and sea defence works or improvements to existing works will be considered in the light of the following: (i) the recommendations of the shoreline management plan and the coastal defence strategies in respect of the physical maintenance of the coastline and coastal defences; (ii) their impact on the visual character of the open, undeveloped coast and on the appearance and use of the coastline in the built-up areas; and (iii) that the proposed method of coastal defence is technically sound and appropriate to the task."
<u>POLICY GEN20 Provision of Public Open Space within New Development</u>	"Residential development will be required to provide public open space to the minimum standard of 2.4 hectares per 1,000 people and play equipment to meet the needs of the development. The Council will require the application of this standard and provision of play equipment as detailed in supplementary planning guidance."
<u>POLICY GEN21 Renewable Energy</u>	"Planning permission will be granted for development for renewable energy generation provided that: (i) there is no significant harmful environmental effect on the quality of the natural and built environments; (ii) there is no unacceptable impact on the amenity of neighbouring residents; (iii) there is no adverse effect on public safety; (iv) development will make a contribution to meeting need on a local, regional or national basis and the reduction in emissions of damaging greenhouse gases."
<u>POLICY GEN22 Buildings or Structures of Character</u>	"Planning permission will not be granted for development resulting in the loss of existing buildings or structures of interest and importance which are attractive in their own right or which contribute to the character and appearance of an area. Alterations, extensions or other development which would adversely affect the appearance or setting of such buildings or structures will not be permitted."
<u>POLICY GEN23 The Water Environment</u>	"Development will not be permitted if it would have a direct or indirect unacceptable adverse impact on the water environment, notably in relation to rivers, ponds, wetlands, public access in river corridors and water related recreation. Where appropriate, the Council will support initiatives which seek to restore or enhance the water environment."
<u>POLICY GEN24 Energy and Water Conservation</u>	"The Council will expect all new developments to facilitate energy and water efficiency. These should be of a design and layout that: (i) minimises heat loss from dwellings; (ii) provides for the maximisation of passive and active solar gain and other renewable energy sources, whilst minimising the exposure of structures to wind and wind driven rain through appropriate landscaping; (iii) minimises specific requirements for wholesome potable water from mains sources and provides infrastructure for water harvesting and/or grey water recycling; and (iv) provides effectively for short term individual and community storage of re-usable and recyclable waste."
<u>POLICY GEN25 Water Resources</u>	"Development will only be permitted where the Local Planning Authority is satisfied that adequate water resources are available or will be provided in time to serve the development, and that provision is not considered detrimental to existing abstractions, river flows, water quality, fisheries, amenity or nature conservation."
<u>POLICY GEN26 Water Quality</u>	"Development will only be permitted where the Local Planning Authority is satisfied that it would not lead to a deterioration in the quality or potential yield of surface and ground water resources."
<u>POLICY GEN27 Landscape Diversity</u>	"Development which would have an unacceptable adverse impact on individual features or the character of the landscape will not be permitted."

<u>POLICY GEN28 Trees and Woodlands</u>	"Development will not be permitted if it would damage or destroy one or more trees protected by a tree preservation order, identified as ancient woodland or in a conservation area unless: the removal of one or more trees would be in the interests of good arboricultural practice; or the benefits of the proposed development outweigh the amenity value of the protected trees."
<u>POLICY GEN29 Nature Conservation Across the District</u>	"Development will only be permitted on sites which contain semi-natural habitats, features of nature conservation interest, or within wildlife corridors, where these can be largely retained and sympathetically incorporated into the scheme. Legal agreements may be used to offset the loss of, or impact on, any nature conservation resource present on the site prior to development."
<u>POLICY GEN30 Protection of Species</u>	"Development will not be permitted which would adversely affect, directly or indirectly, animal and plant species protected by law. Where development is permitted, the developer will be required to take steps to secure the protection of such animals and plants."
<u>POLICY GEN31 Contaminated Land</u>	"Development on or in close proximity to hazardous sites or contaminated land will be permitted provided the Council is satisfied that appropriate remedial measures can be or have been undertaken."
<u>POLICY GEN32 Noise Pollution</u>	"Noise sensitive development will not be permitted if its users would be affected adversely by noise from existing or proposed noise-generating uses. Development which is a potential source of significant noise pollution will not be permitted unless the Council is satisfied that appropriate measures have been included in the proposal to reduce noise pollution to acceptable levels. Details of such measures will be required as part of the planning application."
<u>POLICY GEN33 Light Pollution</u>	"Planning permission will be permitted for proposals which involve outdoor lighting schemes subject to:- (i) no adverse impact on neighbouring uses or the wider landscape; (ii) light levels being the minimum required for security and working purposes; and (iii) minimising the potential glare and spillage. Where appropriate, the Local Planning Authority will seek to control the times of illumination."
<u>POLICY GEN34 Air Pollution</u>	"Development that contributes to air pollution through dust, smell, fumes, smoke, heat, radiation, gases, steam or other forms of pollution will not be permitted unless the Council decides that the health, safety and amenity of users of the site or surrounding land is not put at risk and the quality of the environment would not be damaged or put at risk."
<u>POLICY AREA1 Areas of Special Character</u>	"Within Areas of Special Character, as defined on the Proposals Map, planning permission will be granted subject to: (i) the retention of buildings and other features such as boundary walls, hedges, trees, railings, open spaces, etc. which make positive contributions to the special character of the areas; (ii) the maintenance of an appropriate mix of uses where this is an important element in the character of an area; (iii) the development makes a positive contribution to the special character of these areas, particularly with regard to the characteristics included in the descriptions for each area given in supplementary planning guidance."
<u>POLICY AREA2 Conservation Areas</u>	"Planning permission will be granted for development which preserves or enhances the character or appearance of a Conservation Area or its setting."
<u>POLICY AREA3 The Setting of Arundel</u>	"No development will be permitted, particularly within the area shown on the Proposals Map, which would adversely affect views of Arundel or its special setting. Development will not be permitted within the town of Arundel or beyond which would adversely affect the rural views outwards from the town and in particular from the following locations: (i) London Road, in the vicinity of 9 and 11 London Road (north-westerly views); (ii) London Road, in the vicinity of the Roman Catholic cemetery (southerly views); (iii) the northern ends of Mount Pleasant, King Street and Parsons Hill and at their junction with London Road (southerly views); (iv) London Road, in the vicinity of Tower House (easterly views); (v) the northern end of High Street (southerly views); (vi) Bakers Arms Hill and its junction with Maltravers Street (southerly views); (vii) Kings Arms Hill and its junction with Maltravers Street (southerly views); (viii) Mount Pleasant, in the vicinity of the Old Poor House (southerly views); (ix) the Arundel river bridge, in Queen Street (easterly views). Development will not be permitted which would adversely affect the long distance views of Arundel Castle or Arundel Cathedral."
<u>POLICY AREA4 Historic Parks and Gardens</u>	"Permission will not be granted for development which adversely affects the character or setting of registered historic parks and gardens."
<u>POLICY AREA5 Protection of Open Space</u>	"The District Council will protect public and private open spaces, playing fields, outdoor sports facilities and children's play facilities, as shown on the Proposals Map, from development other than associated recreational development. Unrelated development will not be allowed. Exceptions to this policy will only be granted where:- (i) the development materially enhances the existing facility or satisfies an essential social need that is unable to be provided elsewhere in the locality and where the amount of open space is not significantly reduced, or (ii) an equivalent or increased amount of open space can be provided or improved recreational opportunity created elsewhere in the locality by the developer and where a substantial proportion of the site is retained as usable public open space, in addition to the requirements of Policy GEN20."
<u>POLICY AREA6 Allotments</u>	"The District Council will resist the development of allotment sites where it is considered that a loss of amenity will occur. An exception to this may be allowed where improved facilities for allotment holders can be provided or a suitable alternative site provided."
<u>POLICY AREA7 Public Car Parks</u>	"Planning permission will not be permitted for development which involves the loss of existing public car parking facilities or spaces, including those at railway stations, particularly long term provision, unless it is necessary to meet wider transport objectives. An exception may be made where suitable alternative spaces can be provided in the locality or to meet wider transport objectives and/or the aims of urban renewal."
<u>POLICY AREA8 Littlehampton Harbour Strategy</u>	"Within the area defined on the Proposals Map, planning permission will only be granted for development which: supports the continuation and development of the harbour as a commercial and recreational port; and/or improves both economically and environmentally the links between the town and the harbour."

<u>POLICY AREA9 Area of Outstanding Natural Beauty</u>	"Development will not be permitted within the Sussex Downs Area of Outstanding Natural Beauty (AONB) unless: (i) development is essential for agriculture, forestry, mineral extraction or disposal of waste, quiet informal recreation, rural diversification or essential community needs; and (ii) it is demonstrated that it would not be harmful to the visual quality and characteristics of the AONB; or (iii) in exceptional circumstances, it is demonstrated that the development meets national interests; no alternative site is available; and any harmful effects are minimised. Development outside but near to the AONB will not be permitted where it would be unduly prominent in, or detract from, views into or out of the AONB."
<u>POLICY AREA10 Strategic Gaps</u>	"Strategic Gaps, as identified on the Proposals Map will be maintained and protected between the following settlements: (i) Worthing and Ferring (ii) East Preston and Ferring (iii) Littlehampton and Middleton-on-Sea (iv) Pagham and Selsey (v) Bognor Regis and Chichester (vi) Arundel and Littlehampton Proposals for development within a Strategic Gap will be subject to the most rigorous examination."
<u>POLICY AREA11 Local Gaps</u>	"Local Gaps, as identified on the Proposals Map will be protected and maintained between: (i) Findon and Worthing (ii) Angmering and Rustington/East Preston (iii) Felpham and Bognor Regis (iv) Walberton and Barnham (v) Eastergate and Barnham Development in the Local Gaps will only be permitted if: (i) it is demonstrated to be necessary to meet the requirements of, or is consistent with, other policies of the Development Plan; and (ii) either individually or cumulatively it does not contribute to the coalescence of settlements; and (iii) attention is given to the long term enhancement of the landscape, amenity and conservation value within the gap and, where possible, to the improvement of public access."
<u>POLICY AREA12 Agricultural Land Quality</u>	"The use of best and most versatile agricultural land (Grades 1, 2 and 3a) for any form of development not associated with agriculture or forestry will not be permitted unless need for the development outweighs the need to protect such land in the long term. Where development is permitted on the best and most versatile land it should, as far as possible, use the lowest grade of land suitable for that development."
<u>POLICY AREA13 Sites of International Importance for Nature Conservation</u>	"Proposals for development in, or likely to affect (directly or indirectly) a site of international importance for nature conservation will be subject to the most rigorous examination. Development not directly connected with or necessary to the management of the site which is likely to have an adverse effect on the site, will not be permitted unless: there is no alternative solution, there are reasons of public health or public safety, or there are benefits of primary importance to the environment. Where such sites do not host a priority habitat or species, development will not be permitted unless there are imperative reasons of overriding public interest. Where development is permitted, the use of conditions or planning obligations will be considered in order to avoid and minimise harm to the site, to enhance the site's nature conservation interest, and to secure any compensatory or mitigation measures and appropriate management that may be required."
<u>POLICY AREA14 Sites of National Importance for Nature Conservation</u>	"Proposals for development in, or likely to affect (directly or indirectly) Sites of Special Scientific Interest will be subject to special scrutiny. Where such development is likely to have an adverse effect, it will not be permitted unless the reasons for the development clearly outweigh the nature conservation value of the site itself and the national policy to safeguard the national network of such sites. Where the site concerned is a National Nature Reserve, a site identified by the Nature Conservation Review or Geological Conservation Review, particular regard will be paid to the national importance of that site. Where development is permitted, harm to the nature conservation interest must be minimised. The use of conditions or planning agreements will be considered to ensure the protection and enhancement of the nature conservation interest, and to provide appropriate compensatory or mitigation measures and site management."
<u>POLICY AREA15 Sites of Local Importance for Nature Conservation</u>	"Proposals for development in, or likely to have an adverse effect (directly or indirectly) on a Local Nature Reserve, Site of Nature Conservation Importance (including ancient woodlands or wildlife corridors) or Regionally Important Geological/Geomorphological Site will not be permitted unless it can be demonstrated that reasons for the proposal outweigh the need to safeguard the nature conservation value of the site/feature. Where development is permitted which would damage the nature conservation value of the site/feature, such damage should be kept to a minimum. Conditions or planning obligations will be used to secure necessary compensatory or mitigation measures, enhancement and site management. Where appropriate, the Authority will consider the use of legal agreements to provide appropriate compensatory measures, enhancement and site management."
<u>POLICY AREA16 Ancient Monuments and Sites of National Archaeological Importance</u>	"There will be a presumption in favour of the preservation of scheduled and other nationally important monuments and archaeological remains. Development which adversely affects their sites or settings will not be permitted."

<u>POLICY AREA17 Sites of Archaeological Interest</u>	"Permission will not be granted for development that would be harmful to the significant archaeological interest of a site. Where the presence of archaeological remains is known or suspected: (i) the applicant must arrange for archaeological assessment of the site to be carried out before the planning application is determined; (ii) where the assessment shows that the physical preservation of remains in situ is not justified, conditions may be attached to any permission granted that development will not take place until provision has been made by the developer for a programme of archaeological investigation and recording. The programme will be carried out prior to the commencement of the development; and (iii) whenever practicable, opportunities should be taken for the enhancement and interpretation of archaeological remains left in situ."
<u>POLICY AREA18 Portsmouth and Arundel Canal</u>	"Planning permission will not be granted for development which adversely affects the remaining line and configuration of the Portsmouth and Arundel Canal."
<u>POLICY AREA19 Primary Shopping Frontages</u>	"Along the primary shopping frontages, as defined on the Proposals Map, proposals for retail (Use Class A1) will be permitted. Proposals for financial and professional services (Use Class A2) uses and food and drink premises (Use Class A3) will be permitted provided that:- (i) the proposal would not create a concentration of non-retail uses to the detriment of the vitality of the town centre; (ii) provision is made for a window display, appropriate to a shop front, which is in keeping with the character of the shopping area; and (iii) there is no detrimental effect on the character or amenities of the area through smell, litter or noise."
<u>POLICY AREA20 Arundel Shopping Frontage</u>	"Within the designated frontages in Arundel town centre, as defined on the Proposals Map, the loss of commercial uses at ground floor level will not be permitted, unless it can be demonstrated that the commercial use is no longer viable."
<u>POLICY AREA21 Re-use of Redundant Floorspace</u>	"Within the Principal Shopping Areas, proposals for the reuse of vacant floorspace on the upper levels for residential purposes will be permitted provided that: the development has no significant adverse effects for the occupiers of neighbouring properties; and it reflects the need to minimise noise intrusion. Applications must be accompanied by details of noise insulation measures required. A reduction in the car parking standards will normally be acceptable provided that there is no adverse effect on the levels of traffic congestion and road safety."
<u>POLICY AREA22 Loss of Residential Units</u>	"Proposals for the change of use of existing residential properties in the Principal Shopping Areas will be resisted, except for a change to retail (Use Class A1)."
<u>POLICY AREA23 Littlehampton Riverside Walk</u>	"The provision of a public riverside walkway will be required as part of any redevelopment that may be proposed for the area shown on the Proposals Map. Any such walkway will be expected to link with the existing or proposed walkway on adjoining land and, where necessary, to River Road, Littlehampton."
<u>POLICY DEV1 Conversion of Rural Buildings for Industrial or Business Uses</u>	"Proposals for conversion of buildings for industrial or business uses outside the built up area will be permitted provided that:- (i) the building is structurally sound, of permanent construction, and capable of conversion without rebuilding or significant alteration or extension; (ii) the resultant building and use will not have an adverse effect on the rural character of the area in respect of the nature and level of activity likely to be generated, including the resultant traffic level; (iii) the resultant building is sympathetic to its setting in terms of form, bulk and visual design; (iv) where the building is of historic or architectural importance, there is no adverse effect on the character and appearance or features of architectural or historic interest, internally and externally, which the building possesses, or its setting; and (v) the traffic to be generated by the new use can be safely accommodated by the site access and the local road system. A structural survey may be required to demonstrate that the building is capable of conversion. Provision for bats and/or owls should be incorporated into the scheme. Where necessary, planning conditions will be imposed removing relevant Permitted Development Rights under the General Permitted Development Order. All large scale proposals must be accompanied by a landscape assessment."
<u>POLICY DEV2 Conversion of Rural Buildings for Residential Use</u>	"Proposals for the conversion of buildings for residential use outside the built-up area will not be permitted unless:- (i) either, it has been demonstrated that reasonable attempts have been made to market and use the premises for business purposes, and the application must be supported by a statement of the efforts which have been made; or, residential conversion is a subordinate part of a scheme for business re-use; (ii) the building is structurally sound, of permanent construction, and capable of conversion without rebuilding or significant alteration or extension; (iii) the resultant building and use will not have an adverse effect on the rural character of the area and is sympathetic to its setting in terms of form, bulk and visual design. Particular regard will be given to the impact of any residential curtilage on the character of the countryside; (iv) where the building is of historic or architectural importance, there is no adverse effect on the character and appearance or features of architectural or historic interest, internally and externally, which the building possesses, or its setting; and (v) the traffic to be generated by the new use can be safely accommodated by the site access and the local road system. The proposal must minimise the amount of land to be used as residential curtilage. A structural survey may be required to demonstrate that the building is capable of conversion. Provision for bats and/or owls should be incorporated into the scheme. Where necessary, planning conditions will be imposed removing relevant Permitted Development Rights under the General Permitted Development Order. All large scale proposals must be accompanied by a landscape assessment."

<u>POLICY</u> <u>DEV3</u> <u>Horticulture</u>	"New glasshouse and polytunnel development will usually be permitted provided that:- (i) there is no adverse impact on the surrounding environment and landscape; (ii) long views across substantially open land are retained; (iii) adequate water resources are available; and (iv) adequate surface water drainage capacity exists or can be provided as part of the development."
<u>POLICY</u> <u>DEV4</u> <u>Golf</u> <u>Courses</u>	"Golf courses will only be permitted in the countryside where it can be demonstrated that:- (i) it will not detract from the landscape quality of the area, particularly in the Sussex Downs AONB; (ii) it will not cause demonstrable harm to areas of nature conservation or archaeological importance; (iii) it will not result in an irreversible loss of the best and most versatile agricultural land; (iv) it will not cause unacceptable disruption to public rights of way; (v) it will make use of existing buildings wherever possible and ensure that new buildings, parking areas and access roads are designed and sited so as to avoid harmful intrusion into the landscape; and (vi) adequate water resources are available to serve the development. Permission will not be granted for buildings or other facilities in excess of those directly associated with the playing of golf. This will include golf driving ranges which require lighting, fencing and covered tees. Applicants will be expected to enter into a management agreement with the Planning Authority covering the maintenance of the landscape and wildlife habitats within the area of the course."
<u>POLICY</u> <u>DEV5</u> <u>Horse</u> <u>Related Development</u>	"Planning permission will be granted for horse related activities provided that:- (i) the proposal will not cause demonstrable harm to areas of nature conservation importance; (ii) it will not result in an irreversible loss of the best and most versatile agricultural land; (iii) it will not detract from the landscape quality of the area, particularly in the Sussex Downs AONB; (iv) it will make use of existing buildings wherever possible and ensure that new buildings and structures are of a high standard of design and satisfactorily blend into the landscape in terms of their siting, design and materials; (v) it is well related to the existing bridleway network; (vi) the associated access and parking is acceptable; and (vii) with reference to the other facilities in the area, the cumulative impact of the development would not have an adverse impact on the character, appearance and amenities of the area, taking account of factors including the likely level of activity to be generated, parking and access requirements and the adequacy of the bridleway network to accommodate additional use arising from the development."
<u>POLICY</u> <u>DEV6</u> <u>Agricultural Buildings</u>	"Agricultural buildings will be permitted provided that: (i) their scale, siting, design and materials minimise the visual impact on the landscape; and (ii) new buildings are grouped with any existing buildings in order to minimise impact on the landscape. Isolated buildings will be permitted where their location is essential to the agricultural activity being undertaken and that they are not situated in a prominent location."
<u>POLICY</u> <u>DEV7</u> <u>Agricultural Workers'</u> <u>Dwellings</u>	"Outside the built-up area, planning permission may be granted for dwellings for agricultural or forestry workers, subject to the following criteria: (i) that an essential need exists, satisfying a functional test and, where appropriate, a financial test, which cannot be met by existing accommodation in the area; (ii) the accommodation is of a size and type appropriate to the needs of the holding and occupiers; (iii) the dwellings are not required to replace farm or nursery workers' dwellings which have been released for occupation by others. Any planning permission granted will be subject to an occupancy condition, limiting occupation to a person solely or mainly employed, or last employed, in the locality in agriculture or forestry. Such conditions will only be removed if it can be demonstrated that the dwelling is no longer required for agricultural/forestry purposes and that reasonable attempts have been made to market the dwelling for that use. Where appropriate, permission may be subject to a legal agreement preventing the future separation of the farmhouse and adjoining farm buildings/land."
<u>POLICY</u> <u>DEV8</u> <u>Circumstances in</u> <u>which Additional</u> <u>Development may be</u> <u>Permitted - Local Firms</u>	"Planning permission may be granted to local firms, currently located within the District, proposing development on sites outside the built-up area, provided that the applicant can demonstrate:- (i) that no acceptable alternative can be identified within existing permitted or allocated floorspace or within or through redevelopment of existing commercial premises; and (ii) that the proposal: (a) exhibits a high standard of design and layout; (b) is capable of being well served by public transport or otherwise is readily accessible other than by private car to a significant residential workforce if employment intensive uses are proposed; (c) provides access arrangements and parking facilities in accordance with the Council's adopted standards; (d) relates sympathetically to the surrounding built or natural environment; (e) includes suitable landscaping and floorscaping provision where appropriate; (f) displays a satisfactory relationship with neighbouring uses in order that the amenities of nearby residents in particular are protected; and (g) incorporates, where appropriate, crime prevention measures. A legal agreement or planning conditions may be necessary to secure: (i) implementation within a specified time period; (ii) no subdivision; and (iii) the restriction of occupancy to the firm concerned."
<u>POLICY</u> <u>DEV9</u> <u>Demolition of Listed</u> <u>Buildings</u>	"Development involving the demolition of a listed building, including any features of special architectural or historic interest which contribute to the reasons for its listing, will only be permitted if all of the following criteria are met: (a) it is not practicable to continue to use the building for its existing or a previous purpose; (b) there is no other viable use for the building; (c) the character or appearance of the listed building would be improved by partial demolition or demolition of features within its setting; (d) demolition and the creation of a cleared site would preserve or enhance the setting of any other listed building, the character of a street scene or the character of a conservation area."

<u>POLICY</u> <u>DEV10</u> <u>Alterations and</u> <u>Extensions to Listed</u> <u>Buildings</u>	"Applications for Listed Building Consent and planning permission relating to Listed Buildings will need to contain sufficient information to enable an assessment of the likely impact of the proposals on the special architectural or historic interest of the building or its setting. Alterations and additions to Listed Buildings should be sensitively designed and constructed of appropriate materials to retain or emphasise the qualities of the original building. Consent will not be granted for extensions or alterations to Listed Buildings which detract from their special architectural or historic character or appearance, or for alterations which compromise the historic floor plans and important external and internal features of buildings."
<u>POLICY</u> <u>DEV11</u> <u>Setting</u> <u>of Listed Buildings</u>	"Proposals which adversely affect the setting of a Listed Building, or group of Listed Buildings, will be resisted. Where the principle of development in the grounds of, or near to Listed Buildings is acceptable, it should be sensitively designed and constructed of appropriate materials to ensure that the special qualities of the older buildings remain unimpaired. Where relevant, appropriate space about the building or buildings must be retained. Proposals for more distant buildings and tall structures, including pylons and masts, will be carefully assessed in respect of their effect on the settings of Listed Buildings."
<u>POLICY</u> <u>DEV12</u> <u>Protection and</u> <u>Reinstatement of</u> <u>Original Features in</u> <u>Listed Buildings</u>	"The Local Planning Authority will encourage, in connection with applications for Listed Building Consent, the reinstatement, based on historical evidence, of original features. Consent for new or replacement doors, windows and rain water goods to a Listed Building will be granted only where replacement is necessary through the poor condition of the original, and then in all cases materials and design should match the original. The use of plastic or aluminium windows, doors and rain water goods and stained hardwood windows and doors will be resisted. Proposals for the painting over or rendering of brickwork, flintwork and tiling on Listed Buildings will not be permitted."
<u>POLICY</u> <u>DEV13</u> <u>Changes of Use of</u> <u>Listed Buildings</u>	"The Local Planning Authority will encourage the continued occupation of Listed Buildings and, where necessary and relevant, will be flexible in the consideration of proposed changes of use, including the application of car parking standards, provided the proposed use does not have an adverse effect on the appearance, fabric, architectural and historic features, interior and setting of the Listed Building."
<u>POLICY</u> <u>DEV14</u> <u>Listed</u> <u>Buildings and Enabling</u> <u>Development</u>	"The Local Planning Authority may consider proposals for development as exceptions to planning policy if these represent the only method of securing the retention and future maintenance of a Listed Building. The factors which the Council will take into account are:- (i) evidence that the proposal is necessary to secure the future of the building which should include evidence that reasonable attempts have been made to market the building; (ii) whether the future of the building can be secured through an alternative route, e.g. grant aid or building preservation trust or the owner of the building has access to alternative sources of funding; (iii) the impact of the development on the character and appearance and setting of the building or groups of Listed Buildings and the area generally; (iv) the proposed development is the minimum necessary to secure the future of the building. Should development be permitted, it will be subject to a Section 106 Agreement to ensure that the funding from the development is used for the renovation and future upkeep of the Listed Building."
<u>POLICY</u> <u>DEV15</u> <u>Safeguarding the Main</u> <u>Road Network</u>	"The lines of the following major road schemes will be protected from development: (i) A27 Arundel Bypass (ii) A259 Chichester-Bognor Regis Improvements (Stage 2) (iii) A259 Bognor Regis Relief Road (indicative line) (iv) A259 Comet Corner (Middleton) (v) A259 Littlehampton, Worthing Road (vi) A259 Rustington - Hangleton Improvements (Stage 2) (vii) A280 Long Furlong (viii) A280 Angmering Bypass (ix) A284 Lyminster Bypass (x) Titnore Lane, Worthing"
<u>POLICY</u> <u>DEV16</u> <u>Roadside Facilities</u>	"Proposals for roadside facilities on the strategic road network will be assessed against the following criteria:- (i) scale and type of provision in relation to its site and the impact on the wider area; (ii) need for the facilities taking into account existing provision and Government guidance; and (iii) safety and free flow of through traffic."
<u>POLICY</u> <u>DEV17</u> <u>Affordable Housing</u>	"Within allocated and unidentified housing developments of 25 or more dwellings or residential sites of 0.8 hectare or more, irrespective of the number of dwellings, the Local Planning Authority will seek to secure the provision of affordable housing. The appropriate level and type of provision will be dependent upon identified local housing need, character of the area, suitability of the site and market conditions at the time of the submission of the relevant planning application. Where sites are considered suitable for affordable housing but other factors demonstrate that on-site provision is not appropriate, the Local Planning Authority will seek direct provision on another site or, in exceptional circumstances, accept a payment in lieu of provision. For the purposes of the Local Plan, affordable housing comprises both social and low cost market housing. The provisions made for social housing should ensure that appropriate arrangements are in place to ensure that it is provided, in perpetuity, to those in housing need in the District. This will usually be in conjunction with a Registered Social Landlord. The Local Planning Authority will use either planning conditions or obligations to ensure provision of the agreed social housing element as part of the overall development. The provisions made for low cost market housing should ensure that it will be available to people who cannot afford to rent or buy houses generally available on the open market."

	<u>POLICY DEV18 Affordable Housing Outside the Built-up Area</u> "Proposals for affordable housing will be permitted on sites in the rural area, provided that: (i) there are no other policy constraints upon development except the location of the site outside the built-up area; (ii) the Local Planning Authority is satisfied that a need exists in the locality for affordable housing; (iii) the development meets the needs of: (a) the existing residents of a particular parish, requiring separate accommodation, or (b) people who are not necessarily resident locally but who have long-standing links with the local community, or (c) people with the offer of a job in the locality, who cannot take up the offer because of lack of affordable housing; (iv) the site is well related to the existing settlement; (v) the development does not contain any element of private housing for sale or rent on the open market. Permission granted in these cases will be subject to a legal agreement which includes safeguards that the scheme provides for the identified local need and will continue to do so in the long term."
<u>POLICY DEV19</u> <u>Extensions to Existing</u> <u>Residential Buildings</u>	"Planning permission will be granted for extensions to existing residential buildings, provided that:- (i) the extension sympathetically relates to and is visually integrated with, the existing building in siting, design, form, scale and materials; (ii) the extension is visually subservient to the main building; (iii) the extension does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties; (iv) in streets characterised by relatively small gaps at first floor level between buildings, any extension at first floor level does not come to within a minimum of one metre of the side boundary; (v) the extension does not compromise the established spatial character and pattern of the street."
<u>POLICY DEV20 Rest</u> <u>and Nursing Homes</u>	"Within the defined built-up area, planning permission will be granted for the erection of, or extension to, residential care and nursing homes, provided that the proposal: (i) will not be detrimental to the amenities of adjoining properties; (ii) will not give rise to material change in the character of the neighbourhood or in the street scene."
<u>POLICY DEV21</u> <u>Accommodation</u> <u>Restricted to</u> <u>Occupation by the</u> <u>Elderly</u>	"Within the built up area, planning permission will be granted for the erection of new dwellings restricted to occupation by persons of 60 years of age or over. When such a person is sharing with a partner or spouse, that partner or spouse may be 55 years of age or over. Where reduced parking standards are considered appropriate, planning permission will only be granted subject to a legal agreement restricting occupancy of the units to persons complying with these criteria."
<u>POLICY DEV22</u> <u>Relaxation of</u> <u>Restrictions Relating to</u> <u>Occupation by the</u> <u>Elderly</u>	"The amendment of conditions, planning agreements or planning obligations relating to units of accommodation for persons over state pensionable age will not be agreed unless the development remains in accordance with other policies in this plan and in particular: (i) adequate parking, amenity space and public open space to the standards required by unrestricted accommodation is provided; and (ii) in cases where only a proportion of the units are to be de-restricted, a satisfactory environment is maintained for those units that remain restricted under the terms of the legal agreement or condition."
<u>POLICY DEV23</u> <u>Conversions of Existing</u> <u>Buildings to Form a</u> <u>Number of Residential</u> <u>Units</u>	"Within the built-up area, planning permission will be granted for the conversion of buildings to form a number of residential units, providing that: (i) the number of units/occupiers proposed can be accommodated in a manner which provides a satisfactory standard of amenities and facilities in relation to: (a) internal floorspace, (b) sanitary/kitchen facilities, (c) adequate access for all occupiers to external amenity space for the storage/collection of refuse, drying of clothes, sitting out, etc., (d) adequate pedestrian access can be achieved to each unit without detriment to the amenities enjoyed by other occupiers of the building or adjoining properties; (ii) it is demonstrated that provision can be, or has been made for adequate sound insulation to prevent possible noise disturbance to neighbouring properties and independent units within the building itself."
<u>POLICY DEV24 Gypsy</u> <u>Sites</u>	"Planning permission may be granted for the provision of permanent self-managed caravan sites for gypsies subject to the following criteria: (i) that a demonstrable local need exists; (ii) sites are well related to existing built up areas; (iii) the proposal would not unduly detract from the rural character and appearance of the countryside; (iv) the site is not located in the Area of Outstanding Natural Beauty or a defined strategic or local gap; (v) the site would have no adverse effect upon SSSIs, nature reserves, SNCIs or any other site of nature conservation interest; (vi) the site would not result in the loss of Grade 1, 2 or 3a agricultural land, or have an adverse effect on neighbouring agricultural units; (vii) the site is not located within or affects the setting of a Conservation Area; (viii) the site would not result in adverse effects on the amenities of nearby residents; (ix) the site is located conveniently for schools and other community facilities."

<u>POLICY DEV24 Gypsy Sites</u>	"Planning permission may be granted for the provision of sites for travelling showpeople subject to the following criteria: (i) that a demonstrable need exists; (ii) the proposal would not unduly detract from the rural character and appearance of the countryside; (iii) the site is not located in the Area of Outstanding Natural Beauty or a defined strategic or local gap; (iv) the site would have no adverse effect upon SSSIs, nature reserves, SNCLs or any other site of nature conservation interest; (v) the site would not result in the loss of Grade 1, 2 or 3a agricultural land, or have an adverse effect on neighbouring agricultural units; (vi) the site is not located within or affects the setting of a Conservation Area; (vii) the site would not result in adverse effects on the amenities of nearby residents; (viii) the site has safe and convenient access to the road network; (ix) the site is located conveniently for schools and other community facilities. Permission granted will be subject to a condition, or if necessary, a legal agreement restricting the occupation of the site to members of the Showmen's Guild of Great Britain."
<u>POLICY DEV26 Criteria for Retail Development</u>	"The District Council will seek to maintain the existing hierarchy of retail centres within Arun. Retail development which accords with this objective will be permitted provided that: (i) it is of a high standard of design, materials and layout, and has due regard to the character of the site and its surroundings; (ii) it is easily accessible by public transport; (iii) it includes provision for access by cycle and on foot; (iv) it includes appropriate provision to enable access for people with disabilities; and (v) the design incorporates crime prevention measures. Applications for A3 uses will need to be accompanied by details of the provisions for the extraction of fumes and cooking odours and the provision of areas for the collection of waste."
<u>POLICY DEV27 Retail Development Outside the Principal Shopping Areas</u>	"Proposals outside the Principal Shopping Areas, as defined on the Proposals Map, for non-food retail and food retail, including extensions, will be permitted provided that: (i) the proposal does not adversely affect the vitality and viability of the Principal Shopping Areas and local shopping areas, either as an individual development or cumulatively with similar existing or proposed developments; (ii) it is easily accessible by the highway network and public transport; (iii) it includes provision for access by cycle and on foot; (iv) it includes appropriate provision to enable access for people with disabilities. Applications for major development will need to be accompanied by a full assessment of the potential impact on town centres and nearby centres. Applicants proposing retail development on out of centre sites will need to demonstrate that no suitable site can be found, firstly within the existing town centre or, secondly, on the edge of the centre. Applicants will also be required to demonstrate that there is a need for additional facilities. Where these criteria are satisfied and permission is granted it will be made subject to planning condition or legal agreement, as appropriate, to: (a) restrict the range of products sold, and (b) restrict the units' size to a minimum of 1,000 m² (10,764 ft²) with no further sub-division allowed."
<u>POLICY DEV28 Retail Provision for Large Residential Development</u>	"Proposals for large residential developments will be required to make provision for a shop/shops, unless it is demonstrated that adequate facilities exist in the locality, or that new provision would detract from existing retail uses."
<u>POLICY DEV29 Amusement Centres</u>	"Proposals for amusement centres will not be permitted in the primary shopping areas. Outside such areas additional centres may be permitted provided that they are not located close to residential property."
<u>POLICY DEV30 Local and Village Centres</u>	"Change of use from retail will not be permitted for shops which are located outside the defined Principal Shopping Areas. An exception may be made where it can be demonstrated that retailing is no longer a viable use, particularly where the premises have remained vacant for a long period and that reasonable attempts have been made to market the premises for retail purposes."
<u>POLICY DEV31 Farm Shops</u>	"Proposals for farm shops will be allowed provided that they comply with the following criteria: (i) the viability of nearby existing village shops will not be significantly affected; (ii) the proposal makes use of existing buildings where these are suitable and can be made available; and (iii) the development would not have an adverse impact on the character, appearance and amenities of the area, taking account of factors including the likely level of activity to be generated, parking and access requirements. The type and range of goods sold will be limited by planning condition or legal agreement, as appropriate."
<u>POLICY DEV32 Garden Centres</u>	"Outside the built-up areas, proposals for new garden centres, or the extension of existing garden centres, will only be permitted provided that: (i) the garden centre is related to an existing farm or nursery buildings; (ii) existing buildings are used where these are suitable and can be made available; (iii) the proposal will not adversely affect the vitality and viability of existing retail centres and village shops nearby; and Any planning permission granted will be made subject to a planning condition or an obligation restricting the goods sold in order to maintain the vitality and viability of other local essential retailing facilities."
<u>POLICY DEV33 Markets and Car Boot Sales</u>	"Proposals for outdoor markets and car boot sales will not be permitted in the countryside unless they would make use of land already in non-agricultural/non-horticultural use, such as outdoor recreation. Proposals should not have an adverse impact on the character, appearance and amenities of the area, taking account of factors including the likely level of activity to be generated, parking and access requirements. Proposals for large scale permanent markets or car boot sales should not affect the existing hierarchy of retail centres."
<u>POLICY DEV34 Tourist Accommodation and Attractions</u>	Within the built up area, permission will be granted for the extension of existing or new tourist accommodation and/or tourist attractions provided that proposals are appropriate to the character of their location.

<u>POLICY DEV35</u> <u>Tourism Development</u> <u>Requiring a Coastal</u> <u>Location</u>	"Outside of the built-up area, planning permission will not be granted for new tourism development along the coast other than for appropriate changes of use and small-scale extensions to existing facilities, which do not detract from the character of their surroundings."
<u>POLICY DEV36</u> <u>Change of Use of</u> <u>Hotel and Guest</u> <u>House</u> <u>Accommodation</u>	"The change of use of existing hotel and guest house accommodation to other types of use will be refused unless it can be demonstrated that the current use is no longer viable. The applicant will be required to submit a viability study."
<u>POLICY DEV37</u> <u>Existing</u> <u>Caravan Sites</u>	"Unless the site is allocated for other development within the Local Plan, the change of use of holiday caravan sites to other uses, including permanent residential use, will not be permitted."
<u>POLICY DEV38</u> <u>New</u> <u>Touring Caravan and</u> <u>Camping Sites</u>	"Planning permission will be given for touring caravan and camping sites within the boundary of the built-up area subject to consideration of: (i) the impact on the local area; (ii) the suitability of highway access; (iii) the availability of facilities on or off site."
<u>POLICY DEV39</u> <u>New</u> <u>Touring Caravan and</u> <u>Camping Sites Outside</u> <u>the Built-up Area</u>	"Planning permission will be granted for touring caravan and camping sites outside the built-up area subject to the following criteria: (i) the development would be ancillary to existing serviced accommodation or public houses; or (ii) the proposal is a replacement of an existing site, subject to there being no expansion of the site areas; or (iii) the proposed site is near to a main road where development would be acceptable environmentally and contribute to a well-spaced distribution of sites; or (iv) the proposal is for a camp site for backpackers using long distance footpaths or bridleways where it involves the conversion or sympathetic extension of existing buildings or the extension of existing sites and is accessible by footpath or bridleway."
<u>POLICY DEV40</u> <u>Caravan and Camping</u> <u>Sites and Flood Risk</u>	"The Local Planning Authority will have regard to the advice of the Environment Agency when considering proposals for caravan or camping sites within areas identified as being at risk from tidal flooding. When planning permission is granted conditions will be imposed to prevent occupation outside the period 1st March to 31st October and to ensure the erection of suitable permanent warning notices."
<u>POLICY DEV41</u> <u>Telecommunications</u>	"Planning permission will be granted for telecommunications development provided that it is demonstrated that careful consideration has been given to possible sharing of sites or use of existing buildings or structures, and that there are no satisfactory alternative sites available, and the following criteria are met: (i) Development will not be permitted within the Area of Outstanding Natural Beauty, Sites of Special Scientific Interest or Conservation Areas unless the developer is able to demonstrate a sequential approach has been taken and that there are no suitable alternative locations. Under such circumstances considerable weight will be placed on good design and landscaping to minimise visual intrusion. Elsewhere, proposals should not harm local amenity. (ii) The use of conditions or planning agreements will be considered to secure landscaping, as well as restoration of the site once operations have ceased. Where prior notification is required, the Council will require developers to demonstrate what attempts have been made to minimise impact through appropriate siting and design."
<u>POLICY SITE1</u> <u>Rail</u> <u>Freight Development -</u> <u>Barnham</u>	"The site at Barnham, as shown on the Proposals Map, is recognised for its potential for rail freight development. Proposals will be permitted where it has been demonstrated that there will be no adverse impact on neighbouring residential areas through the use of the site or the highway network. Development other than rail freight development will be refused. Environmental Impact Assessment may be required."
<u>POLICY SITE2</u> <u>Bognor</u> <u>Regis Town Centre</u> <u>Regeneration</u>	"Within the area defined on the Proposals Map, the Council will initiate, support and encourage development proposals which will regenerate the town centre and introduce mixed use developments/redevelopments comprising retail, leisure, residential, office and civic/community uses subject to environmental enhancement schemes and integrated transport management and accessibility strategies. To be acceptable, all significant development proposals must demonstrate that they meet and/or further the core regeneration aims for the town centre and their long term viability/sustainability. The core aims are to: In addition, within this area all development/redevelopment proposals will be assessed by the Council against these core aims and opportunities will be sought to negotiate (where appropriate) improvements so as to meet these core aims. The Council will prepare Supplementary Planning Guidance which will amplify/interpret this policy framework and identify development opportunities for key town centre sites and produce Development Briefs for such sites so as to guide/co-ordinate development proposals. Planning obligations and conditions will also be used to achieve the core aims where appropriate."
<u>POLICY SITE3</u> <u>New</u> <u>Public Open Space</u> <u>Allocations</u>	"The following areas, as shown on the Proposals Map, are allocated for use as public open space. The loss of these areas to unrelated uses will not be permitted. Proposals should allow for reversal to agricultural use where appropriate: (i) Roundstone, Angmering (ii) Area south of A259, Middleton-on-Sea (iii) Church Field, Felpham (iv) Land between Bognor Regis and Felpham (v) Land north of Rowan Way, North Bersted (vi) Land adjacent to Scout Hut, Longbrook, Felpham (i) : Roundstone, Angmering (ii) : Area South of A259, Middleton-on-Sea (Part) (iii) : Church Field, Felpham (iv) : Land Between Bognor Regis and Felpham (v) : Land North of Rowan Way, North Bersted (Part) (vi) : Land adjacent to Scout Hut, Longbrook, Felpham"

<u>POLICY SITE4</u> <u>Roundstone,</u> <u>Angmering</u>	"The area shown on the Proposals Map will be developed for commercial and housing development. Provision is made for: (i) 600 dwellings, of which 15% will be affordable housing provided in accordance with Policy DEV17; (ii) 3.3 hectares (8 acres) of development for employment within Class B1 of the Use Classes Order; (iii) a school site - provided at no cost to the Local Education Authority; (iv) community facilities; (v) retention of the allotments within the area; (vi) landscaping in advance of the development of the site; (vii) public open space - in accordance with the Council's adopted standards; (viii) infrastructure as required by the statutory authorities, including the requirements of the Highway Authority; (ix) phasing of the development. A development brief has been prepared to guide the development of the site; all proposals for development will be considered in the light of the Brief. Planning permission will be subject to legal agreements to secure the above; including the phasing of the development. The Angmering Bypass shall be completed before the occupation of no more than 200 dwellings or within 5 years of the commencement of the development."
<u>POLICY SITE5</u> <u>Commercial</u> <u>Allocations</u>	"The following employment sites are identified on the Proposals Map at the following locations: (i) Arunside Industrial Estate, Littlehampton 2.3 ha (ii) Roundstone Area, Angmering (Part of SITE4) 3.3 ha (iii) Land North of Oldlands Farm, North Bersted 11.2 ha"
<u>POLICY SITE6 Land to</u> <u>the north of Bersted,</u> <u>Bognor Regis and</u> <u>Felpham</u>	"The area shown on the Proposals and Inset Maps will be developed for a mix of residential, employment and public open space, together with Relief Roads. Provision is made for: (i) 40.24 hectares of land to accommodate 1,350 dwellings, which will consist of 650 dwellings at North Bersted and 700 dwellings at Felpham. 30% of these dwellings will be affordable housing, provided in accordance with Policy DEV17. (ii) 11.25 hectares of development for a high quality Business Park, accommodating uses generally falling within Class B1 of the Use Classes Order, although uses falling within Classes B2 and B8 will be permitted if they contribute to the regeneration objectives for Bognor Regis and are of a high quality design; (iii) an 11.8 hectare reserve for an extension to the Business Park; subject to the resolution of flooding issues; (iv) Relief Roads to form part of the Strategic Road Network; (v) infrastructure (or contributions for provision within the local area) as required by statutory authorities and service providers; (vi) public open space in accordance with the Council's adopted minimum standards and as shown on the Proposals and Inset Maps; and (vii) a comprehensive landscaping scheme. A Development Brief will be prepared to guide the development of SITE6. All proposals for development will be considered in the light of this Brief. Planning permission will only be granted for proposals which demonstrate that the whole of SITE6 can be developed in a comprehensive and co-ordinated manner. Submitted schemes should be in accordance with an indicative Master Plan and Implementation and Phasing Schedules to be agreed between the Council and the relevant landowners and developers as part of the proposed Development Brief. Planning permissions will be subject to planning obligations to secure the necessary co-ordination and phasing."
<u>POLICY SITE7 Land at</u> <u>Toddington,</u> <u>Littlehampton</u>	"The site shown on the Proposals Map will be developed for housing at a minimum density of 30 dwellings to the hectare. Provision is made for: (i) 180 dwellings, of which 30% will be affordable housing, provided as serviced sites at below open market value in accordance with Policy DEV17; (ii) improvements to the A259 Worthing Road; (iii) public open space, in accordance with the Council's adopted standards; (iv) community facilities; (v) infrastructure (or contributions for provision within the local area) as required by the statutory authorities and service providers; and (vi) effective attenuation measures will be required to protect dwellings from noise from road and neighbouring business uses. A development brief has been prepared to guide the development of the site; all proposals for development will be considered in the light of the brief. Planning permission will be subject to a legal agreement to secure the above and phasing of the development."
<u>POLICY SITE8 Railway</u> <u>Wharf, Littlehampton</u>	"Within the area shown on the Proposals Map, planning permission will be granted for development which consolidates, improves or extends the commercial port or related activities of the harbour."
<u>POLICY SITE9 West</u> <u>Bank, River Arun,</u> <u>Marina</u>	"Within the area shown on the Proposals Map, planning permission will be granted for development which will maintain, improve and develop the existing marina, or provide boatbuilding or other marine related commercial uses, provided a significant recreational use remains."
<u>POLICY SITE10 West</u> <u>Bank, River Arun,</u> <u>Boatbuilding and</u> <u>Repair Area</u>	"Within the area shown on the Proposals Map, planning permission will be granted for development which will maintain, improve and develop the existing boatbuilding and marine related commercial uses."
<u>POLICY SITE11 West</u> <u>Bank, River Arun,</u> <u>Additional Moorings</u>	"Within the area shown on the Proposals Map, planning permission will be granted for additional moorings, provided there is no adverse impact on nature conservation interests or the local highway network, and that proposals are not detrimental to the integrity of tidal defences or the ability to maintain or improve them."



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